

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-016-100-003-00	5956 SMITH	06/08/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$38,300	48.48	\$91,294
070-050-000-083-00	6482 TAMRACK	03/05/25	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$38,700	30.74	\$77,090
070-051-000-011-00	6299 MARSHALL	11/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,500	22.69	\$88,998
070-090-000-006-00	449 MALPASS	12/22/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,400	29.12	\$93,813
070-090-000-021-00	436 MYRTLE	06/30/22	\$132,300	WD	03-ARM'S LENGTH	\$132,300	\$43,100	32.58	\$106,442
070-100-000-002-00	6371 OAK	04/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,200	25.54	\$83,522
070-100-000-005-02	6363 OAK	11/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,800	22.92	\$77,113
070-140-000-015-00	6325 INDIAN LAKE	05/26/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$94,900	57.52	\$210,836
070-140-000-019-00	6353 INDIAN LAKE	11/10/23	\$137,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$137,000	\$53,600	39.12	\$129,000
070-210-000-039-00	6248 HOWARD ST	08/15/25	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$119,100	68.06	\$239,896
070-230-000-088-00	6217 RUTH DR	08/23/24	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$28,100	42.90	\$73,599
070-310-000-001-20	330 E SARGENT	09/26/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,300	37.73	\$73,937
Totals:			\$1,469,700			\$1,469,700	\$573,000		\$1,345,540
								Sale. Ratio =>	38.99
								Std. Dev. =>	14.13

Outliers

070-280-000-009-00	6328 MAPLE	09/09/25	\$176,200	WD	03-ARM'S LENGTH	\$176,200	\$47,300	26.84	\$103,662
070-210-000-039-00	6248 HOWARD ST	08/11/23	\$142,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,500	\$66,700	46.81	\$199,335
070-050-000-024-00	6439 OAK	07/17/24	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$48,400	31.74	\$93,708
070-230-000-088-00	6217 RUTH DR	03/10/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,700	48.22	\$73,599

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$41,698	\$53,992	68.8	525.0	0.88	0.88	\$606	\$47,277	\$1.09	60.00	
\$91,043	\$42,233	53.8	164.4	0.20	0.20	\$1,692	\$466,887	\$10.72	58.20	
\$79,522	\$38,520	65.4	79.7	0.12	0.12	\$1,215	\$651,820	\$14.96	63.14	
\$93,987	\$62,800	80.0	92.0	0.17	0.17	\$1,175	\$556,136	\$12.77	80.00	
\$91,013	\$65,155	83.0	115.0	0.22	0.22	\$1,097	\$415,584	\$9.54	83.00	
\$77,093	\$30,615	39.0	67.0	0.06	0.06	\$1,977	\$1,284,883	\$29.50	39.00	
\$91,352	\$38,465	49.0	62.0	0.07	0.07	\$1,864	\$1,305,029	\$29.96	49.00	
\$86,829	\$132,665	169.0	159.0	0.62	0.62	\$514	\$140,728	\$3.23	169.00	
\$71,600	\$63,600	151.0	714.0	1.26	0.87	\$474	\$56,916	\$1.31	151.00	070-140-000-021-00
\$98,138	\$163,034	207.7	202.6	0.53	0.23	\$473	\$185,166	\$4.25	200.78	070-230-000-062-00
\$39,001	\$47,100	60.0	130.0	0.18	0.18	\$650	\$217,883	\$5.00	60.00	
\$75,000	\$73,937	117.7	122.1	0.38	0.38	\$637	\$198,939	\$4.57	134.40	
\$936,276	\$812,116	1,144.4		4.68	3.99					
	Average per FF=>	\$818		Average per Net Acre=>	200,144.51		Average per SqFt=>	\$4.59		

Used \$800/ff

\$785/ff in 2025

Included sales from 2022 due to a lack of data.

\$103,153	\$30,615	39.0	220.0	0.20	0.20	\$2,645	\$523,619	\$12.02	39.00	
\$67,777	\$124,612	207.7	202.6	0.53	0.23	\$326	\$127,881	\$2.94	200.78	070-230-000-062-00
\$90,192	\$31,400	40.0	283.1	0.26	0.26	\$2,255	\$346,892	\$7.96	40.00	
\$18,501	\$47,100	60.0	130.0	0.18	0.18	\$308	\$103,358	\$2.37	60.00	

Land Table
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE

INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE
INDIAN/ELK LAKE