

Parcel Number	Street Address	Sale Date
021-009-200-015-02	6482 N MT MARIA RD	05/07/21
023-110-000-011-00	6415 N BEAR SPRINGS RD	10/29/21
021-009-200-020-00	6446 N MT MARIA RD	10/21/21
021-009-200-035-00	6432 N MT MARIA RD	09/10/21

Totals:

Com & Ind Lake Frontage \$ 1600 per FF

Lake Frontage Front Foot values calculated for Commercial & Industrial Land Values

Assessor used parcels with similar frontages access, increased depth and larger net acreage

Sale Date	>= 4/1/2020 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= COMMERCIAL-IMPROVED OR RESIDENTIAL-IMPROVED WATERFRONT OR RESIDENTIAL-VACANT WATERFRONT	AND
Neighborhood	= LAKE FRONT	AND
Land Tables	= LAKEFR FRONT 400+ DEPTH OR LAKE FRONT 200-399 DEPTH	AND
Sale Type	= Conventional	AND
Net Acres	<= 6	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$109,500	46.40	\$219,032
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$187,600	76.57	\$375,108
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$127,900	36.54	\$255,794
\$384,000	WD	03-ARM'S LENGTH	\$370,000	\$143,600	38.81	\$287,194
\$1,215,000			\$1,201,000	\$568,600		\$1,137,128
				Sale. Ratio =>	47.34	
				Std. Dev. =>	18.48	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$220,153	\$203,185	135.5	825.0	1.89	1.89	\$1,625
\$79,984	\$210,092	127.3	390.0	1.06	1.06	\$628
\$237,294	\$143,088	95.4	809.0	1.49	1.49	\$2,488
\$280,263	\$197,457	131.6	750.0	1.72	1.72	\$2,129
\$817,694	\$753,822	489.8		6.16	6.16	
	Average per FF=>	\$1,669		Average per Net Acre=>	132,785.64	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$116,237	\$2.67	100.00	21LF	2.021E+11
\$75,742	\$1.74	118.00	21LF	2.021E+11
\$159,686	\$3.67	80.00	21LF	2.021E+11
\$162,754	\$3.74	100.00	21LF	2.021E+11

**Average
per SqFt=>**

\$3.05

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	LAKEF FRONT 400+	0		0 NOT INSPECTED
	LAKE FRONT 200-3	0		1 8/14/2019
	LAKEF FRONT 400+	0		0 NOT INSPECTED
	LAKEF FRONT 400+	0		0 NOT INSPECTED

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
408		100 PLUS FEET		
408		100 PLUS FFT		
408		AVERAGE LF		
408		100 PLUS FEET		
