

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
021-009-200-015-02	6482 N MT MARIA RD	05/07/21	\$236,000	WD	03-ARM'S LENGTH
021-009-200-035-00	6432 N MT MARIA RD	09/10/21	\$384,000	WD	03-ARM'S LENGTH
021-009-200-020-00	6446 N MT MARIA RD	10/21/21	\$350,000	WD	03-ARM'S LENGTH
021-013-100-015-00	5907 BAYVIEW DR	05/17/21	\$325,000	WD	03-ARM'S LENGTH
023-130-000-030-00	5697 FRANKLIN	10/21/21	\$130,000	WD	03-ARM'S LENGTH
023-130-000-031-00	5701 FRANKLIN ST	06/14/21	\$158,000	WD	03-ARM'S LENGTH
023-220-000-004-00	543 OAK ST	06/25/21	\$480,000	WD	03-ARM'S LENGTH
023-175-000-001-00	5824 CEDAR DR	10/22/21	\$200,000	WD	03-ARM'S LENGTH
023-125-000-019-00	6279 N OAK ST	11/17/21	\$205,000	WD	19-MULTI PARCEL ARM'S LENGTH

**Totals:**

**\$2,468,000**

**Caledonia Lake Front \$2100 per F/F**

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 = RESIDENTIAL-IMPROVED WATERFRONT OR RESIDENTIAL-VACANT WATERFRONT AND

Neighborhood = LAKE FRONT AND

Land Tables = LAKEFRONT 400+ DEPTH OR LAKEFRONT 0-200 DEPTH OR LAKEFRONT 200-399 DEPTH AND

Sale Type = Conventional AND

Sale Ratio >= 20 AND <= 80

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$236,000	\$109,500	46.40	\$219,032	\$220,153	\$203,185
\$370,000	\$143,600	38.81	\$287,194	\$280,263	\$197,457
\$350,000	\$127,900	36.54	\$255,794	\$237,294	\$143,088
\$300,000	\$128,800	42.93	\$257,596	\$227,686	\$185,282
\$130,000	\$43,300	33.31	\$86,557	\$130,000	\$86,557
\$158,000	\$68,200	43.16	\$136,301	\$108,113	\$86,414
\$430,000	\$165,200	38.42	\$330,343	\$261,389	\$161,732
\$200,000	\$87,500	43.75	\$175,071	\$200,000	\$175,071
\$205,000	\$78,100	38.10	\$3,843	\$205,000	\$3,843
<b>\$2,379,000</b>	<b>\$952,100</b>		<b>\$1,751,731</b>	<b>\$1,869,898</b>	<b>\$1,242,629</b>
	<b>Sale. Ratio =&gt;</b>	<b>40.02</b>		<b>Average</b>	
	<b>Std. Dev. =&gt;</b>	<b>5.17</b>		<b>per FF=&gt;</b>	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
135.5	825.0	1.89	1.89	\$1,625	\$116,237	\$2.67
131.6	750.0	1.72	1.72	\$2,129	\$162,754	\$3.74
95.4	809.0	1.49	1.49	\$2,488	\$159,686	\$3.67
112.3	183.0	0.45	0.45	\$2,028	\$511,654	\$11.75
52.5	177.0	0.20	0.20	\$2,478	\$640,394	\$14.70
52.4	176.0	0.20	0.20	\$2,064	\$535,213	\$12.29
98.0	280.0	0.64	0.64	\$2,667	\$406,515	\$9.33
106.1	184.0	0.42	0.42	\$1,885	\$473,934	\$10.88
94.6	248.0	0.40	0.57	\$2,166	\$509,950	\$11.71
<b>878.4</b>		<b>7.42</b>	<b>7.59</b>			
		<b>Average</b>			<b>Average</b>	
<b>\$2,129</b>		<b>per Net Acre=&gt;</b>	<b>252,041.78</b>		<b>per SqFt=&gt;</b>	<b>\$5.79</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
100.00	21LF	2.021E+11		LAKEF FRONT 400+
100.00	21LF	2.021E+11		LAKEF FRONT 400+
80.00	21LF	2.021E+11		LAKEF FRONT 400+
106.00	21LF	2.021E+11		LAKEFRONT 0-200 I
50.00	21LF	2.021E+11		LAKEFRONT 0-200 I
50.00	21LF	2.021E+11		LAKEFRONT 0-200 I
100.00	21LF	2.021E+11		LAKE FRONT 200-3
100.00	21LF	2.021E+11		LAKEFRONT 0-200 I
100.00	21LF	2.021E+11	021-010-400-055-00	LAKE FRONT 200-3

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	NOT INSPECTED	408		100 PLUS FEET
0	0	NOT INSPECTED	408		100 PLUS FEET
0	0	NOT INSPECTED	408		AVERAGE LF
1	0	12/11/2010	408		100 PLUS FFT
0	0	8/7/2019	409		FFT 0-89
0	0	8/7/2019	408		FFT 0-89
0	0	8/21/2019	408		100 PLUS FFT
1	0	12/11/2010	409		100 PLUS FFT
0	0	8/21/2019	409		100 PLUS FFT

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Rate Group 2

Rate Group 3

