

COV => 11.64

PRIME SITE LARGE - RAW SALE (NO CHG TO LAND VAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
07-005-057-50	6925 STONEBRIDGE	1/11/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,000	50.00	\$250,000	\$250,000	\$250,000	290.40	150.00	1.00	1.00	\$861	\$250,000	\$6	290.40
Totals:			\$250,000			\$250,000	\$125,000	50.00	\$250,000	\$250,000	\$250,000	290.40	150.00	1.00	1.00				
								Sale. Ratio =>			Average		Average		Average				
								Std. Dev. =>			per FF=>		per Net Acre=>		per SqFt=>				
								Median =>			\$861		\$250,000		\$6				
								Abs Diff =>											
								COD =>											
								COV =>											

WET/ENCUMBERED/AG DOMINANT - RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
07-019-001-22	118TH AVE	11/1/2022	\$70,000	WD	32-SPLIT VACANT	\$70,000	\$37,500	53.57	\$75,000	\$70,000	\$75,000	0.00	0.00	2.00	2.00	#DIV/0!	\$35,000	\$1	0.00
07-030-002-03	71ST ST	4/23/2021	\$87,000	WD	32-SPLIT VACANT	\$87,000	\$50,000	57.47	\$100,000	\$87,000	\$100,000	0.00	0.00	3.30	3.30	#DIV/0!	\$26,364	\$1	0.00
07-750-035-01	7135 RIDGEWAY ST	5/5/2021	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$12,000	18.75	\$24,000	\$64,000	\$24,000	120.00	300.00	0.41	0.41	\$533	\$154,964	\$4	120.00
Totals:			\$221,000			\$221,000	\$99,500	45.02	\$199,000	\$221,000	\$199,000	120.00	120.00	5.71	5.71				
								Sale. Ratio =>			Average		Average		Average				
								Std. Dev. =>			per FF=>		per Net Acre=>		per SqFt=>				
								Median =>			\$1,842		\$38,684		\$1				
								Abs Diff =>											
								COD =>											
								COV =>											

WET/ENCUMBERED/AG DOMINANT - REVISED LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
07-019-001-22	118TH AVE	11/1/2022	\$70,000	WD	32-SPLIT VACANT	\$70,000	\$35,000	50.00	\$70,000	\$70,000	\$70,000	0.00	0.00	2.00	2.00	#DIV/0!	\$35,000	\$1	0.00
07-030-002-03	71ST ST	4/23/2021	\$87,000	WD	32-SPLIT VACANT	\$87,000	\$46,000	52.87	\$92,000	\$87,000	\$92,000	0.00	0.00	3.30	3.30	#DIV/0!	\$26,364	\$1	0.00
07-750-035-01	7135 RIDGEWAY ST	5/5/2021	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$32,500	50.78	\$65,000	\$64,000	\$65,000	120.00	300.00	0.41	0.41	\$533	\$154,964	\$4	120.00
Totals:			\$221,000			\$221,000	\$113,500	51.36	\$227,000	\$221,000	\$227,000	120.00	120.00	5.71	5.71				
								Sale. Ratio =>			Average		Average		Average				
								Std. Dev. =>			per FF=>		per Net Acre=>		per SqFt=>				
								Median =>			\$1,842		\$38,684		\$1				
								Abs Diff =>											
								COD =>											
								COV =>											

LAKE INFLUENCE ACREAGE - RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
07-008-025-01	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$69,300	42.43	\$138,500	\$163,333	\$138,500	277.00	249.96	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-025-02	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$69,300	42.43	\$138,500	\$163,333	\$138,500	277.00	249.96	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-025-03	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$69,300	42.43	\$138,500	\$163,333	\$138,500	277.00	249.97	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-033-10	LAKESHORE DR	6/25/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,600	53.04	\$143,242	\$135,000	\$137,500	125.00	258.90	0.74	0.74	\$1,080	\$181,696	\$4	125.00
07-018-020-07	70TH	7/29/2022	\$400,000	WD	32-SPLIT VACANT	\$400,000	\$140,800	35.20	\$281,650	\$400,000	\$281,650	0.00	0.00	14.50	14.50	#DIV/0!	\$27,586	\$1	0.00
07-019-005-82	117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$50,000	45.45	\$100,000	\$110,000	\$100,000	187.36	232.77	1.00	1.00	\$587	\$109,890	\$3	187.36
07-019-005-83	7073 117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$50,000	45.45	\$100,000	\$110,000	\$100,000	187.36	232.77	1.00	1.00	\$587	\$109,890	\$3	187.36
Totals:			\$2,225,000			\$1,244,999	\$520,300	41.79	\$1,040,392	\$1,244,999	\$1,034,650	1330.72	1330.72	22.02	22.02				
								Sale. Ratio =>			Average		Average		Average				
								Std. Dev. =>			per FF=>		per Net Acre=>		per SqFt=>				
								Median =>			\$936		\$56,552		\$1				
								Abs Diff =>											
								COD =>											
								COV =>											

LAKE INFLUENCE ACREAGE - REVISED LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
07-008-025-01	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$76,400	46.78	\$152,800	\$163,333	\$152,800	277.00	249.96	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-025-02	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$76,400	46.78	\$152,800	\$163,333	\$152,800	277.00	249.96	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-025-03	LAKESHORE DR	3/15/2022	\$490,000	WD	03-ARM'S LENGTH	\$163,333	\$76,400	46.78	\$152,800	\$163,333	\$152,800	277.00	249.97	1.59	1.59	\$590	\$102,725	\$2	277.00
07-008-033-10	LAKESHORE DR	6/25/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,800	50.96	\$137,500	\$135,000	\$137,500	125.00	258.90	0.74	0.74	\$1,080	\$181,696	\$4	125.00
07-018-020-07	70TH	7/29/2022	\$400,000	WD	32-SPLIT VACANT	\$400,000	\$195,000	48.75	\$389,980	\$400,000	\$389,980	0.00	0.00	14.50	14.50	#DIV/0!	\$27,586	\$1	0.00
07-019-005-82	117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$55,000	50.00	\$110,000	\$110,000	\$110,000	187.36	232.77	1.00	1.00	\$587	\$109,890	\$3	187.36
07-019-005-83	7073 117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$55,000	50.00	\$110,000	\$110,000	\$110,000	187.36	232.77	1.00	1.00	\$587	\$109,890	\$3	187.36
Totals:			\$2,225,000			\$1,244,999	\$603,000	48.43	\$1,205,880	\$1,244,999	\$1,205,880	1330.72	1330.72	22.02	22.02				
								Sale. Ratio =>			Average		Average		Average				
								Std. Dev. =>			per FF=>		per Net Acre=>		per SqFt=>				
								Median =>			\$936		\$56,552		\$1				
								Abs Diff =>											
								COD =>											
								COV =>											