RESORT PLAT ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale $	Cur. Asmn	Asd/Adj. S	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fro	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-050-006-00	STONEBRIDGE TRAIL	5/19/2021	138000	WD	03-ARM'S l	138000	33000	23.91304	66000	138000	55000	0	0	1.47	1.47	#DIV/0!	93877.55	2.155132	0	LMB		4623/68		RESORT PL	0	1	########	VACANT PI	402			
07-050-009-00	6903 STONEBRIDGE TRAIL	1/5/2021	48500	WD	03-ARM'S l	48500	24750	51.03093	49500	48500	49500	0	0	0.5	0.5	#DIV/0!	97000	2.226814	0	LMB		4567/412		RESORT PL	0	1	########	VACANT PI	401			
07-050-010-00	6901 STONEBRIDGE TRAIL	12/2/2020	54000	WD	03-ARM'S l	54000	24800	45.92593	49500	54000	49500	0	0	0.52	0.52	#DIV/0!	103846.2	2.38398	0	LMB		4559/106		RESORT PL	0	1	########	VACANT PI	402			
07-050-012-00	STONEBRIDGE TRAIL	12/17/2020	48500	WD	03-ARM'S l	48500	24800	51.13402	49500	48500	49500	0	0	0.51	0.51	#DIV/0!	95098.04	2.183151	0	LMB		4557/949		RESORT PL	0	1	########	VACANT PI	402			
07-725-009-00	6964 LAKESHORE CT	9/11/2020	545000	WD	03-ARM'S l	545000	307800	56.47706	615519	-13219	57300	191	270	1.184	1.184	-69.2094	-11164.7	-0.25631	191	LMB				RESORT PL	0	0	########		401		GOOD FF	
		Totals:	834000			834000	415150		830019	275781	260800	191		4.184	4.184																
							Sale. Ratio	49.77818			Average			Average			Average															
							Std. Dev. =	12.73592			per FF=>	1443.88		per Net Ac	65913.24		per SqFt=>	1.51316													

CORRECTED IMPROVEMENT & LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale $	Cur. Asmn	Asd/Adj. S	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fro	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-050-006-00	STONEBRIDGE TRAIL	5/19/2021	138000	WD	03-ARM'S l	138000	65500	47.46377	120000	138000	120000	0	0	1.47	1.47	#DIV/0!	93877.55	2.155132	0	LMB		4623/68		RESORT PL	0	1	########	VACANT PI	402			
07-050-009-00	6903 STONEBRIDGE TRAIL	1/5/2021	48500	WD	03-ARM'S l	48500	24750	51.03093	49500	48500	49500	0	0	0.5	0.5	#DIV/0!	97000	2.226814	0	LMB		4567/412		RESORT PL	0	1	########	VACANT PI	401			
07-050-010-00	6901 STONEBRIDGE TRAIL	12/2/2020	54000	WD	03-ARM'S l	54000	24800	45.92593	49500	54000	49500	0	0	0.52	0.52	#DIV/0!	103846.2	2.38398	0	LMB		4559/106		RESORT PL	0	1	########	VACANT PI	402			
07-050-012-00	STONEBRIDGE TRAIL	12/17/2020	48500	WD	03-ARM'S l	48500	24800	51.13402	49500	48500	49500	0	0	0.51	0.51	#DIV/0!	95098.04	2.183151	0	LMB		4557/949		RESORT PL	0	1	########	VACANT PI	402			
07-725-009-00	6964 LAKESHORE CT	9/11/2020	545000	WD	03-ARM'S l	545000	307800	56.47706	615519	-13219	57300	191	270	1.184	1.184	-69.2094	-11164.7	-0.25631	191	LMB				RESORT PL	0	0	########		401		GOOD FF	
		Totals:	834000			834000	447650		884019	275781	325800	191		4.184	4.184																
							Sale. Ratio	53.67506			Average			Average			Average															
							Std. Dev. =	4.077565			per FF=>	1443.88		per Net Ac	65913.24		per SqFt=>	1.51316													