

2024 LAND RURAL RESIDENTIAL

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-31-420-040	5322 N 37TH ST	11/04/22	\$209,000	\$107,800	51.58	\$215,542	\$16,251	\$22,793	0.23	0.23	\$70,657	\$1.62	RURAL RESIDENTIAL
04-32-176-440	12259 E G AVE	08/08/22	\$135,000	\$59,700	44.22	\$119,480	\$39,544	\$24,024	0.30	0.30	\$130,508	\$3.00	RURAL RESIDENTIAL
04-24-473-020	16545 AUGUSTA DR	09/13/21	\$225,000	\$103,000	45.78	\$205,922	\$44,447	\$25,369	0.32	0.32	\$138,897	\$3.19	RURAL RESIDENTIAL
04-24-473-040	16589 AUGUSTA DR	01/25/23	\$174,900	\$99,200	56.72	\$198,488	\$1,781	\$25,369	0.32	0.32	\$5,566	\$0.13	RURAL RESIDENTIAL
04-24-473-050	16601 AUGUSTA DR	06/01/21	\$195,000	\$91,800	47.08	\$183,618	\$36,751	\$25,369	0.32	0.32	\$114,847	\$2.64	RURAL RESIDENTIAL
04-24-473-050	16601 AUGUSTA DR	11/30/21	\$195,500	\$91,800	46.96	\$183,618	\$37,251	\$25,369	0.32	0.32	\$116,409	\$2.67	RURAL RESIDENTIAL
04-24-473-090	7057 STONEY CREEK DR	08/13/21	\$208,000	\$92,500	44.47	\$185,025	\$48,344	\$25,369	0.32	0.32	\$151,075	\$3.47	RURAL RESIDENTIAL
04-24-473-100	16735 E AUGUSTA DR	02/11/22	\$203,000	\$106,100	52.27	\$212,299	\$16,070	\$25,369	0.32	0.32	\$50,219	\$1.15	RURAL RESIDENTIAL
04-16-280-030	8662 N 42ND ST	05/25/22	\$120,000	\$47,900	39.92	\$95,848	\$52,152	\$28,000	0.40	0.40	\$130,380	\$2.99	RURAL RESIDENTIAL
04-17-230-011	12850 E C AVE	03/16/23	\$186,000	\$67,700	36.40	\$135,423	\$64,577	\$14,000	0.50	0.50	\$129,154	\$2.96	RURAL RESIDENTIAL
04-19-265-050	7541 N 37TH ST	08/19/21	\$252,000	\$100,400	39.84	\$200,802	\$65,198	\$14,000	0.50	0.50	\$130,396	\$2.99	RURAL RESIDENTIAL
04-24-448-030	7380 PINE BROOK DR	12/28/22	\$220,000	\$116,500	52.95	\$233,014	\$1,128	\$14,142	0.51	0.51	\$2,234	\$0.05	RURAL RESIDENTIAL
04-31-420-020	5370 N 37TH ST	10/27/22	\$424,000	\$162,700	38.37	\$325,470	\$127,467	\$28,937	0.58	0.29	\$218,265	\$5.01	RURAL RESIDENTIAL
04-33-460-047	13733 W MICHIGAN AVE	05/21/21	\$150,000	\$51,700	34.47	\$103,381	\$65,659	\$19,040	0.68	0.68	\$96,557	\$2.22	RURAL RESIDENTIAL
			\$2,897,400	\$1,298,800		\$2,597,930	\$616,620		5.62			\$2.52	SF RATE USED
04-19-230-019	11843 E D AVE	12/01/21	\$92,500	\$44,900	48.54	\$89,710	\$24,630	\$21,840	0.78	0.78	\$31,577	\$0.72	RURAL RESIDENTIAL
04-09-395-030	13451 E C AVE	12/16/21	\$259,900	\$139,600	53.71	\$239,584	\$43,864	\$28,000	1.00	1.00	\$43,864	\$1.01	RURAL RESIDENTIAL
04-19-410-080	E DE AVE	08/06/21	\$20,400	\$14,000	68.63	\$28,000	\$20,400	\$28,000	1.00	1.00	\$20,400	\$0.47	RURAL RESIDENTIAL
04-25-115-032	16075 E AUGUSTA DR	11/30/21	\$180,000	\$70,200	39.00	\$140,318	\$67,890	\$28,208	1.20	1.20	\$56,575	\$1.30	RURAL RESIDENTIAL
			\$552,800	\$268,700		\$497,612	\$156,784		3.98		\$39,393		1 ACRE RATE USED
04-18-380-030	11339 E D AVE	08/04/21	\$50,000	\$194,700	389.40	\$30,120	\$50,000	\$30,120	1.51	1.51	\$33,113	\$0.76	RURAL RESIDENTIAL
04-18-380-060	11453 E D AVE	07/06/21	\$51,250	\$15,100	29.46	\$30,240	\$51,250	\$30,240	1.52	1.52	\$33,717	\$0.77	RURAL RESIDENTIAL
04-14-430-014	8465 N 46TH ST	10/01/21	\$35,000	\$113,900	325.43	\$30,576	\$35,000	\$30,576	1.70	1.70	\$20,588	\$0.47	RURAL RESIDENTIAL
04-27-355-020	6157 N 42ND ST	08/23/22	\$164,000	\$74,800	45.61	\$149,687	\$46,713	\$32,400	1.70	1.70	\$27,478	\$0.63	RURAL RESIDENTIAL
04-13-305-001	8480 N 46TH ST	12/15/21	\$40,000	\$16,900	42.25	\$33,720	\$40,000	\$33,720	1.81	1.81	\$22,099	\$0.51	RURAL RESIDENTIAL
04-31-490-062	5151 37TH ST	07/01/21	\$70,000	\$39,000	55.71	\$77,942	\$70,000	\$77,942	1.87	1.87	\$37,433	\$0.86	RURAL RESIDENTIAL
			\$410,250	\$454,400		\$352,285	\$292,963		10.11		\$28,978		
											\$43,466		1.5 ACRE RATE USED
04-17-285-070	8547 N 40TH ST	06/29/22	\$240,000	\$113,900	47.46	\$227,849	\$48,151	\$36,000	2.00	2.00	\$24,076	\$0.55	RURAL RESIDENTIAL
04-17-405-041	833 E GULL LK DR	06/14/22	\$305,000	\$134,100	43.97	\$268,250	\$72,750	\$36,000	2.00	2.00	\$36,375	\$0.84	RURAL RESIDENTIAL
04-21-124-010	13249 M-89	07/30/21	\$240,000	\$110,700	46.13	\$221,497	\$54,503	\$36,000	2.00	2.00	\$27,252	\$0.63	RURAL RESIDENTIAL
04-34-245-030	E AUGUSTA DR	08/17/21	\$22,000	\$18,000	81.82	\$36,000	\$22,000	\$36,000	2.00	2.00	\$11,000	\$0.25	RURAL RESIDENTIAL
04-04-105-051	10830 N 40TH ST	11/10/22	\$315,000	\$162,100	51.46	\$324,246	\$25,170	\$34,416	2.03	2.03	\$12,393	\$0.28	RURAL RESIDENTIAL
04-27-360-071	6003 N 42ND ST	05/21/21	\$210,000	\$99,100	47.19	\$198,217	\$49,143	\$37,360	2.17	2.17	\$22,647	\$0.52	RURAL RESIDENTIAL
04-27-360-071	6003 N 42ND ST	03/01/23	\$259,000	\$99,100	38.26	\$198,217	\$98,143	\$37,360	2.17	2.17	\$45,227	\$1.04	RURAL RESIDENTIAL
04-03-130-014	10960 N 43RD ST	05/17/22	\$359,000	\$160,700	44.76	\$321,392	\$73,332	\$35,724	2.24	2.24	\$32,738	\$0.75	RURAL RESIDENTIAL
			\$1,950,000	\$897,700		\$1,795,668	\$443,192		16.61		\$26,681		
											\$53,361		2 ACRE RATE USED
04-27-260-010	14684 E EF AVE	07/30/21	\$240,000	\$92,700	38.63	\$185,423	\$92,977	\$38,400	2.30	2.30	\$40,425	\$0.93	RURAL RESIDENTIAL
04-15-180-031	8597 N 43RD ST	06/30/21	\$265,000	\$119,600	45.13	\$239,255	\$65,665	\$39,920	2.49	2.49	\$26,371	\$0.61	RURAL RESIDENTIAL
04-27-365-020	6200 N 42ND ST	06/10/21	\$24,900	\$20,500	82.33	\$47,159	\$18,741	\$41,000	2.60	2.60	\$7,208	\$0.17	RURAL RESIDENTIAL
			\$529,900	\$232,800		\$471,837	\$177,383		7.39		\$24,003		
											\$60,008		2.5 ACRE RATE USED
04-04-460-010	10251 N 42ND ST	03/08/22	\$380,000	\$194,500	51.18	\$388,937	\$33,483	\$42,420	2.99	2.99	\$11,191	\$0.26	RURAL RESIDENTIAL
03-07-101-070	9770 N 24TH	10/08/21	\$220,000	\$120,800	54.91	\$262,536	\$11,464	\$54,000	3.00	3.00	\$3,821	\$0.09	RURAL RES
03-30-305-007	5477 TURKEY RUN	05/27/22	\$95,000	\$42,000	44.21	\$84,000	\$95,000	\$84,000	3.00	1.00	\$31,667	\$0.73	RURAL RES

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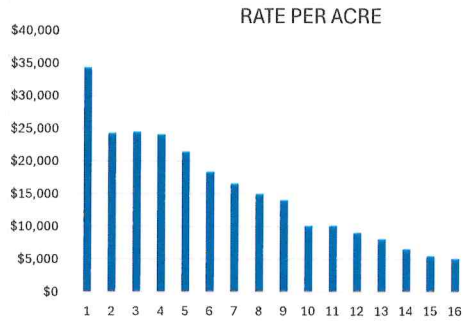
03-16-360-073	7117 E D	10/05/21	\$599,000	\$199,100	33.24	\$432,619	\$220,421	\$54,040	3.02	3.02	\$72,987	\$1.68	RURAL RES
03-28-401-010	7682 GULL	07/30/21	\$450,000	\$223,700	49.71	\$482,237	\$22,963	\$55,200	3.60	3.60	\$6,379	\$0.15	RURAL RES
04-10-330-019	N 43RD ST	02/10/23	\$45,000	\$22,700	50.44	\$45,420	\$45,000	\$45,420	3.06	3.06	\$14,706	\$0.34	RURAL RESIDENTIAL
04-27-255-011	E EF AVE	10/26/22	\$65,000	\$22,700	34.92	\$45,490	\$65,000	\$45,490	3.07	3.07	\$21,173	\$0.49	RURAL RESIDENTIAL
04-15-470-220	14815 TRILLIUM DR	09/26/22	\$410,000	\$208,100	50.76	\$416,267	\$40,139	\$46,406	3.20	3.20	\$12,543	\$0.29	RURAL RESIDENTIAL
			\$2,264,000	\$1,033,600		\$2,157,506	\$533,470		24.94		\$21,388		
											\$64,165		3 ACRE RATE USED
04-15-470-180	14707 TRILLIUM DR	08/26/22	\$375,000	\$175,000	46.67	\$350,069	\$81,231	\$56,300	3.82	3.82	\$21,265	\$0.49	RURAL RESIDENTIAL
03-05-376-050	6301 WINDING	06/11/21	\$329,000	\$116,400	35.38	\$248,868	\$135,532	\$55,400	3.70	3.70	\$36,630	\$0.84	RURAL RES
03-13-451-020	10585 E D	10/08/21	\$291,250	\$106,800	36.67	\$229,116	\$117,634	\$55,500	3.75	3.75	\$31,369	\$0.72	RURAL RES
03-19-226-029	7889 N 26TH	08/26/21	\$347,500	\$183,200	52.72	\$393,369	\$9,951	\$55,820	3.91	3.91	\$2,545	\$0.06	RURAL RES
03-06-201-131	5750 M-89	03/11/22	\$52,000	\$27,400	52.69	\$56,560	\$52,000	\$56,560	4.14	4.14	\$12,560	\$0.29	RURAL RES
03-05-326-040	6456 E AB	04/15/22	\$230,000	\$113,000	49.13	\$217,517	\$69,283	\$56,800	4.20	4.20	\$16,496	\$0.38	RURAL RES
04-14-105-010	15022 E C AVE	06/04/21	\$275,000	\$129,900	47.24	\$259,886	\$67,114	\$52,000	4.00	4.00	\$16,779	\$0.39	RURAL RESIDENTIAL
04-02-128-061	10785 N 45TH ST	09/29/21	\$350,000	\$176,900	50.54	\$353,704	\$51,494	\$55,198	4.36	4.36	\$11,811	\$0.27	RURAL RESIDENTIAL
			\$2,249,750	\$1,028,600		\$2,109,089	\$584,239		31.88		\$18,326		
											\$73,305		4 ACRE RATE USED
03-18-126-021	5520 E C	03/09/22	\$187,500	\$64,100	34.19	\$132,964	\$114,536	\$60,000	5.00	5.00	\$22,907	\$0.53	RURAL RES
03-19-176-013	7654 N SPRINKLE	02/11/22	\$278,825	\$102,600	36.80	\$216,053	\$122,772	\$60,000	5.00	5.00	\$24,554	\$0.56	RURAL RES
03-24-401-040	E DE	02/04/22	\$60,000	\$30,000	50.00	\$60,000	\$60,000	\$60,000	5.00	5.00	\$12,000	\$0.28	RURAL RES
03-03-251-015	10610 N 31ST	09/23/22	\$195,000	\$96,000	49.23	\$203,035	\$54,515	\$62,550	5.30	5.30	\$10,286	\$0.24	RURAL RES
03-13-326-030	8345 N 35TH	12/07/21	\$381,000	\$165,300	43.39	\$353,276	\$91,974	\$64,250	5.50	5.50	\$16,723	\$0.38	RURAL RES
04-31-210-041	5828 N 37TH ST	11/24/21	\$60,000	\$30,900	51.50	\$61,750	\$60,000	\$61,750	4.75	4.75	\$12,632	\$0.29	RURAL RESIDENTIAL
04-10-330-015	9460 N 43RD ST	09/26/22	\$99,500	\$37,500	37.69	\$75,070	\$99,500	\$75,070	6.06	6.06	\$16,419	\$0.38	RURAL RESIDENTIAL
			\$1,261,825	\$526,400		\$1,102,148	\$603,297		36.61		\$16,479		
											\$82,395		5 ACRE RATE USED
04-25-105-001	7008 N 46TH ST	12/29/21	\$250,000	\$119,800	47.92	\$239,626	\$90,289	\$79,915	6.57	6.57	\$13,743	\$0.32	RURAL RESIDENTIAL
04-30-405-012	6425 N 37TH ST	04/23/21	\$319,900	\$162,300	50.73	\$324,629	\$80,338	\$85,067	7.20	7.20	\$11,158	\$0.26	RURAL RESIDENTIAL
04-35-105-010	15098 E AUGUSTA DR	12/08/21	\$354,000	\$164,100	46.36	\$328,240	\$112,427	\$86,667	7.50	7.50	\$14,990	\$0.34	RURAL RESIDENTIAL
04-02-405-014	10406 N 45TH ST	07/26/21	\$308,000	\$117,400	38.12	\$234,746	\$158,689	\$85,435	7.52	7.52	\$21,102	\$0.48	RURAL RESIDENTIAL
04-18-380-022	8089 N 37TH ST	06/25/21	\$105,000	\$44,300	42.19	\$88,640	\$105,000	\$88,640	7.87	7.87	\$13,342	\$0.31	RURAL RESIDENTIAL
			\$1,336,900	\$607,900		\$1,215,881	\$546,743		36.66		\$14,914		
											\$104,397		7 ACRE RATE USED
04-27-290-010	14980 E EF AVE	01/14/22	\$155,000	\$79,900	51.55	\$159,844	\$89,823	\$94,667	9.00	9.00	\$9,980	\$0.23	RURAL RESIDENTIAL
04-21-380-040	7133 N 41ST ST	10/19/21	\$440,000	\$236,300	53.70	\$472,654	\$67,346	\$100,000	10.00	10.00	\$6,735	\$0.15	RURAL RESIDENTIAL
04-13-330-011	16288 E CD AVE	09/30/21	\$410,000	\$188,500	45.98	\$376,989	\$134,011	\$101,000	10.25	10.25	\$13,074	\$0.30	RURAL RESIDENTIAL
04-24-290-017	7653 N 48TH ST	10/21/22	\$440,000	\$158,400	36.00	\$316,899	\$227,501	\$104,400	11.10	11.10	\$20,496	\$0.47	RURAL RESIDENTIAL
04-01-305-016	16215 E B AVE	08/18/22	\$255,000	\$115,400	45.25	\$230,871	\$116,952	\$92,823	11.20	11.20	\$10,442	\$0.24	RURAL RESIDENTIAL
04-01-155-031	N 47TH ST	04/14/22	\$140,000	\$52,600	37.57	\$105,141	\$140,000	\$105,141	11.28	11.28	\$12,411	\$0.28	RURAL RESIDENTIAL
04-26-380-019	15250 E AUGUSTA DR	12/01/22	\$275,000	\$27,300	9.93	\$54,580	\$275,000	\$54,580	12.29	12.29	\$22,376	\$0.51	RURAL RESIDENTIAL
			\$2,115,000	\$858,400		\$1,716,978	\$1,050,633		75.12		\$13,986		
											\$139,861		10 ACRE RATE USED
04-10-330-013	N 43RD ST	12/09/22	\$205,500	\$56,000	27.25	\$112,000	\$205,500	\$112,000	13.00	13.00	\$15,808	\$0.36	RURAL RESIDENTIAL
03-24-276-012	10769 E DE	05/14/21	\$520,000	\$156,600	30.12	\$343,782	\$276,418	\$100,200	13.80	13.80	\$20,030	\$0.46	RURAL RES
03-24-376-001	7230 N 35TH	08/12/22	\$645,000	\$293,900	45.57	\$641,208	\$105,592	\$101,800	14.20	14.20	\$7,436	\$0.17	RURAL RES
04-02-255-011	10690 N 45TH ST	06/06/22	\$605,000	\$281,200	46.48	\$562,471	\$161,233	\$118,704	15.00	15.00	\$10,749	\$0.25	RURAL RESIDENTIAL
04-15-305-010	8493 N 43RD ST	05/21/21	\$275,000	\$162,300	59.02	\$324,643	\$75,157	\$124,800	15.60	15.60	\$4,818	\$0.11	RURAL RESIDENTIAL
04-10-230-020	N 44TH ST	02/18/22	\$125,000	\$57,800	46.24	\$115,659	\$125,000	\$115,659	16.36	16.36	\$7,641	\$0.18	RURAL RESIDENTIAL

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04-17-455-050	8000 N 39TH ST	06/28/21	\$100,000	\$37,100	37.10	\$74,047	\$100,000	\$74,047	16.67	1.67	\$5,999	\$0.14	RURAL RESIDENTIAL
			\$2,475,500	\$1,044,900		\$2,173,810	\$1,048,900		104.63		\$10,025		
											\$150,373		15 ACRE RATE USED
03-34-401-030	5360 N 31ST	12/09/21	\$490,000	\$214,600	43.80	\$426,050	\$223,284	\$159,334	19.80	9.90	\$11,277	\$0.26	RURAL RES
04-27-255-010	E EF AVE	05/07/21	\$165,000	\$55,100	33.39	\$110,160	\$165,000	\$110,160	18.80	10.00	\$8,777	\$0.20	RURAL RESIDENTIAL
			\$655,000	\$269,700		\$536,210	\$388,284		38.60		\$10,059		
											\$201,183		20 ACRE RATE USED
04-13-255-015	16615 E CD AVE	05/14/21	\$619,000	\$239,300	38.66	\$478,609	\$322,923	\$182,532	27.69	27.69	\$11,662	\$0.27	RURAL RESIDENTIAL
											\$9,000		
											\$225,000		25 ACRE RATE USED (SEE CHART BELOW)
03-17-176-027	8533 N 27TH	03/14/23	\$586,000	\$184,500	31.48	\$408,636	\$326,689	\$149,325	29.73	29.73	\$10,989	\$0.25	RURAL RES
03-30-301-027	N 24TH	10/04/22	\$230,000	\$67,600	29.39	\$150,050	\$230,000	\$150,050	30.05	30.05	\$7,654	\$0.18	RURAL RES
04-23-360-019	N 44TH ST	12/24/21	\$197,000	\$104,600	53.10	\$209,247	\$197,000	\$209,247	33.97	33.97	\$5,799	\$0.13	RURAL RESIDENTIAL
			\$1,013,000	\$356,700		\$767,933	\$753,689		93.75		\$8,039		
											\$241,180		30 ACRE RATE USED
04-01-105-012	16060 BASELINE RD	04/15/22	\$269,900	\$72,100	26.71	\$144,109	\$269,900	\$144,109	38.78	38.78	\$6,960	\$0.16	RURAL RESIDENTIAL
03-20-301-011	6000 E DE	07/26/21	\$832,000	\$332,300	39.94	\$703,485	\$290,240	\$161,725	40.69	40.69	\$7,133	\$0.16	RURAL RES
03-19-351-015	5100 E DE	07/16/21	\$735,000	\$299,200	40.71	\$593,149	\$308,619	\$166,768	45.10	10.94	\$6,843	\$0.16	RURAL RES
04-14-395-011	15504 M-89	10/25/21	\$225,000	\$126,100	56.04	\$252,250	\$225,000	\$252,250	43.50	43.50	\$5,172	\$0.12	RURAL RESIDENTIAL
			\$2,061,900	\$829,700		\$1,692,993	\$1,093,759		168.07		\$6,508		
											\$260,310		40 ACRE RATE USED
04-23-360-012	7290 N 44TH ST	11/03/21	\$295,000	\$137,500	46.61	\$275,035	\$295,000	\$275,035	50.01	50.01	\$5,899	\$0.14	RURAL RESIDENTIAL
04-01-155-011	N 47TH ST	01/27/23	\$330,000	\$139,400	42.24	\$278,745	\$330,000	\$278,745	51.07	51.07	\$6,462	\$0.15	RURAL RESIDENTIAL
04-34-245-011	14840 E AUGUSTA DR	10/28/21	\$465,000	\$198,700	42.73	\$397,285	\$241,418	\$173,703	58.50	25.20	\$4,127	\$0.09	RURAL RESIDENTIAL
			\$1,090,000	\$475,600		\$951,065	\$866,418		159.58		\$5,429		
											\$271,468		50 ACRE RATE USED
04-22-480-010	N 44TH	10/20/21	\$675,000	\$237,400	35.17	\$474,750	\$675,000	\$474,750	105.50	105.50	\$6,398	\$0.15	RURAL RESIDENTIAL
											\$5,000		
											\$500,000		100 ACRE RATE USED (SEE CHART BELOW)

RECONCILIATION

1	\$34,232
1.5	\$24,191
2	\$24,417
2.5	\$24,003
3	\$21,388
4	\$18,326
5	\$16,479
7	\$14,914
10	\$13,986
15	\$10,025
20	\$10,059
25	\$9,000
30	\$8,039
40	\$6,508
50	\$5,429



2024 Land Woods At Stonehedge

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
04-23-325-005	08/11/21	\$80,000	\$66,500	83.13	\$132,993	\$80,000	\$132,993	0.58	0.58	\$137,221	\$3.15	02A WOODS AT STONEHEDGE	
04-23-325-008	05/03/21	\$45,000	\$17,900	39.78	\$35,705	\$45,000	\$35,705	0.63	0.63	\$71,315	\$1.64	02A WOODS AT STONEHEDGE	
04-23-325-114	04/02/21	\$77,500	\$51,700	66.71	\$103,486	\$77,500	\$103,486	1.03	1.03	\$75,024	\$1.72	02A WOODS AT STONEHEDGE	
Totals:		\$202,500	\$136,100		\$272,184	\$202,500	\$272,184	2.25	2.25				
			Sale. Ratio =>	67.21				Average					
			Std. Dev. =>	21.89				per Net Acre=>	90,120.16	Average			
										per SqFt=>	\$2.07		
											2024 Rate Used		

2024 Land Cranes Pond

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
04-29-122-001	05/03/21	\$75,000	\$70,000	93.33	\$140,000	\$75,000	\$140,000	0.27	0.27	\$277,778	\$6.38		POND NONWATER
04-29-122-013	12/01/22	\$29,000	\$15,600	53.79	\$55,250	\$29,000	\$31,230	0.24	0.24	\$121,339	\$2.79		POND NONWATER
04-29-122-035	06/15/21	\$39,900	\$17,300	43.36	\$58,500	\$39,900	\$34,677	0.27	0.27	\$150,566	\$3.46		POND NONWATER
04-29-122-036	12/28/22	\$430,000	\$219,700	51.09	\$439,326	\$18,298	\$27,624	0.21	0.21	\$86,720	\$1.99		POND NONWATER
		\$573,900	\$322,600		\$693,076	\$162,198	\$233,531	0.99	0.99		\$3.78		2024 NON-WATERFRONT PER SF
04-29-122-016	03/29/23	\$40,000	\$15,300	38.25	\$65,000	\$40,000	\$30,592	0.18	0.18	\$227,273	\$5.22		POND WATER
04-29-122-025	04/22/22	\$555,000	\$275,200	49.59	\$550,365	\$56,267	\$51,632	0.30	0.30	\$190,091	\$4.36		POND WATER
Totals:		\$595,000	\$290,500		\$615,365	\$96,267	\$82,224	0.47	0.47				
			Sale. Ratio =>	48.82				Average					
			Std. Dev. =>	19.65				per Net Acre=>	203,955.51		\$4.68		2024 WATERFRONT PER SF

2024 Land Bay Arbor

Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
04-17-388-003	08/26/20	03-ARM'S LENGTH	\$340,460	\$147,900	43.44	\$295,725	\$141,360	\$96,625	0.13	0.13	\$1,113,071	\$25.55
04-17-388-004	08/12/20	03-ARM'S LENGTH	\$358,440	\$155,200	43.30	\$310,303	\$144,762	\$96,625	0.13	0.13	\$1,139,858	\$26.17
04-17-388-005	12/28/18	03-ARM'S LENGTH	\$495,000	\$201,400	40.69	\$402,757	\$192,515	\$100,272	0.13	0.13	\$1,469,580	\$33.74
04-17-388-007	07/24/23	03-ARM'S LENGTH	\$290,000	\$160,800	55.45	\$321,653	\$68,619	\$100,272	0.13	0.13	\$523,809	\$12.03
04-17-388-008	06/25/18	03-ARM'S LENGTH	\$417,120	\$163,300	39.15	\$326,690	\$190,702	\$100,272	0.13	0.13	\$1,455,740	\$33.42
04-17-388-008	05/20/21	03-ARM'S LENGTH	\$330,000	\$163,300	49.48	\$326,690	\$103,582	\$100,272	0.13	0.13	\$790,702	\$18.15
							\$841,540		0.78			\$24.83
											Rounded to \$25.00 for 2024	
04-23-325-005	08/11/21	03-ARM'S LENGTH	\$80,000	\$66,500	83.13	\$132,993	\$80,000	\$132,993	0.58	0.58	\$137,221	\$3.15
04-29-122-027	09/08/23	03-ARM'S LENGTH	\$635,000	\$298,000	46.93	\$595,931	\$93,465	\$54,396	0.27	0.27	\$350,056	\$8.04
04-29-122-030	01/12/23	03-ARM'S LENGTH	\$815,000	\$370,100	45.41	\$740,128	\$129,001	\$54,129	0.27	0.27	\$484,966	\$11.13
04-29-122-013	12/01/22	03-ARM'S LENGTH	\$29,000	\$19,700	67.93	\$39,350	\$29,000	\$39,350	0.24	0.24	\$121,339	\$2.79
04-29-122-016	03/29/23	03-ARM'S LENGTH	\$40,000	\$17,900	44.75	\$35,793	\$40,000	\$35,793	0.18	0.18	\$227,273	\$5.22
04-29-122-017	11/02/23	03-ARM'S LENGTH	\$39,500	\$20,200	51.14	\$40,431	\$39,500	\$40,431	0.20	0.20	\$199,495	\$4.58
04-29-122-025	04/22/22	03-ARM'S LENGTH	\$555,000	\$279,600	50.38	\$559,142	\$56,267	\$60,409	0.30	0.30	\$190,091	\$4.36
04-29-122-035	06/15/21	03-ARM'S LENGTH	\$39,900	\$21,800	54.64	\$43,693	\$39,900	\$43,693	0.27	0.27	\$150,566	\$3.46
04-29-122-036	12/28/22	03-ARM'S LENGTH	\$430,000	\$223,300	51.93	\$446,508	\$18,298	\$34,806	0.21	0.21	\$86,720	\$1.99
Totals:			\$4,894,420	\$2,309,000		\$4,617,787	\$525,431	\$1,090,338	2.50	3.28		
						Sale. Ratio =>	47.18				Average	
						Std. Dev. =>	11.35				per SqFt=>	\$4.82
											Rounded to \$5.00 for 2024	

2024 Land Gull Lake

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
04-20-122-070	06/07/22	\$1,200,000	\$537,400	44.78	\$1,074,912	\$673,157	\$548,069	128.1	138.0	\$5,256	\$531,300	\$12.20	128.07	GLAVE GULL LAKE FRONTAGE	
04-06-302-061	09/30/21	\$2,600,000	\$1,386,700	53.33	\$2,773,449	\$1,735,031	\$1,908,480	348.0	338.2	\$4,986	\$642,128	\$14.74	348.00	GLAVE GULL LAKE FRONTAGE	
03-12-430-333	08/16/22	\$600,000	\$462,400	77.07	\$966,162	\$401,838	\$768,000	185.0	121.9	\$2,172	\$775,749	\$17.81	185.00	GLAVE GULL LAKE	
03-12-430-380	02/12/22	\$650,000	\$310,800	47.82	\$643,816	\$490,184	\$484,000	144.0	21.4	\$3,404	\$6,904,000	\$158.49	144.00	GLAVE GULL LAKE	
04-20-194-090	11/04/21	\$555,000	\$140,700	25.35	\$281,304	\$464,271	\$190,575	49.5	132.0	\$9,379	\$3,095,140	\$71.05	49.50	GLAVE GULL LAKE FRONTAGE	
		\$5,605,000	\$2,838,000		\$5,739,643	\$3,764,481	\$3,899,124	854.6		\$4,405	ACROSS FF RATE USED				
04-06-101-030	09/02/21	\$2,700,000	\$1,463,800	54.21	\$1,974,565	\$2,700,000	\$2,033,108	207.5	536.0	\$13,015	\$1,057,579	\$24.28	207.46	GLNEW GULL LAKE FRONTAGE	
04-06-101-030	09/02/21	\$1,500,000	\$1,463,800	97.59	\$2,927,670	\$605,438	\$2,033,108	207.5	536.0	\$2,918	\$237,148	\$5.44	207.46	GLNEW GULL LAKE FRONTAGE	
04-06-302-060	09/30/21	\$2,600,000	\$1,163,700	44.76	\$2,357,570	\$1,914,122	\$1,671,692	180.0	260.0	\$10,634	\$480,452	\$11.03	180.00	GLAVE GULL LAKE FRONTAGE	
04-06-455-020	08/16/22	\$4,800,000	\$1,381,800	28.79	\$2,763,672	\$3,261,328	\$1,225,000	125.0	500.0	\$26,091	\$2,272,702	\$52.17	125.00	GLNEW GULL LAKE FRONTAGE	
04-06-455-030	01/24/22	\$2,300,000	\$989,500	43.02	\$1,979,094	\$1,398,906	\$1,078,000	110.0	416.0	\$12,717	\$1,331,024	\$30.56	110.00	GLAVE GULL LAKE FRONTAGE	
04-07-276-050	09/30/21	\$1,300,000	\$536,500	41.27	\$1,073,019	\$923,075	\$696,094	148.5	330.0	\$6,216	\$1,639,565	\$37.64	148.50	GLAVE GULL LAKE FRONTAGE	
04-17-380-220	08/08/22	\$1,950,000	\$1,032,900	52.97	\$2,065,811	\$864,189	\$980,000	100.0	500.0	\$8,642	\$752,778	\$17.28	100.00	GLAVE GULL LAKE FRONTAGE	
04-18-402-290	01/05/22	\$1,260,000	\$448,900	35.63	\$897,870	\$852,130	\$490,000	50.0	330.0	\$17,043	\$2,248,364	\$51.62	50.00	GLAVE GULL LAKE FRONTAGE	
04-18-402-361	10/07/22	\$1,150,000	\$556,400	48.38	\$1,112,743	\$749,390	\$712,133	72.7	221.0	\$10,313	\$2,204,088	\$50.60	84.00	GLAVE GULL LAKE FRONTAGE	
		\$19,560,000	\$9,037,300		\$17,152,014	\$13,268,578	\$10,919,135	1,201.1		\$11,047	DEEP FF RATE USED				
04-18-102-421	07/01/22	\$300,000	\$81,300	27.10	\$162,656	\$180,344	\$43,000	50.0	0.0	\$3,607	#DIV/0!	#DIV/0!	50.00	GLBCK GULL LAKE FRONTAGE	
										\$970	GAR FF RATE USED				
04-18-280-200	07/29/21	\$769,000	\$392,300	51.01	\$784,529	\$594,471	\$610,000	100.0	125.0	\$5,945	\$2,071,328	\$47.55	100.00	GLAVE GULL LAKE FRONTAGE	
										\$6,900	ISLAND FF RATE USED				
04-08-377-310	05/27/22	\$610,000	\$193,900	31.79	\$387,735	\$441,265	\$219,000	30.0	66.0	\$14,709	\$9,805,889	\$225.11	30.00	GLAVE GULL LAKE FRONTAGE	
04-08-377-340	10/29/21	\$760,000	\$220,900	29.07	\$441,856	\$537,144	\$219,000	30.0	66.0	\$17,905	\$11,936,533	\$274.03	30.00	GLAVE GULL LAKE FRONTAGE	
04-08-377-380	10/07/21	\$450,000	\$417,800	92.84	\$835,645	\$52,355	\$438,000	60.0	66.0	\$873	\$575,330	\$13.21	60.00	GLAVE GULL LAKE FRONTAGE	
04-08-390-140	08/30/22	\$750,000	\$287,800	38.37	\$575,538	\$656,262	\$481,800	66.0	70.0	\$9,943	\$6,191,151	\$142.13	66.00	GLAVE GULL LAKE FRONTAGE	
04-08-390-210	07/29/22	\$143,000	\$15,100	10.56	\$30,113	\$143,000	\$30,113	8.3	88.0	\$17,333	\$8,411,765	\$193.11	8.25	GLAVE GULL LAKE FRONTAGE	
04-18-402-381	08/06/21	\$1,410,000	\$658,800	46.72	\$1,317,618	\$603,382	\$511,000	100.0	60.0	\$6,034	\$4,372,333	\$100.37	100.00	GLNEW GULL LAKE FRONTAGE	
04-18-476-071	12/17/21	\$715,000	\$212,700	29.75	\$425,347	\$558,108	\$268,455	74.1	122.0	\$7,532	\$5,366,423	\$123.20	74.65	GLAVE GULL LAKE FRONTAGE	
04-18-476-100	06/10/22	\$799,000	\$190,500	23.84	\$381,090	\$660,447	\$242,537	64.5	131.3	\$10,245	\$6,808,732	\$156.31	64.60	GLAVE GULL LAKE FRONTAGE	
		\$5,637,000	\$2,197,500		\$4,394,942	\$3,651,963	\$2,409,905	432.8		\$8,438	SHALLOW FF RATE USED				
04-08-390-130	06/30/21	\$860,000	\$377,000	43.84	\$754,039	\$535,961	\$430,000	50.0	90.0	\$10,719	\$5,203,505	\$119.46	50.00	GLAVE GULL LAKE FRONTAGE	
04-17-195-170	12/30/21	\$1,360,000	\$391,800	28.81	\$783,505	\$1,110,895	\$534,400	92.0	212.0	\$12,075	\$3,572,010	\$82.00	92.00	GLAVE GULL LAKE FRONTAGE	
04-17-201-090	07/23/21	\$1,200,000	\$399,800	33.32	\$799,507	\$830,493	\$430,000	50.0	132.0	\$16,610	\$5,463,770	\$125.43	50.00	GLAVE GULL LAKE FRONTAGE	
04-17-201-200	11/02/21	\$1,290,000	\$370,900	28.75	\$741,742	\$954,925	\$406,667	82.3	264.0	\$11,598	\$3,804,482	\$87.34	81.50	GLAVE GULL LAKE FRONTAGE	
04-17-354-070	04/23/21	\$1,260,000	\$490,900	38.96	\$981,849	\$760,267	\$482,116	56.1	143.9	\$13,562	\$4,109,551	\$94.34	56.06	GLNEW GULL LAKE FRONTAGE	
04-17-354-270	01/19/22	\$885,000	\$332,300	37.55	\$664,520	\$678,820	\$458,340	103.3	190.0	\$6,571	\$3,057,748	\$70.20	106.05	GLAVE GULL LAKE FRONTAGE	
04-18-102-141	05/17/22	\$1,475,000	\$638,700	43.30	\$1,277,370	\$764,800	\$567,170	66.0	157.6	\$11,597	\$3,200,000	\$73.46	65.95	GLNEW GULL LAKE FRONTAGE	
04-18-270-220	02/27/23	\$1,200,000	\$675,700	56.31	\$1,351,491	\$895,846	\$1,047,337	121.8	140.5	\$7,356	\$2,395,310	\$54.99	133.50	GLAVE GULL LAKE FRONTAGE	
04-18-402-010	07/01/22	\$2,650,000	\$1,387,700	52.37	\$2,775,350	\$1,511,517	\$1,636,867	190.3	117.0	\$7,941	\$3,389,052	\$77.80	285.00	GLNEW GULL LAKE FRONTAGE	
04-20-118-360	08/20/21	\$650,000	\$369,000	56.77	\$737,955	\$337,745	\$425,700	49.5	131.7	\$6,823	\$2,251,633	\$51.69	49.50	GLAVE GULL LAKE FRONTAGE	
		\$12,830,000	\$5,433,800		\$10,867,328	\$8,381,269	\$6,418,597	861.3		\$9,731	STANDARD FF RATE USED				

2024 Land Gull-Off Lake

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
04-08-323-020	09/29/22	\$200,000	\$0	0.00	\$152,429	\$114,071	\$66,500	70.0	132.0	0.21	\$1,630	na	70.00
04-06-460-080	03/08/22	\$367,000	\$167,500	45.64	\$335,028	\$91,972	\$60,000	100.0	145.0	0.33	\$920	na	100.00
04-06-460-160	04/04/22	\$600,000	\$231,500	38.58	\$463,008	\$256,992	\$120,000	200.0	147.0	0.68	\$1,285	na	200.00
04-17-203-400	05/02/22	\$160,000	\$73,600	46.00	\$147,201	\$37,399	\$24,600	41.0	115.0	0.11	\$912	na	41.00
04-18-160-030	04/30/21	\$277,000	\$162,700	58.74	\$325,474	\$16,326	\$64,800	108.0	100.0	0.25	\$151	na	108.00
04-18-165-070	10/29/21	\$300,000	\$156,000	52.00	\$311,989	\$63,011	\$75,000	129.0	96.9	0.29	\$488	na	129.00
04-18-165-070	03/21/23	\$315,000	\$156,000	49.52	\$311,989	\$78,011	\$75,000	129.0	96.9	0.29	\$605	na	129.00
04-18-165-170	06/16/22	\$405,000	\$193,500	47.78	\$387,013	\$100,907	\$82,920	138.2	100.0	0.32	\$730	na	138.20
04-18-165-370	03/31/23	\$395,000	\$213,900	54.15	\$427,754	\$42,246	\$75,000	128.0	97.7	0.29	\$330	na	128.00
04-18-410-010	08/12/22	\$430,000	\$170,900	39.74	\$341,795	\$200,651	\$112,446	187.4	285.3	0.29	\$1,071	na	187.41
04-18-410-121	03/21/23	\$355,000	\$189,500	53.38	\$378,905	\$97,403	\$121,308	202.2	151.1	0.70	\$482	na	202.18
04-18-410-180	06/10/22	\$450,000	\$172,400	38.31	\$344,754	\$186,396	\$81,150	135.3	233.0	0.72	\$1,378	na	135.25
04-18-410-214	09/12/22	\$430,000	\$190,500	44.30	\$380,955	\$109,045	\$60,000	100.0	221.0	0.51	\$1,090	na	100.00
04-19-210-062	04/22/22	\$580,000	\$175,300	30.22	\$350,566	\$292,434	\$63,000	70.0	155.0	0.25	\$4,178	na	70.00
04-08-390-301	10/21/22	\$300,000	\$116,600	38.87	\$233,284	\$109,086	\$42,370	44.6	0.0	0.00	\$2,446	na	44.60
04-08-390-321	03/31/22	\$200,000	\$88,000	44.00	\$175,968	\$106,777	\$82,745	87.1	0.0	0.00	\$1,226	na	87.10
						\$1,902,727		1,869.7		Back Lot	\$1,018	Per FF 2024	
04-08-376-210	06/29/22	\$325,000	\$108,800	33.48	\$217,768	\$202,272	\$95,040	79.2	145.9	0.07	\$2,554	na	79.20
04-18-410-180	06/10/22	\$450,000	\$172,400	38.31	\$344,754	\$186,396	\$81,150	135.3	233.0	0.72	\$1,378	na	135.25
04-18-410-214	09/12/22	\$430,000	\$190,500	44.30	\$380,955	\$109,045	\$60,000	100.0	221.0	0.51	\$1,090	na	100.00
04-08-390-321	03/31/22	\$200,000	\$88,000	44.00	\$175,968	\$106,777	\$82,745	87.1	0.0	0.00	\$1,226	na	87.10
04-17-201-320	04/18/22	\$175,000	\$50,300	28.74	\$100,547	\$117,249	\$42,796	32.9	132.0	0.10	\$3,562	na	32.92
						\$721,739		434.5		Midland Pk	\$1,661	Per FF 2024	
04-06-460-080	03/08/22	\$367,000	\$167,500	45.64	\$335,028	\$91,972	\$60,000	100.0	145.0	0.33	\$920	na	100.00
04-06-460-160	04/04/22	\$600,000	\$231,500	38.58	\$463,008	\$256,992	\$120,000	200.0	147.0	0.68	\$1,285	na	200.00
04-17-203-400	05/02/22	\$160,000	\$73,600	46.00	\$147,201	\$37,399	\$24,600	41.0	115.0	0.11	\$912	na	41.00
04-18-160-030	04/30/21	\$277,000	\$162,700	58.74	\$325,474	\$16,326	\$64,800	108.0	100.0	0.25	\$151	na	108.00
04-18-165-070	10/29/21	\$300,000	\$156,000	52.00	\$311,989	\$63,011	\$75,000	129.0	96.9	0.29	\$488	na	129.00
04-18-165-070	03/21/23	\$315,000	\$156,000	49.52	\$311,989	\$78,011	\$75,000	129.0	96.9	0.29	\$605	na	129.00
04-18-165-170	06/16/22	\$405,000	\$193,500	47.78	\$387,013	\$100,907	\$82,920	138.2	100.0	0.32	\$730	na	138.20
04-18-165-180	03/11/22	\$335,000	\$199,800	59.64	\$399,644	\$28,356	\$93,000	155.0	100.0	0.36	\$183	na	155.00
04-18-165-370	03/31/23	\$395,000	\$213,900	54.15	\$427,754	\$42,246	\$75,000	128.0	97.7	0.29	\$330	na	128.00
04-18-410-010	08/12/22	\$430,000	\$170,900	39.74	\$341,795	\$200,651	\$112,446	187.4	285.3	0.29	\$1,071	na	187.41
04-18-410-121	03/21/23	\$355,000	\$189,500	53.38	\$378,905	\$97,403	\$121,308	202.2	151.1	0.70	\$482	na	202.18
04-18-410-180	06/10/22	\$450,000	\$172,400	38.31	\$344,754	\$186,396	\$81,150	135.3	233.0	0.72	\$1,378	na	135.25
04-18-410-214	09/12/22	\$430,000	\$190,500	44.30	\$380,955	\$109,045	\$60,000	100.0	221.0	0.51	\$1,090	na	100.00
						\$1,308,715		1,753.0		Lake infl. <AC	\$747	Per FF 2024	

2024 Land Gull Creek

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
04-19-210-020	08/24/22	\$351,700	\$178,800	50.84	\$357,575	\$127,085	\$132,960	73.9	291.0	\$1,720	\$253,663	\$5.82	8-A	8-A GULL CREEK #1
04-19-220-041	11/21/19	\$275,000	\$138,700	50.44	\$277,362	\$54,921	\$57,283	63.6	124.0	\$863	\$807,662	\$18.54	8-A	8-A GULL CREEK #1
04-19-220-070	07/20/18	\$355,000	\$182,900	51.52	\$365,731	\$116,150	\$126,881	70.5	265.0	\$1,648	\$254,715	\$5.85	8-A	8-A GULL CREEK #1
04-19-222-040	06/01/21	\$294,000	\$121,200	41.22	\$242,495	\$142,279	\$90,774	50.4	165.0	\$2,821	\$551,469	\$12.66	8-A	8-A GULL CREEK #1
04-19-222-080	08/31/22	\$707,500	\$277,700	39.25	\$555,459	\$449,486	\$297,445	165.2	320.0	\$2,720	\$382,541	\$8.78	8-A	8-A GULL CREEK #1
Totals:		\$1,983,200	\$899,300		\$1,798,622	\$889,921	\$705,343	423.7						
			Sale. Ratio =>	45.35			Average				Average			
			Std. Dev. =>	5.91			per FF=>	\$2,100			per SqFt=>	\$8.31		
								2024 Rate used						

2024 Land Sherman Lake

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	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
04-32-115-009	12017 S SHERMAN LAKE DR	10/05/22	\$403,340	WD	03-ARM'S LENGTH	\$403,340	\$182,200	45.17	\$364,308	\$248,832	\$209,800	230.0	0.0	\$1,082	na	na	230.00
04-32-115-009	12017 S SHERMAN LAKE DR	02/14/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$207,100	42.27	\$414,276	\$294,224	\$218,500	230.0	0.0	\$1,279	na	na	230.00
04-32-115-031	12144 S SHERMAN LAKE DR	01/31/22	\$382,030	WD	03-ARM'S LENGTH	\$382,030	\$195,800	51.25	\$391,641	\$88,524	\$98,135	103.3	0.0	\$857	na	na	103.30
			\$1,275,370			\$1,275,370	\$585,100		\$1,170,225	\$631,580	\$526,435	563.3		\$1,121	BAY AREA PER FF RATE USED		
04-29-315-060	12216 N SHERMAN LK DR	12/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,700	47.35	\$189,373	\$80,627	\$70,000	50.0	170.0	\$1,613	na	na	50.00
04-29-405-014	12542 N SHERMAN LK DR	05/21/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$238,400	60.35	\$476,714	\$130,080	\$211,794	151.3	0.0	\$860	na	na	199.01
04-29-412-110	6271 N 39TH ST	07/02/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$310,400	44.41	\$620,818	\$220,058	\$141,876	101.3	0.0	\$2,171	na	na	101.34
04-31-245-240	5932 SARA AVE	02/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,600	36.64	\$183,172	\$139,670	\$72,842	52.0	153.3	\$2,684	na	na	52.03
04-31-245-270	5898 WOODHILL DR	09/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$145,500	37.31	\$291,059	\$165,441	\$66,500	47.5	0.0	\$3,483	na	na	47.50
04-31-245-311	5840 FORREST BEACH DR	10/29/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,500	42.69	\$332,978	\$223,922	\$166,900	228.0	264.0	\$982	na	na	240.15
04-32-176-130	12205 S SHERMAN LK DR	06/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,900	39.26	\$223,793	\$176,847	\$115,640	82.6	133.8	\$2,141	na	na	82.60
Totals:			\$2,609,000			\$2,609,000	\$1,159,000		\$2,317,907	\$1,136,645	\$845,552	712.8		\$1,595	LAKE FRONT PER FF RATE USED		

NO SALES ON BACK LOT GARAGE

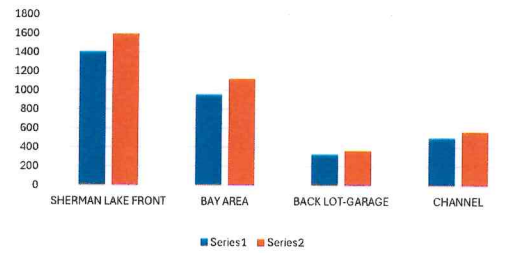
\$370 BACK LOT-GARAGE PER FF RATE USED
(SEE CHART BELOW)

NO SALES ON CHANNEL

\$570 CHANNEL PER FF RATE USED
(SEE CHART BELOW)

LOTTYPE	2023	2024	
SHERMAN LAKE FRONT	1400	1595	13.93%
BAY AREA	950	1121	18.00%
BACK LOT-GARAGE	325	370	13.85%
CHANNEL	500	570	14.00%

RATE CHANGES 2023 TO 2024



2024 LAND VILLAGE

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
04-33-488-140	08/31/22	\$142,000	\$59,600	41.97	\$119,139	\$36,133	\$13,272	0.15	0.00	\$237,717	\$5.46	VILAV VILLAGE OF AUGUSTA	
04-33-488-201	09/01/21	\$150,000	\$85,500	57.00	\$171,074	\$9,032	\$30,106	0.35	0.00	\$26,104	\$0.60	VILAV VILLAGE OF AUGUSTA	
04-33-488-230	11/05/21	\$150,000	\$56,900	37.93	\$113,736	\$54,054	\$17,790	0.20	0.20	\$264,971	\$6.08	VILAV VILLAGE OF AUGUSTA	
04-33-488-291	11/09/21	\$165,000	\$86,300	52.30	\$172,588	\$24,092	\$31,680	0.36	0.00	\$66,187	\$1.52	VILAV VILLAGE OF AUGUSTA	
04-34-180-031	12/20/21	\$30,000	\$7,700	25.67	\$15,402	\$30,000	\$15,402	0.55	0.55	\$54,545	\$1.25	VILAV VILLAGE OF AUGUSTA	
04-34-265-013	08/27/21	\$155,000	\$64,800	41.81	\$129,512	\$57,888	\$32,400	1.70	1.70	\$34,052	\$0.78	VILAV VILLAGE OF AUGUSTA	
04-34-305-073	01/28/22	\$100,000	\$52,500	52.50	\$105,065	\$21,071	\$26,136	0.30	0.00	\$70,237	\$1.61	VILMH VILLAGE OF AUGUSTA	
04-34-305-121	07/30/21	\$165,000	\$93,500	56.67	\$186,927	\$12,921	\$34,848	0.40	0.00	\$32,303	\$0.74	VILAV VILLAGE OF AUGUSTA	
04-34-320-030	06/08/22	\$184,000	\$81,600	44.35	\$163,133	\$38,291	\$17,424	0.20	0.00	\$191,455	\$4.40	VILAV VILLAGE OF AUGUSTA	
04-34-340-020	10/29/21	\$161,000	\$60,700	37.70	\$121,415	\$52,653	\$13,068	0.15	0.00	\$351,020	\$8.06	VILAV VILLAGE OF AUGUSTA	
04-34-342-060	06/11/21	\$150,000	\$60,700	40.47	\$121,465	\$54,671	\$26,136	0.30	0.00	\$182,237	\$4.18	VILAV VILLAGE OF AUGUSTA	
04-34-346-030	08/04/21	\$156,000	\$72,800	46.67	\$145,632	\$25,812	\$15,444	0.18	0.00	\$145,831	\$3.35	VILAV VILLAGE OF AUGUSTA	
04-34-355-120	09/09/21	\$140,000	\$63,100	45.07	\$126,164	\$31,260	\$17,424	0.20	0.00	\$156,300	\$3.59	VILAV VILLAGE OF AUGUSTA	
04-34-360-020	11/11/21	\$137,900	\$66,100	47.93	\$132,147	\$23,177	\$17,424	0.20	0.00	\$115,885	\$2.66	VILAV VILLAGE OF AUGUSTA	
04-34-360-070	09/03/21	\$139,150	\$75,700	54.40	\$151,398	\$5,176	\$17,424	0.20	0.00	\$25,880	\$0.59	VILAV VILLAGE OF AUGUSTA	
04-34-365-041	09/09/22	\$123,000	\$40,900	33.25	\$81,714	\$49,998	\$8,712	0.10	0.10	\$499,980	\$11.48	VILAV VILLAGE OF AUGUSTA	
04-34-365-130	08/12/22	\$145,000	\$70,800	48.83	\$141,565	\$20,859	\$17,424	0.20	0.00	\$104,295	\$2.39	VILAV VILLAGE OF AUGUSTA	
04-34-365-141	07/12/21	\$150,000	\$40,200	26.80	\$80,331	\$84,453	\$14,784	0.17	0.00	\$496,782	\$11.40	VILAV VILLAGE OF AUGUSTA	
04-34-365-151	06/11/21	\$135,000	\$71,700	53.11	\$143,398	\$11,666	\$20,064	0.23	0.23	\$50,722	\$1.16	VILAV VILLAGE OF AUGUSTA	
04-34-405-050	08/05/22	\$216,750	\$108,300	49.97	\$216,548	\$35,050	\$34,848	0.40	0.00	\$87,625	\$2.01	VILAV VILLAGE OF AUGUSTA	
04-34-410-040	08/16/21	\$225,000	\$117,500	52.22	\$235,010	\$24,838	\$34,848	0.40	0.00	\$62,095	\$1.43	VILAV VILLAGE OF AUGUSTA	
Totals:		\$3,119,800	\$1,436,900		\$2,873,363	\$703,095	\$456,658	6.94	2.78				
			Sale. Ratio =>	46.06				Average					
			Std. Dev. =>	9.04				per Net Acre=>	101,266.74		Average		
											per SqFt=>	\$2.32	
												2024 Rate Used	

2024 Land Agricultural

Parcel Number	Sale Date	Adj. Sale \$	Aid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	2nd land resid	taxable acres	tillable	per ac till	bid site	row	woods	woods per ac	wet woods	low/poor
11-03-301-013	10/15/21	\$65,000	\$36,200	55.69	\$83,733	\$65,000	\$83,733	10.00	10.00	6,500.00	9.75	9.75			0.25				
11-09-226-016	05/06/21	\$244,600	\$61,100	24.98	\$189,632	\$244,600	\$189,632	35.54	13.42	6,882.39	35.21	31.70			0.33			16.95	
04-02-230-012	09/02/21	\$135,000	\$90,900	67.33	\$160,000	\$135,000	\$160,000	20.00	20.00	6,750.00	19.70	9.83			0.30	9.87			
11-20-426-011	07/28/22	\$922,000	\$246,000	26.68	\$846,847	\$922,000	\$806,797	167.81	68.97	5,494.31	164.71	145.78			3.10			16.23	2.70
Totals:		\$1,366,600	\$434,200		\$1,280,212	\$1,366,600	\$1,240,162	233.35	112.39										

5,856.44 Rounded to \$5900 per Acre for 2024

11-03-301-013	10/15/21	\$63,375	\$36,200	57.12	\$83,733	\$63,375	\$83,733	10.00	10.00	97.50%	9.75	9.75	6,500.00		0.25				
11-09-226-016	05/06/21	\$218,172	\$61,100	28.01	\$189,632	\$218,172	\$189,632	35.54	13.42	89.20%	35.21	31.70	6,882.39		0.33			16.95	
03-07-426-011	09/17/21	\$243,478	\$312,200	55.75	\$624,526	\$560,000	\$624,526	147.66	54.33	43.48%	147.13	64.20	8,722.74		0.53	33.87		4.90	44.16
11-12-101-011	01/07/22	\$32,880	\$0	0.00	\$212,614	\$32,880	\$212,614	112.50	80.00	8.89%	111.25	10.00	3,288.00		1.25	9.00		23.50	68.75
01-25-301-010	12/17/19	\$243,935				\$243,935		69.56	69.56	100.00%		69.56	3,506.83			69.56	3,506.83		
11-12-351-019	12/16/21	\$590,956	\$141,900	24.01	\$318,447	\$493,203	\$220,694	153.69	38.66	73.87%	151.06	113.53	4,344.25		2.63	1.50			
11-20-426-011	07/28/22	\$800,960	\$246,000	30.71	\$846,847	\$800,960	\$806,797	167.81	68.97	86.87%	164.71	145.78	5,494.31		3.10			16.23	2.70
04-11-352-015	06/14/21	\$848,730	\$351,800	39.75	\$703,569	\$362,423	\$180,992	24.40	24.40	95.90%	24.40	23.40	15,488.16	1.00					
04-02-230-012	09/02/21	\$66,353	\$90,900	67.33	\$160,000	\$135,000	\$160,000	20.00	20.00	49.15%	19.70	9.83	13,733.47		0.30	9.87			
03-17-201-024	01/04/23	\$287,228	\$80,100	25.03	\$160,142	\$320,000	\$160,142	31.51	31.51	89.76%	31.28	28.28	11,314.22		0.23			3.00	
11-12-101-011	01/07/22	\$29,592	\$0	0.00	\$212,614	\$29,592	\$212,614	112.50	80.00	8.00%	111.25	10.00			1.25	9.00	3,288.00	23.50	68.75
01-25-301-010	12/17/19	\$243,935				\$243,935		69.56	69.56	100.00%		69.56	3,506.83			69.56	3,506.83		
						\$273,527										78.56	3,481.76		Rounded to \$3500 per Acre for 2024

2024 Land Commercial

Parcel Number	Sale Date	Adj. Sale \$	Prev. 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	ECF Area	Liber/Page
04-33-488-140	08/31/22	\$142,000	\$59,600	41.97	\$119,139	\$36,133	\$13,272	49.8	0.0	0.15	0.00	\$726	\$237,717	\$5.46	49.80	VILAV	2022-031102
04-33-488-230	11/05/21	\$150,000	\$56,900	37.93	\$113,736	\$54,054	\$17,790	59.4	0.0	0.20	0.20	\$910	\$264,971	\$6.08	59.40	VILAV	2021-046444
04-34-380-150	03/21/22	\$118,000	\$54,100	45.85	\$108,163	\$21,437	\$11,600	58.0	132.0	0.35	0.18	\$370	\$61,601	\$1.41	58.00	COM	2022-010261
04-34-382-030	05/26/22	\$150,000	\$72,200	48.13	\$144,471	\$96,670	\$91,141	346.2	478.0	1,801.15	0.21	\$279	\$54	\$0.00	344.00	COM	2022-018999
						\$208,294		513.4			Village	\$406	Per FF rate for 2024				
04-20-194-090	11/04/21	\$555,000	\$140,700	25.35	\$281,304	\$464,271	\$190,575	49.5	132.0	0.15	0.15	\$9,379	\$3,095,140	\$71.05	49.50	GLAVE	2021-046238
04-17-380-220	08/08/22	\$1,950,000	\$1,032,900	52.97	\$2,065,811	\$864,189	\$980,000	100.0	500.0	1.15	1.15	\$8,642	\$752,778	\$17.28	100.00	GLAVE	2022026879
04-08-390-140	08/30/22	\$750,000	\$287,800	38.37	\$575,538	\$656,262	\$481,800	66.0	70.0	0.11	0.11	\$9,943	\$6,191,151	\$142.13	66.00	GLAVE	2022-031759
						\$1,984,722		215.5			Lake	\$9,210	Per FF rate for 2024				
04-19-210-062	04/22/22	\$580,000	\$175,300	30.22	\$350,566	\$292,434	\$63,000	70.0	155.0	0.25	0.25	\$4,178	\$1,174,434	\$26.96	70.00	GLINF	2022-015783
04-08-376-210	06/29/22	\$325,000	\$108,800	33.48	\$217,768	\$202,272	\$95,040	79.2	145.9	0.13	0.07	\$2,554	\$1,532,364	\$35.18	79.20	GLINF	2022-023087
04-17-201-320	04/18/22	\$175,000	\$50,300	28.74	\$100,547	\$117,249	\$42,796	32.9	132.0	0.10	0.10	\$3,562	\$1,172,490	\$26.92	32.92	GLINF	2022-016040
						\$611,955		182.1			Off Lake	\$3,360	Per FF rate for 2024				
11-04-126-009	09/29/21	\$175,000	\$43,000	24.57	\$197,210	\$48,217	\$70,427	na	na	2.53	2.53	na	\$19,058	\$0.44	na	COM	2021-040828
11-05-201-050	10/28/21	\$150,000	\$121,700	81.13	\$287,825	\$150,000	\$287,825	na	na	9.94	3.31	na	\$15,091	\$0.35	na	COM	2021-047088
11-06-151-012	07/22/22	\$290,675	\$0	0.00	\$296,477	\$290,675	\$296,477	na	na	16.61	16.61	na	\$17,500	\$0.40	na	COM	2022027453
04-20-255-012	02/15/23	\$130,000	\$89,500	68.85	\$178,945	\$101,055	\$150,000	na	na	6.00	3.00	na	\$16,843	\$0.39	na	COM	2023-003837
04-33-435-023	12/13/22	\$1,475,000	\$463,400	31.42	\$926,869	\$602,405	\$54,274	na	na	4.52	2.26	na	\$133,275	\$3.06	na	COM	2022-038252
04-34-365-271	02/14/22	\$1,000	\$16,500	1650.00	\$31,783	\$1,000	\$32,935	na	na	0.24	0.24	na	\$4,167	\$0.10	na	COM	
04-34-380-150	03/21/22	\$118,000	\$54,100	45.85	\$108,163	\$21,437	\$11,600	na	na	0.35	0.18	na	\$61,601	\$1.41	na	COM	2022-010261
04-34-382-030	05/26/22	\$150,000	\$72,200	48.13	\$144,471	\$96,670	\$91,141	na	na	3.79	0.21	na	\$54	\$0.00	na	COM	2022-018999
04-34-455-010	01/05/22	\$1,715,000	\$180,200	10.51	\$360,391	\$1,455,279	\$100,670	na	na	2.13	1.53	na	\$683,230	\$15.68	na	COM	2022-002594
03-28-280-061	09/15/21	\$4,623,675	\$610,200	13.20	\$1,183,783	\$3,612,404	\$172,512	na	na	8.20	6.37	na	\$440,537	\$10.11	na	C3	2021-040348
03-31-351-016	07/20/22	\$200,000	\$40,500	20.25	\$81,045	\$200,000	\$81,045	na	na	3.40	3.40	na	\$58,824	\$1.35	na	C3	2022-025758
03-31-476-012	12/16/22	\$136,000	\$45,800	33.68	\$91,679	\$136,000	\$91,679	na	na	4.68	4.68	na	\$29,060	\$0.67	na	C3	2022-039194
						\$6,715,142				62.39		Small Pcls		\$2.47 Per SF rate for 2024			
11-04-126-009	09/29/21	\$175,000	\$43,000	24.57	\$197,210	\$48,217	\$70,427	na	na	2.53	2.53	na	\$19,058	\$0.44	na	COM	2021-040828
04-33-435-023	12/13/22	\$1,475,000	\$463,400	31.42	\$926,869	\$602,405	\$54,274	na	na	4.52	2.26	na	\$133,275	\$3.06	na	COM	2022-038252
04-34-380-150	03/21/22	\$118,000	\$54,100	45.85	\$108,163	\$21,437	\$11,600	na	na	0.35	0.18	na	\$61,601	\$1.41	na	COM	2022-010261
03-31-351-016	07/20/22	\$200,000	\$40,500	20.25	\$81,045	\$200,000	\$81,045	na	na	3.40	3.40	na	\$58,824	\$1.35	na	C3	2022-025758
03-31-476-012	12/16/22	\$136,000	\$45,800	33.68	\$91,679	\$136,000	\$91,679	na	na	4.68	4.68	na	\$29,060	\$0.67	na	C3	2022-039194
						\$1,008,059				15.48		Lg Pcls		\$65,129 Per Ac rate for 2024			

2024 Land Industrial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
11-04-126-009	09/29/21	\$175,000	\$43,000	24.57	\$197,210	\$48,217	\$70,427	2.53	2.53	\$19,058	\$0.44
04-33-435-023	12/13/22	\$1,475,000	\$463,400	31.42	\$926,869	\$602,405	\$54,274	4.52	2.26	\$133,275	\$3.06
04-34-380-150	03/21/22	\$118,000	\$54,100	45.85	\$108,163	\$21,437	\$11,600	0.35	0.18	\$61,601	\$1.41
03-31-351-016	07/20/22	\$200,000	\$40,500	20.25	\$81,045	\$200,000	\$81,045	3.40	3.40	\$58,824	\$1.35
03-31-476-012	12/16/22	\$136,000	\$45,800	33.68	\$91,679	\$136,000	\$91,679	4.68	4.68	\$29,060	\$0.67
Totals:		\$2,104,000	\$646,800		\$1,404,966	\$1,008,059	\$309,025	15.48	13.05		
			Sale. Ratio =>	30.74				Average			
			Std. Dev. =>	9.81				per Net Acre=>	65,128.50	Average	
										per SqFt=>	\$1.50
											2024 Rate