

HUTCHINS LAKEFRONT ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Resid. Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected	Use Code	Class	Rate Group	Rate Group	Rate Group	Rate Group	
07-012-007-00	6010.5 122ND AVE	8/13/2021	910000	WD	03-ARM'S I	910000	426600	46.88	853219	205581	148800	60	210	0.289	0.289	\$3,426	\$711,353	\$16	60	HLF	4660/288		HUTCHINS		0	1	*****	401	AVG	FF			
07-460-013-00	2223 RECREATION DR	7/31/2020	530000	WD	03-ARM'S I	530000	276900	52.25	553898	246102	270000	60	160	0.22	0.22	\$4,102	\$1,118,645	\$26	60	HLF	4492/259		HUTCHINS		0	0	*****	401	VG	FF			
		Totals:	1440000			1440000	703500		1407117	451683	418800	120		0.509	0.509																		
								Sale. Ratio =>	48.85		Average			Average			Average																
								Std. Dev. =>	3.79		per FF=>		\$3,764		per Net Acre=>	\$887,393			per SqFt=>	\$20													

CORRECTED IMPROVEMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Resid. Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected	Use Code	Class	Rate Group	Rate Group	Rate Group	Rate Group		
07-012-007-00	6010.5 122ND AVE	8/13/2021	910000	WD	03-ARM'S I	910000	446600	49.08	893276	165524	148800	60	210	0.289	0.289	\$2,759	\$572,747	\$13	60	HLF	4660/288		HUTCHINS		0	1	*****	401	AVG	FF				
07-460-013-00	2223 RECREATION DR	7/31/2020	530000	WD	03-ARM'S I	530000	281000	53.02	565955	246102	270000	60	160	0.22	0.22	\$4,102	\$1,118,645	\$26	60	HLF	4492/259		HUTCHINS		0	0	*****	401	VG	FF				
		Totals:	1440000			1440000	727600		1455231	411626	418800	120		0.509	0.509																			
								Sale. Ratio =>	50.53		Average			Average			Average																	
								Std. Dev. =>	2.79		per FF=>		\$3,430		per Net Acre=>	\$808,695			per SqFt=>	\$19														

CORRECTED IMPROVEMENTS AND LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Resid. Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected	Use Code	Class	Rate Group	Rate Group	Rate Group	Rate Group		
07-012-007-00	6010.5 122ND AVE	8/13/2021	910000	WD	03-ARM'S I	910000	456600	50.18	913200	165524	168000	60	210	0.289	0.289	\$2,759	\$572,747	\$13	60	HLF	4660/288		HUTCHINS		0	1	*****	401	AVG	FF				
07-460-013-00	2223 RECREATION DR	7/31/2020	530000	WD	03-ARM'S I	530000	254900	49.98	529989	246102	246000	60	160	0.22	0.22	\$4,102	\$1,118,645	\$26	60	HLF	4492/259		HUTCHINS		0	0	*****	401	VG	FF				
		Totals:	1440000			1440000	721500		1443189	411626	414000	120		0.509	0.509																			
								Sale. Ratio =>	50.10		Average			Average			Average																	
								Std. Dev. =>	0.14		per FF=>		\$3,430		per Net Acre=>	\$808,695			per SqFt=>	\$19														

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07-460-035-00	2254 RECREATION DR	10/18/2021	165000	WD	03-ARM'S I	165000	13500	8.181818	27000	50000	27000	60	96																				
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Improvements demolished following sale. Improvement value at time of sale determined to be \$115,000. Remaining \$50,000 determined to be Land Value. 60 Feet of frontage @ \$50,000 = \$833.33 / FF