

CLI - CENTRAL LAKE INFLUENCE LAND VALUE

RAW SALES; MKRT ADJUSTED

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
07-018-020-01	7067 118TH AVE	6/8/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,700	66.70	\$818,680	\$100,000	\$133,400	2.42	2.42	\$41,322	\$0.95	LMI	4863/305		CENTRAL LAKE INFLUE	401		
07-018-020-02	118TH AVE	8/18/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,700	53.36	\$133,400	\$125,000	\$133,400	2.42	2.42	\$51,653	\$1.19	LMI	4880/350		CENTRAL LAKE INFLUE	102		
07-018-020-07	70TH	7/29/2022	\$400,000	WD	32-SPLIT VACANT	\$448,320	\$210,400	46.93	\$420,775	\$448,320	\$420,775	14.5	14.5	\$30,919	\$0.71	LMI	4784/554		CENTRAL LAKE INFLUE	402		
07-019-001-21	118TH AVE	8/14/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,500	52.88	\$275,000	\$260,000	\$275,000	10.1	10.1	\$25,743	\$0.59	LMI	4878/977		CENTRAL LAKE INFLUE	102		
07-019-005-31	LAKE MICHIGAN DR	12/22/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,500	48.25	\$275,000	\$285,000	\$275,000	10	10	\$28,500	\$0.65	LMB2	4911/673		CENTRAL LAKE INFLUE	402		
07-019-005-82	117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$129,932	\$60,000	46.18	\$120,005	\$129,932	\$120,005	1.001	1.001	\$129,802	\$2.98	LMI	4752/326		CENTRAL LAKE INFLUE	402		
07-019-005-83	7073 117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$129,932	\$60,000	46.18	\$635,344	-\$385,407	\$120,005	1.001	1.001	-\$385,022	-\$8.84	LMI	4752/326		CENTRAL LAKE INFLUE	401		
07-020-011-10	1731 70TH ST	9/30/2022	\$300,000	WD	03-ARM'S LENGTH	\$327,180	\$150,900	46.12	\$301,709	\$151,871	\$126,400	2.07	2.07	\$73,368	\$1.68	RAA	4806/724		CENTRAL LAKE INFLUE	401		
07-020-013-41	6953 CONKLIN LN	11/10/2022	\$219,999	WD	03-ARM'S LENGTH	\$236,609	\$123,400	52.15	\$246,894	\$140,215	\$150,500	10.1	10.1	\$13,883	\$0.32	RAA	4816/689		CENTRAL LAKE INFLUE	401		
07-020-020-00	6935 116TH AVE	10/20/2022	\$470,000	WD	03-ARM'S LENGTH	\$585,485	\$268,100	45.79	\$536,225	\$169,260	\$120,000	1	1	\$169,260	\$3.89	RAA	4811/956		CENTRAL LAKE INFLUE	401		
07-630-001-20	7128 116TH AVE	3/12/2024	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$315,700	49.87	\$631,357	\$241,643	\$240,000	0.27	0.27	\$894,974	\$20.55	LMB2	4926/352		CENTRAL LAKE INFLUE	401	~1 AC	
Totals:			\$3,012,999			\$3,260,458	\$1,596,900		\$4,394,389	\$1,665,834	\$2,114,485	54.882	54.882									
								Sale. Ratio =>	48.98			Average		Average								
								Std. Dev. =>	6.13			per Net Acre=>	\$30,353	per SqFt=>	\$0.70							

CORRECTED LAND VALUES

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
07-018-020-01	7067 118TH AVE	6/8/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,100	62.10	\$818,680	\$100,000	\$133,400	2.42	2.42	\$41,322	\$0.95	LMI	4863/305		CENTRAL LAKE INFLUE	401		
07-018-020-02	118TH AVE	8/18/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,100	49.68	\$133,400	\$125,000	\$133,400	2.42	2.42	\$51,653	\$1.19	LMI	4880/350		CENTRAL LAKE INFLUE	102		
07-018-020-07	70TH	7/29/2022	\$400,000	WD	32-SPLIT VACANT	\$448,320	\$210,400	46.93	\$420,775	\$448,320	\$420,775	14.5	14.5	\$30,919	\$0.71	LMI	4784/554		CENTRAL LAKE INFLUE	402		
07-019-001-21	118TH AVE	8/14/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,500	52.88	\$275,000	\$260,000	\$275,000	10.1	10.1	\$25,743	\$0.59	LMI	4878/977		CENTRAL LAKE INFLUE	102		
07-019-005-31	LAKE MICHIGAN DR	12/22/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,500	48.25	\$275,000	\$285,000	\$275,000	10	10	\$28,500	\$0.65	LMB2	4911/673		CENTRAL LAKE INFLUE	402		
07-019-005-82	117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$129,932	\$55,000	42.33	\$120,005	\$129,932	\$120,005	1.001	1.001	\$129,802	\$2.98	LMI	4752/326		CENTRAL LAKE INFLUE	402		
07-019-005-83	7073 117TH AVE	4/8/2022	\$110,000	WD	32-SPLIT VACANT	\$129,932	\$55,000	42.33	\$635,344	-\$385,407	\$120,005	1.001	1.001	-\$385,022	-\$8.84	LMI	4752/326		CENTRAL LAKE INFLUE	401		
07-020-011-10	1731 70TH ST	9/30/2022	\$300,000	WD	03-ARM'S LENGTH	\$327,180	\$150,900	46.12	\$301,709	\$151,871	\$126,400	2.07	2.07	\$73,368	\$1.68	RAA	4806/724		CENTRAL LAKE INFLUE	401		
07-020-013-41	6953 CONKLIN LN	11/10/2022	\$219,999	WD	03-ARM'S LENGTH	\$236,609	\$148,400	62.72	\$246,894	\$140,215	\$150,500	10.1	10.1	\$13,883	\$0.32	RAA	4816/689		CENTRAL LAKE INFLUE	401		
07-020-020-00	6935 116TH AVE	10/20/2022	\$470,000	WD	03-ARM'S LENGTH	\$585,485	\$268,100	45.79	\$536,225	\$169,260	\$120,000	1	1	\$169,260	\$3.89	RAA	4811/956		CENTRAL LAKE INFLUE	401		
07-630-001-20	7128 116TH AVE	3/12/2024	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$315,700	49.87	\$631,357	\$241,643	\$240,000	0.27	0.27	\$894,974	\$20.55	LMB2	4926/352		CENTRAL LAKE INFLUE	401	~1 AC	
Totals:			\$3,012,999			\$3,260,458	\$1,602,700		\$4,394,389	\$1,665,834	\$2,114,485	54.882	54.882									
								Sale. Ratio =>	49.16			Average		Average								
								Std. Dev. =>	6.92			per Net Acre=>	\$30,353	per SqFt=>	\$0.70							