

HLF - HUTCHINS LAKE FRONTAGE LAND VALUE

RAW SALES VERIFIED ATTRIBUTES

ON 122ND

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
07-012-007-00	6010.5 122ND AVE	8/13/2021	\$910,000	WD	03-ARM'S LENGTH	\$1,164,163	\$484,000	41.57	\$967,936	\$514,227	\$318,000	60	210	0.289	0.289	\$8,570	\$1,779,332	\$40.85	60	HLF	4660/288		HUTCHINS LAKE FRONT	401	ON 122ND	
07-160-012-00	6024 122ND AVE	11/17/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$180,500	37.22	\$358,363	\$391,637	\$265,000	50	250	0.287	0.287	\$7,833	\$1,364,589	\$31.33	50	HLB	4990/462		HUTCHINS LAKE FRONT	401	ON 122ND	
Totals:						\$1,649,163	\$664,500		\$1,326,299	\$905,864	\$583,000	110		0.576	0.576											
						Sale. Ratio =>			40.29	Average			per FF=>				Average									
						Std. Dev. =>			3.08	per FF=>			\$8,235		per Net Acre=>		\$1,572,681									
										Average						Average										
										per FF=>		\$7,080		per Net Acre=>		\$1,657,067										
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