

NLID - NORTH LAKE INFLUENCE DEVELOPMENTS

RAW SALES; MRKT ADJUSTED

STONEBRIDGE DEEDED LAKE ACCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
07-005-057-20	6953 STONEBRIDGE TRAIL	9/16/2021	\$270,000	WD	03-ARM'S LENGTH	\$343,386	\$131,500	38.30	\$263,000	\$343,386	\$263,000	0	0	1.052	1.052	#DIV/0!	\$326,413	\$7.49	0	LMI	4676/810		N LK INF DEV	401	DEEDED LK ACCESS		
07-005-057-50	6925 STONEBRIDGE	1/11/2022	\$250,000	WD	03-ARM'S LENGTH	\$302,850	\$125,000	41.27	\$250,000	\$302,850	\$250,000	0	0	1	1	#DIV/0!	\$302,850	\$6.95	0	LMI	4719/672		N LK INF DEV	401	DEEDED LK ACCESS		
Totals:			\$520,000			\$646,236	\$256,500		\$513,000	\$646,236	\$513,000	0	0	2.052	2.052												
												Sale. Ratio =>		39.69		Average											
												Std. Dev. =>		2.11		per Net Acre=>		\$314,930		Average		per SqFt=>		\$7.23			

LESS THAN 1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
07-050-005-00	STONEBRIDGE TRAIL	9/12/2023	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$96,400	48.93	\$192,700	\$197,000	\$192,700	0	0	0.94	0.94	#DIV/0!	\$209,574	\$4.81	0	LMB	4887/950		N LK INF DEV	402	< 1 AC		
07-050-010-00	6901 STONEBRIDGE TRAIL	11/23/2022	\$104,000	WD	03-ARM'S LENGTH	\$110,282	\$53,300	48.33	\$106,600	\$110,282	\$106,600	0	0	0.52	0.52	#DIV/0!	\$212,081	\$4.87	0	LMB	4821/87		N LK INF DEV	401	< 1 AC		
Totals:			\$301,000			\$307,282	\$149,700		\$299,300	\$307,282	\$299,300	0	0	1.46	1.46												
												Sale. Ratio =>		48.72		Average											
												Std. Dev. =>		0.43		per Net Acre=>		\$210,467		Average		per SqFt=>		\$4.83			

GREATER THAN 1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
07-050-008-00	STONEBRIDGE TRAIL	5/19/2021	\$138,000	WD	03-ARM'S LENGTH	\$183,844	\$95,600	52.00	\$191,100	\$183,844	\$191,100	0	0	1.47	1.47	#DIV/0!	\$125,064	\$2.87	0	LMB	4623/68		N LK INF DEV	402	> 1 AC		
07-725-009-00	6964 LAKESHORE CT	5/14/2022	\$659,803	WD	03-ARM'S LENGTH	\$769,396	\$327,200	42.53	\$654,464	\$769,396	\$654,464	0	0	1.184	1.184	#DIV/0!	\$227,071	\$5.21	0	LMB	4763/699		N LK INF DEV	401	> 1 AC		
Totals:			\$797,803			\$953,240	\$422,800		\$845,564	\$452,696	\$345,020	0	0	2.654	2.654												
												Sale. Ratio =>		44.35		Average											
												Std. Dev. =>		6.70		per Net Acre=>		\$170,571		Average		per SqFt=>		\$3.92			

PIER COVE FOREST ON LAKESHORE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1						
07-420-020-00	2332 LAKESHORE DR	5/31/2023	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$492,900	50.04	\$985,894	\$299,106	\$300,000	80	160	0.294	0.294	\$3,739	\$1,017,367	\$23.35	80	LMB	4862/959		N LK INF DEV	401	PCF ON LKSHORE						
07-420-081-02	2263 LAKESHORE DR	3/22/2022	\$762,263	WD	03-ARM'S LENGTH	\$900,385	\$401,400	44.58	\$802,725	\$397,660	\$300,000	165	420	2.178	2.178	\$2,410	\$182,580	\$4.19	165	LMB	4744/559		N LK INF DEV	401	PCF ON LKSHORE						
07-420-140-50	2348 LAKESHORE DR	4/29/2024	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$383,900	44.64	\$767,767	\$392,233	\$300,000	70.63	165	0.268	0.268	\$5,553	\$1,463,556	\$33.60	70.63	LMB	4938/742		N LK INF DEV	401	PCF ON LKSHORE						
Totals:			\$2,607,263			\$2,745,385	\$1,278,200		\$2,556,386	\$1,088,999	\$900,000	315.63			2.74	2.74															
												Sale. Ratio =>		46.56		Average															
												Std. Dev. =>		3.14		per FF=>		\$3,450		Average		per Net Acre=>		\$397,445		Average		per SqFt=>		\$9.12	

PIER COVE FOREST FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1						
07-410-003-00	2318 FOREST TRAIL CIR	7/21/2023	\$1,237,500	WD	03-ARM'S LENGTH	\$1,237,500	\$612,400	49.49	\$1,224,890	\$312,610	\$300,000	250	195	1.119	1.119	\$1,250	\$279,366	\$6.41	250	PCF	4873/944		N LK INF DEV	401	PCF FF						
07-410-006-00	2330 FOREST TRAIL CIR	5/18/2021	\$510,000	WD	03-ARM'S LENGTH	\$679,422	\$303,300	44.64	\$606,533	\$220,489	\$147,600	123	195	0.551	0.551	\$1,793	\$400,162	\$9.19	123	PCF	4624/306		N LK INF DEV	401	PCF FF						
07-410-019-00	2348 FOREST TRAIL CIR	4/22/2022	\$598,000	WD	03-ARM'S LENGTH	\$697,328	\$297,400	42.65	\$594,765	\$300,563	\$198,000	165	115	0.436	0.436	\$1,822	\$682,365	\$15.83	165	PCF	4754/308		N LK INF DEV	401	PCF FF						
07-410-020-00	2344 FOREST TRAIL CIR	7/8/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$261,200	40.18	\$522,483	\$307,517	\$180,000	150	185	0.637	0.637	\$2,050	\$482,758	\$11.08	150	PCF	4957/272		N LK INF DEV	401	PCF FF						
07-725-005-00	6957 LAKESHORE CT	8/3/2023	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$381,900	56.16	\$763,725	\$43,580	\$127,305	160	169	0.621	0.621	\$272	\$70,177	\$1.61	160	LMB	4877/295		N LK INF DEV	401	PCF FF						
Totals:			\$3,675,500			\$3,944,250	\$1,856,200		\$3,712,396	\$1,184,759	\$952,905	848			3.364	3.364															
												Sale. Ratio =>		47.06		Average															
												Std. Dev. =>		6.33		per FF=>		\$1,397		Average		per Net Acre=>		\$352,188		Average		per SqFt=>		\$8.09	

VILLAGE OF PIER COVE GREATER THAN 1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
07-420-038-00	2340 MARY ST	6/10/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,500	49.02	\$200,900	\$205,000	\$200,900	0	0	1.148	1.148	#DIV/0!	\$178,571	\$4.10	0	LMB	4949/639		N LK INF DEV	402	VPC OFF LS > 1 AC		
Totals:			\$205,000			\$205,000	\$100,500		\$200,900	\$205,000	\$200,900	0	0	1.148	1.148												
												Sale. Ratio =>		49.02		Average											
												Std. Dev. =>		#DIV/0!		per Net Acre=>		\$178,571		Average		per SqFt=>		\$4.10			

VILLAGE OF PIER COVE LESS THAN 1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
07-420-048-00	2333 MARY ST	3/1/2024	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$272,700	52.14	\$545,453	\$172,707	\$195,160	0	0	0.574	0.574	#DIV/0!	\$300,883	\$6.91	0	LMB	4924/846		N LK INF DEV	401	VPC OFF LS < 1 AC		
07-420-055-50	6919 123RD AVE	11/3/2023	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$150,200	48.06	\$300,494	\$80,867	\$78,880	0	0	0.232	0.232	#DIV/0!	\$348,565	\$8.00	0	LMB	4901/778		N LK INF DEV	401	VPC OFF LS < 1 AC		
Totals:			\$835,500			\$835,500	\$422,900		\$845,947	\$253,574	\$274,040	0	0	0.806	0.806												
												Sale. Ratio =>		50.62		Average											
												Std. Dev. =>		2.88		per Net Acre=>		\$314,608		Average		per SqFt=>		\$7.22			

DATE RANGE EXTENDED TO 04-01-2021 - 03-31-2025. LIMITED SALES IN STANDARD DATE RANGE. MARKET ADJUSTMENT OF 1.51% PER MONTH APPLIED TO SALES PRIOR TO 04-01-2023. GREATER CONSIDERATION GIVEN TO SALES WITHIN SALES STUDY PERIOD.

CORRECTED LAND VALUES

STONEBRIDGE DEEDED LAKE ACCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Other Parcels in Sale	Land Table	Class	Rate Group 1
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