

NLIND - NORTH LAKE INFLUENCE NON-DEVELOPMENTS

RAW SALES, MARKET ADJUSTED

ON/W LKSH<2 AC

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	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	
07-005-027-00	2376 LAKESHORE DF	11/15/2023	\$430,000	WD	03-ARMS LENGTH	\$430,000	\$209,700	48.77	\$419,310	\$260,690	\$250,000	39.5	268	0.243	0.243	\$6,600	\$1,072,798	\$24.63	39.5	LMB	4903/739		N LK INF NON-DEV	401	ON/W LKSH<2 AC	
07-005-056-00	2239 LAKESHORE	4/21/2023	\$350,000	WD	19-MULTI PARCEL ARMS LENGTH	\$350,000	\$175,600	50.17	\$351,247	\$315,185	\$316,432	6	510	2.012	1.942	\$52,531	\$156,653	\$3.60	6	LMB	4852/266	07-005-056-20	N LK INF NON-DEV	401	ON/W LKSH<2 AC	
07-008-045-00	2130 LAKESHORE DF	5/20/2024	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$176,000	48.89	\$352,052	\$195,448	\$187,500	128	112	0.329	0.329	\$1,527	\$594,067	\$13.64	128	LMB	4944/946		N LK INF NON-DEV	401	ON/W LKSH<2 AC	
07-008-065-00	2149 70TH ST	12/19/2024	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$125,000	40.58	\$250,000	\$308,000	\$250,000	66	495	0.75	0.75	\$4,667	\$410,667	\$9.43	66	LMB	5000/777		N LK INF NON-DEV	401	ON/W LKSH<2 AC	
Totals:						\$1,448,000	\$696,300		\$1,372,609	\$1,079,323	\$1,003,932	239.5		3.334	3.264											
						Sale. Ratio =>		47.40			Average			Average												
						Std. Dev. =>		4.39			per FF=>	\$4,507		per Net Acre=>	\$323,732			per SqFt=>		\$7.43						

E LKSHR <2AC

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	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	
07-008-059-00	6969 121ST AVE	6/29/2023	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$182,000	52.00	\$364,083	\$160,917	\$175,000	0	0	1.8	1.8	#DIV/0!	\$89,398	\$2.05	0	LMI	4875/447		N LK INF NON-DEV	401	E LKSHR <2AC	
07-008-085-30	6979 120TH AVE	8/17/2023	\$1,036,000	WD	03-ARMS LENGTH	\$1,036,000	\$517,800	49.98	\$1,035,639	\$175,361	\$175,000	0	0	1.136	1.136	#DIV/0!	\$154,367	\$3.54	0	LMB	4880/126		N LK INF NON-DEV	401	E LKSHR <2AC	
Totals:						\$1,386,000	\$699,800		\$1,399,722	\$336,278	\$350,000	0		2.936	2.936											
						Sale. Ratio =>		50.49			Average			per Net Acre=>	\$114,536			per SqFt=>		\$2.63						
						Std. Dev. =>		1.43																		

ON/W LKSHR 2-5AC

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	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	
07-008-080-00	2073 LAKESHORE DF	6/21/2022	\$1,525,000	WD	03-ARMS LENGTH	\$1,749,175	\$799,200	45.69	\$1,598,321	\$528,354	\$377,500	0	0	3.775	3.775	#DIV/0!	\$139,961	\$3.21	0	LMI	4773/481		N LK INF NON-DEV	401	ON/W LKSHR 2-5AC	
Totals:						\$1,525,000	\$799,200		\$1,598,321	\$528,354	\$377,500	0		3.775	3.775											
						Sale. Ratio =>		45.69			Average			per Net Acre=>	\$139,961			per SqFt=>		\$3.21						

CORRECTED LAND VALUES

ON/W LKSH<2 AC

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	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	
07-005-027-00	2376 LAKESHORE DF	11/15/2023	\$430,000	WD	03-ARMS LENGTH	\$430,000	\$234,600	54.56	\$469,219	\$260,690	\$294,625	39.5	268	0.243	0.243	\$6,600	\$1,072,798	\$24.63	39.5	LMB	4903/739		N LK INF NON-DEV	ON/W LKSH<2 AC		
07-005-056-00	2239 LAKESHORE	4/21/2023	\$350,000	WD	19-MULTI PARCEL ARMS LENGTH	\$350,000	\$175,600	50.17	\$351,247	\$315,185	\$316,432	6	510	2.012	1.942	\$52,531	\$156,653	\$3.60	6	LMB	4852/266	07-005-056-20	N LK INF NON-DEV	ON/W LKSH<2 AC		
07-008-045-00	2130 LAKESHORE DF	5/20/2024	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$196,600	54.61	\$393,294	\$195,448	\$220,969	128	112	0.329	0.329	\$1,527	\$594,067	\$13.64	128	LMB	4944/946		N LK INF NON-DEV	ON/W LKSH<2 AC		
07-008-065-00	2149 70TH ST	12/19/2024	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$147,300	47.82	\$294,625	\$308,000	\$294,625	66	495	0.75	0.75	\$4,667	\$410,667	\$9.43	66	LMB	5000/777		N LK INF NON-DEV	ON/W LKSH<2 AC		
Totals:						\$1,448,000	\$754,100		\$1,508,385	\$1,079,323	\$1,126,651	239.5		3.334	3.264											
						Sale. Ratio =>		52.08			Average			per Net Acre=>	\$323,732			per SqFt=>		\$7.43						
						Std. Dev. =>		3.36			per FF=>	\$4,507		per Net Acre=>	\$323,732			per SqFt=>		\$7.43						

E LKSHR <2AC

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	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	
07-008-059-00	6969 121ST AVE	6/29/2023	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$182,000	52.00	\$364,083	\$160,917	\$175,000	0	0	1.8	1.8	#DIV/0!	\$89,398	\$2.05	0	LMI	4875/447		N LK INF NON-DEV	401		
07-008-085-30	6979 120TH AVE	8/17/2023	\$1,036,000	WD	03-ARMS LENGTH	\$1,036,000	\$533,900	51.53	\$1,067,893	\$175,361	\$175,000	0	0	1.136	1.136	#DIV/0!	\$154,367	\$3.54	0	LMB	4880/126		N LK INF NON-DEV	401		
Totals:						\$1,386,000	\$715,900		\$1,431,976	\$336,278	\$350,000	0		2.936	2.936											
						Sale. Ratio =>		51.65			Average			per Net Acre=>	\$114,536			per SqFt=>		\$2.63						
						Std. Dev. =>		0.33																		

ON/W LKSHR 2-5AC

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	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	
07-008-080-00	2073 LAKESHORE DF	6/21/2022	\$1,525,000	WD	03-ARMS LENGTH	\$1,749,175	\$852,000	50.42	\$1,764,030	\$528,354	\$528,353	0	0	3.775	3.775	#DIV/0!	\$139,961	\$3.21	0	LMI	4773/481		N LK INF NON-DEV			
Totals:						\$1,525,000	\$852,000		\$1,749,175	\$528,354	\$528,353	0		3.775	3.775											
						Sale. Ratio =>		50.42			Average			per Net Acre=>	\$139,961			per SqFt=>		\$3.21						