

SLIND - SOUTH LAKE INFLUENCE NON-DEVELOPMENT

RAW SALES, MARKET ADJUSTMENTS & VERIFIED ATTRIBUTES

VACANT		<0.5AC SITE	0.51AC - 0.99AC	1AC - 2AC	2.5AC - 5AC	7AC - 15AC	15+AC														
		\$79,011	\$102,078	INTERPOLATED	\$48,314	\$37,058	INTERPOLATED														
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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
07-032-017-00	6989 EAST LANE	7/29/2022	\$266,000	WD	03-ARM'S LENGTH	\$301,192	\$136,100	45.19	\$272,181	\$79,011	\$50,000	0.232	0.232	\$340,565	\$7.82	GLN	4785/782			S LAKE INF NON-DEV	401
07-031-001-00	1382 BLUE STAR HWY	11/15/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,000	49.80	\$497,922	\$102,078	\$100,000	0.825	0.825	\$123,731	\$2.84	GLN	4904/716			S LAKE INF NON-DEV	401
07-031-017-00	1373 WILDFLOWER LN	10/15/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$362,700	50.03	\$725,495	\$129,905	\$130,400	2.54	2.54	\$51,144	\$1.17	LMI	4986/458			S LAKE INF NON-DEV	401
07-031-002-02	7040 FOSTER LANE	4/29/2022	\$80,000	WD	03-ARM'S LENGTH	\$125,600	\$66,100	52.63	\$132,200	\$125,600	\$132,200	2.72	2.72	\$46,176	\$1.06	RAB	4757/151			S LAKE INF NON-DEV	401
07-031-002-05	7018 FOSTER LANE	6/21/2024	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$75,500	38.13	\$213,860	\$198,000	\$151,500	4.06	4.06	\$48,768	\$1.12	RAB	4955/805			S LAKE INF NON-DEV	401
07-031-002-07	7036 114TH AVE	10/7/2022	\$484,900	WD	03-ARM'S LENGTH	\$527,668	\$241,200	45.71	\$482,353	\$202,815	\$157,500	4.3	4.3	\$47,166	\$1.08	RAB	4806/444			S LAKE INF NON-DEV	401
07-031-002-06	1358 BLUE STAR HWY	2/22/2024	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$118,000	45.04	\$235,933	\$262,000	\$235,933	7.07	7.07	\$37,058	\$0.85	RAB	4784/921			S LAKE INF NON-DEV	402
Totals:			\$2,515,900			\$2,639,460	\$1,248,600		\$2,559,944	\$1,099,409	\$957,533	21.747	21.747								
								Sale. Ratio =>	47.31			Average		Average							
								Std. Dev. =>	4.75			per Net Acre=>	\$50,555	per SqFt=>	\$1.16						

LAKE INFLUENCE

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
07-030-005-00	7078 116TH AVE	6/6/2022	\$437,000	WD	03-ARM'S LENGTH	\$501,239	\$251,300	50.14	\$502,671	\$178,568	\$180,000	1.5	1.5	\$119,045	\$2.73	LMI	4769/179			S LAKE INF NON-DEV	401
07-030-004-00	7090 116TH AVE	6/4/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$235,400	49.04	\$470,898	\$196,902	\$187,800	2.02	2.02	\$97,476	\$2.24	LMI	4948/319			S LAKE INF NON-DEV	401
Totals:			\$917,000			\$981,239	\$486,700		\$973,569	\$375,470	\$367,800	3.52	3.52								
								Sale. Ratio =>	49.60			Average		Average							
								Std. Dev. =>	0.77			per Net Acre=>	\$106,668	per SqFt=>	\$2.45						

***AVERAGE ACREAGE RATE PERCEGTAGE CHANGE APPLIED TO STANDARD SOUTH LAKE INFLUENCE NON-DEVELOPMENT RATES FOR 3+ ACRES ALSO APPLIED TO "WET" LAND TABLE

CORRECTED LAND VALUATION

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	
07-032-017-00	6989 EAST LANE	7/29/2022	\$266,000	WD	03-ARM'S LENGTH	\$301,192	\$150,600	50.00	\$301,192	\$79,011	\$79,011	0.232	0.232	\$340,565	\$7.82	GLN	4785/782			S LAKE INF NON-DEV	401
07-031-001-00	1382 BLUE STAR HWY	11/15/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,400	50.88	\$508,867	\$93,211	\$102,078	0.825	0.825	\$112,983	\$2.59	GLN	4904/716			S LAKE INF NON-DEV	401
07-031-017-00	1373 WILDFLOWER LN	10/15/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$358,900	49.50	\$717,813	\$129,905	\$122,718	2.54	2.54	\$51,144	\$1.17	LMI	4986/458			S LAKE INF NON-DEV	401
07-031-002-02	7040 FOSTER LANE	4/29/2022	\$80,000	WD	03-ARM'S LENGTH	\$125,600	\$65,707	52.31	\$131,414	\$125,600	\$131,414	2.72	2.72	\$46,176	\$1.06	RAB	4757/151			S LAKE INF NON-DEV	401
07-031-002-05	7018 FOSTER LANE	6/21/2024	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$98,100	49.55	\$196,155	\$198,000	\$196,155	4.06	4.06	\$48,768	\$1.12	RAB	4955/805			S LAKE INF NON-DEV	401
07-031-002-07	7036 114TH AVE	10/7/2022	\$484,900	WD	03-ARM'S LENGTH	\$527,668	\$271,800	51.51	\$543,556	\$191,862	\$207,750	4.3	4.3	\$44,619	\$1.02	RAB	4806/444			S LAKE INF NON-DEV	401
07-031-002-06	1358 BLUE STAR HWY	2/22/2024	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$131,000	50.00	\$262,000	\$262,000	\$262,000	7.07	7.07	\$37,058	\$0.85	RAB	4784/921			S LAKE INF NON-DEV	402
Totals:			\$2,515,900			\$2,639,460	\$1,330,507		\$2,660,997	\$1,079,589	\$1,101,126	21.747	21.747								
								Sale. Ratio =>	50.41			Average		Average							
								Std. Dev. =>	1.07			per Net Acre=>	\$49,643	per SqFt=>	\$1.14						

LAKE INFLUENCE

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07-030-004-00	7090 116TH AVE	6/4/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$245,400	51.13	\$490,848	\$196,902	\$207,750	2.02	2.02	\$97,476	\$2.24	LMI	4948/319			S LAKE INF NON-DEV	401
Totals:			\$917,000			\$981,239	\$492,500		\$984,990	\$375,470	\$379,221	3.52	3.52								
								Sale. Ratio =>	50.19			Average		Average							
								Std. Dev. =>	1.29			per Net Acre=>	\$106,668	per SqFt=>	\$2.45						