

2025 Land Value Analysis R-1D Lk BS Sec 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-02-202-006	1827 SMALLBROOK	11/28/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$239,360	46.03
88-20-02-202-010	6786 NORTHPOINT	02/16/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$240,690	47.19
88-20-02-253-027	6602 EMERALD LAKE	10/14/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$217,980	41.92
88-20-02-253-042	6655 NORTHPOINT	09/01/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$216,860	43.81
88-20-02-253-047	6605 NORTHPOINT	11/07/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$236,340	50.61
88-20-02-253-048	6597 NORTHPOINT	11/18/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$241,370	47.33
88-20-02-253-059	1822 LYSTER	06/15/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$277,420	52.84
88-20-02-378-003	6356 SANDSHORES	06/05/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$206,840	50.45
88-20-02-378-019	6120 SANDSHORES	05/30/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$203,390	44.70
88-20-02-378-031	6021 ATKINS	12/14/22	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$194,750	46.48
88-20-02-378-035	6069 ATKINS	03/30/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$185,560	49.22
88-20-02-378-064	6281 EMERALD LAKE	02/16/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$254,110	54.07
Totals:			\$5,678,000			\$5,678,000	\$2,714,670	
Sale. Ratio =>								47.81
Std. Dev. =>								3.66

Cur. Appraisal	Land Residual	Est. Land Value	Base Rate	ECF Area	Liber/Page	Land Table	Paved	Class	Rate Group 1
\$478,720	\$197,064	\$155,784	1.0	02L	59039/881	R-1D	1	401	R-1D LK BS SEC2
\$481,378	\$184,406	\$155,784	1.0	02L	59187/488	R-1D	1	401	R-1D LK BS SEC2
\$435,963	\$239,821	\$155,784	1.0	02L	58206/601	R-1D	1	401	R-1D LK BS SEC2
\$433,725	\$217,059	\$155,784	1.0	02L	58904/282	R-1D	1	401	R-1D LK BS SEC2
\$472,684	\$150,100	\$155,784	1.0	02L	58260/766	R-1D	1	401	R-1D LK BS SEC2
\$482,749	\$183,035	\$155,784	1.0	02L	58273/782	R-1D	1	401	R-1D LK BS SEC2
\$554,845	\$125,939	\$155,784	1.0	02L	57892/794	R-1D	1	401	R-1D LK BS SEC2
\$413,672	\$152,112	\$155,784	1.0	02L	58655/141	R-1D	1	401	R-1D LK BS SEC2
\$406,773	\$204,011	\$155,784	1.0	02L	58655/392	R-1D	1	401	R-1D LK BS SEC2
\$389,493	\$185,291	\$155,784	1.0	02L	58329/821	R-1D	1	401	R-1D LK BS SEC2
\$371,125	\$161,659	\$155,784	1.0	02L	58523/091	R-1D	1	401	R-1D LK BS SEC2
\$508,224	\$117,560	\$155,784	1.0	02L	58435/347	R-1D	1	401	R-1D LK BS SEC2
\$5,429,351	\$2,118,057	\$1,869,408	12.0						
		Average							
		Base Rate=>	\$176,505						