

2025 Land Value Analysis C1201 Square Lake Ct Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-12-206-023	5985 STELLA	07/12/22	\$347,630	WD	21-NOT USED/OTHER	\$347,630	\$178,410
88-20-12-206-024	5979 STELLA	07/18/22	\$325,800	WD	21-NOT USED/OTHER	\$325,800	\$170,590
88-20-12-206-024	5979 STELLA	08/24/22	\$353,000	WD	21-NOT USED/OTHER	\$353,000	\$170,590
88-20-12-206-025	5973 STELLA	07/14/22	\$325,600	WD	21-NOT USED/OTHER	\$325,600	\$170,590
88-20-12-206-026	5967 STELLA	07/15/22	\$338,700	WD	21-NOT USED/OTHER	\$338,700	\$170,590
88-20-12-206-027	5961 STELLA	07/18/22	\$326,400	WD	21-NOT USED/OTHER	\$326,400	\$170,590
88-20-12-206-028	5955 STELLA	07/14/22	\$352,500	WD	21-NOT USED/OTHER	\$352,500	\$178,410
88-20-12-206-029	2902 ARTEMIS	05/05/22	\$348,800	WD	21-NOT USED/OTHER	\$348,800	\$178,410
88-20-12-206-030	2906 ARTEMIS	05/04/22	\$326,380	WD	21-NOT USED/OTHER	\$326,380	\$170,590
88-20-12-206-031	2910 ARTEMIS	05/04/22	\$333,720	WD	21-NOT USED/OTHER	\$333,720	\$170,590
88-20-12-206-032	2914 ARTEMIS	05/23/22	\$343,500	WD	21-NOT USED/OTHER	\$343,500	\$178,410
88-20-12-206-033	2922 ARTEMIS	05/23/22	\$353,175	WD	03-ARM'S LENGTH	\$353,175	\$178,410
88-20-12-206-034	2926 ARTEMIS	05/26/22	\$327,500	WD	21-NOT USED/OTHER	\$327,500	\$170,590
88-20-12-206-035	2930 ARTEMIS	05/26/22	\$329,350	WD	21-NOT USED/OTHER	\$329,350	\$170,590
88-20-12-206-036	2934 ARTEMIS	05/26/22	\$347,300	WD	21-NOT USED/OTHER	\$347,300	\$178,410
88-20-12-206-037	2933 ZANA	12/02/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,780
88-20-12-206-038	2929 ZANA	11/03/22	\$363,300	WD	03-ARM'S LENGTH	\$363,300	\$171,870
88-20-12-206-039	2925 ZANA	10/31/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,870
88-20-12-206-040	2921 ZANA	02/28/23	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$179,780
88-20-12-206-041	2913 ZANA	10/31/22	\$380,700	WD	03-ARM'S LENGTH	\$380,700	\$179,780
88-20-12-206-042	2909 ZANA	11/07/22	\$367,900	WD	03-ARM'S LENGTH	\$367,900	\$171,870
88-20-12-206-043	2905 ZANA	11/07/22	\$354,500	WD	03-ARM'S LENGTH	\$354,500	\$171,870
88-20-12-206-044	2901 ZANA	11/03/22	\$382,700	WD	03-ARM'S LENGTH	\$382,700	\$179,780
88-20-12-206-045	5931 STELLA	02/28/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,780
88-20-12-206-045	5931 STELLA	08/30/22	\$382,600	WD	21-NOT USED/OTHER	\$382,600	\$179,780
88-20-12-206-046	5925 STELLA	08/31/22	\$337,255	WD	21-NOT USED/OTHER	\$337,255	\$171,870
88-20-12-206-047	5919 STELLA	09/01/22	\$344,900	WD	21-NOT USED/OTHER	\$344,900	\$171,870
88-20-12-206-048	5913 STELLA	09/06/22	\$345,460	WD	21-NOT USED/OTHER	\$345,460	\$171,870
88-20-12-206-049	5907 STELLA	08/31/22	\$332,900	WD	21-NOT USED/OTHER	\$332,900	\$171,870
88-20-12-206-050	5901 STELLA	09/02/22	\$369,980	WD	21-NOT USED/OTHER	\$369,980	\$179,780
88-20-12-206-051	2900 ZANA	01/20/23	\$400,200	WD	03-ARM'S LENGTH	\$400,200	\$179,780
88-20-12-206-052	2904 ZANA	02/24/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,870

88-20-12-206-053	2908 ZANA	01/19/23	\$365,900	WD	03-ARM'S LENGTH	\$365,900	\$171,870
88-20-12-206-054	2912 ZANA	01/17/23	\$388,300	WD	03-ARM'S LENGTH	\$388,300	\$179,780
88-20-12-206-055	2920 ZANA	02/28/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,780
88-20-12-206-056	2924 ZANA	02/28/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,870
88-20-12-206-057	2928 ZANA	03/16/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,870
88-20-12-206-058	2932 ZANA	01/20/23	\$383,800	WD	03-ARM'S LENGTH	\$383,800	\$179,780
88-20-12-206-059	5922 SQUARE LAKE COURT	07/10/23	\$374,800	WD	03-ARM'S LENGTH	\$374,800	\$179,780
88-20-12-206-060	5916 SQUARE LAKE COURT	05/15/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$171,870
88-20-12-206-061	5910 SQUARE LAKE COURT	05/15/23	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$171,870
88-20-12-206-062	5904 SQUARE LAKE COURT	05/12/23	\$374,800	WD	03-ARM'S LENGTH	\$374,800	\$179,780
		Totals:	\$14,899,650			\$14,899,650	\$7,349,090
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Site	Dollars/Site	Liber/Page	Land Table	Class
51.32	\$356,823	\$87,642	\$96,835	1.0	\$87,642	57952/405	SQUARE LAKE CT CONDOS	407
52.36	\$341,175	\$81,460	\$96,835	1.0	\$81,460	57969/366	SQUARE LAKE CT CONDOS	407
48.33	\$341,175	\$108,660	\$96,835	1.0	\$108,660	57074/681	SQUARE LAKE CT CONDOS	407
52.39	\$341,175	\$81,260	\$96,835	1.0	\$81,260	57961/625	SQUARE LAKE CT CONDOS	407
50.37	\$341,175	\$94,360	\$96,835	1.0	\$94,360	57969/890	SQUARE LAKE CT CONDOS	407
52.26	\$341,175	\$82,060	\$96,835	1.0	\$82,060	57969/336	SQUARE LAKE CT CONDOS	407
50.61	\$356,823	\$92,512	\$96,835	1.0	\$92,512	57966/720	SQUARE LAKE CT CONDOS	407
51.15	\$356,823	\$88,812	\$96,835	1.0	\$88,812	57759/213	SQUARE LAKE CT CONDOS	407
52.27	\$341,175	\$82,040	\$96,835	1.0	\$82,040	57759/418	SQUARE LAKE CT CONDOS	407
51.12	\$341,175	\$89,380	\$96,835	1.0	\$89,380	57759/152	SQUARE LAKE CT CONDOS	407
51.94	\$356,823	\$83,512	\$96,835	1.0	\$83,512	57811/297	SQUARE LAKE CT CONDOS	407
50.52	\$356,823	\$93,187	\$96,835	1.0	\$93,187	57811/075	SQUARE LAKE CT CONDOS	407
52.09	\$341,175	\$83,160	\$96,835	1.0	\$83,160	57820/479	SQUARE LAKE CT CONDOS	407
51.80	\$341,175	\$85,010	\$96,835	1.0	\$85,010	57821/199	SQUARE LAKE CT CONDOS	407
51.37	\$356,823	\$87,312	\$96,835	1.0	\$87,312	57820/088	SQUARE LAKE CT CONDOS	407
49.25	\$359,550	\$102,285	\$96,835	1.0	\$102,285	58301/583	SQUARE LAKE CT CONDOS	407
47.31	\$343,746	\$116,389	\$96,835	1.0	\$116,389		SQUARE LAKE CT CONDOS	407
48.41	\$343,746	\$108,089	\$96,835	1.0	\$108,089	58236/453	SQUARE LAKE CT CONDOS	407
48.52	\$359,550	\$107,785	\$96,835	1.0	\$107,785	58455/716	SQUARE LAKE CT CONDOS	407
47.22	\$359,550	\$117,985	\$96,835	1.0	\$117,985	58239/533	SQUARE LAKE CT CONDOS	407
46.72	\$343,746	\$120,989	\$96,835	1.0	\$120,989	58250/322	SQUARE LAKE CT CONDOS	407
48.48	\$343,746	\$107,589	\$96,835	1.0	\$107,589	58251/594	SQUARE LAKE CT CONDOS	407
46.98	\$359,550	\$119,985	\$96,835	1.0	\$119,985	58244/884	SQUARE LAKE CT CONDOS	407
49.25	\$359,550	\$102,285	\$96,835	1.0	\$102,285	58454/210	SQUARE LAKE CT CONDOS	407
46.99	\$359,550	\$119,885	\$96,835	1.0	\$119,885	58085/194	SQUARE LAKE CT CONDOS	407
50.96	\$343,746	\$90,344	\$96,835	1.0	\$90,344	58089/877	SQUARE LAKE CT CONDOS	407
49.83	\$343,746	\$97,989	\$96,835	1.0	\$97,989	58097/845	SQUARE LAKE CT CONDOS	407
49.75	\$343,746	\$98,549	\$96,835	1.0	\$98,549	58103/186	SQUARE LAKE CT CONDOS	407
51.63	\$343,746	\$85,989	\$96,835	1.0	\$85,989	58090/063	SQUARE LAKE CT CONDOS	407
48.59	\$359,550	\$107,265	\$96,835	1.0	\$107,265	58102/829	SQUARE LAKE CT CONDOS	407
44.92	\$359,550	\$137,485	\$96,835	1.0	\$137,485	58389/809	SQUARE LAKE CT CONDOS	407
48.41	\$343,746	\$108,089	\$96,835	1.0	\$108,089	58443/897	SQUARE LAKE CT CONDOS	407

46.97	\$343,746	\$118,989	\$96,835	1.0	\$118,989	58387/246	SQUARE LAKE CT CONDOS	407
46.30	\$359,550	\$125,585	\$96,835	1.0	\$125,585	58381/301	SQUARE LAKE CT CONDOS	407
48.59	\$359,550	\$107,285	\$96,835	1.0	\$107,285	58452/348	SQUARE LAKE CT CONDOS	407
48.41	\$343,746	\$108,089	\$96,835	1.0	\$108,089	58452/321	SQUARE LAKE CT CONDOS	407
48.41	\$343,746	\$108,089	\$96,835	1.0	\$108,089	58484/418	SQUARE LAKE CT CONDOS	407
46.84	\$359,550	\$121,085	\$96,835	1.0	\$121,085	58390/027	SQUARE LAKE CT CONDOS	407
47.97	\$359,550	\$112,085	\$96,835	1.0	\$112,085	58731/822	SQUARE LAKE CT CONDOS	407
53.73	\$343,746	\$72,989	\$96,835	1.0	\$72,989		SQUARE LAKE CT CONDOS	407
47.75	\$343,746	\$112,989	\$96,835	1.0	\$112,989		SQUARE LAKE CT CONDOS	407
47.97	\$359,550	\$112,085	\$96,835	1.0	\$112,085	58605/811	SQUARE LAKE CT CONDOS	407
\$14,698,107		\$4,268,613	\$4,067,070	42.0				
49.32	Average							
2.11	per Site=>		\$101,634					

Rate Group 1

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