

S1B Land Analysis Sections 1 through 12 (Includes 011 Leonard Estates, AR1 Almont Residential, & LO1)

4/1/2020 through 3/31/2024

Combined tables in same sections and used older sales to establish land values.

5 acre parcels

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	Gravel	Paved	Inspected Date	Use Code	Class				
A-05-05-100-034		03/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,290	36.81	\$62,585	\$85,000	\$62,585	0.0	0.0	5.00	5.00	#DIV/0!	\$17,000	\$0.39	0.00	S1B 56111:883		Land Table S1B	1	0	10/25/2018	402						
A-05-05-100-038		01/21/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$30,860	38.58	\$61,725	\$80,000	\$61,725	0.0	0.0	5.02	5.02	#DIV/0!	\$15,936	\$0.37	0.00	S1B 55650:104		Land Table S1B	1	0	8/19/2021	402						
A-05-09-400-021	4160 CURTIS RD	07/01/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,510	40.68	\$61,025	\$75,000	\$61,025	0.0	0.0	4.82	4.82	#DIV/0!	\$15,560	\$0.36	0.00	S1B 54471:237		Land Table S1B	1	0	7/27/2020	402						
A-05-10-100-015	4720 MILLSTAN	07/07/20	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$31,350	36.03	\$62,708	\$87,000	\$62,708	0.0	0.0	5.08	5.08	#DIV/0!	\$17,139	\$0.39	0.00	S1B 54625:172		Land Table S1B	1	0	10/18/2023	401						
<b>Totals:</b>						<b>\$327,000</b>	<b>\$124,010</b>		<b>\$248,043</b>	<b>\$327,000</b>	<b>\$248,043</b>	<b>0.0</b>		<b>19.92</b>	<b>19.92</b>																	
								Sale. Ratio =>	37.92									Average														
								Std. Dev. =>	2.06									per FF=>	#DIV/0!	Average		per Net Acre=>		16,418.96		Average		per SqFt=>		\$0.38		

6 acre parcels

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	Gravel	Paved	Inspected Date	Use Code	Class			
A-05-12-100-038		01/29/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,870	34.60	\$65,733	\$95,000	\$65,733	0.0	0.0	6.94	6.94	#DIV/0!	\$13,689	\$0.31	0.00	S1B 55614:275		Land Table S1B	1	0	3/30/2021	402					
<b>Totals:</b>						<b>\$95,000</b>	<b>\$32,870</b>		<b>\$65,733</b>	<b>\$95,000</b>	<b>\$65,733</b>	<b>0.0</b>		<b>6.94</b>	<b>6.94</b>																
								Sale. Ratio =>	34.60									Average													
								Std. Dev. =>	#DIV/0!									per FF=>	#DIV/0!	Average		per Net Acre=>		13,688.76		Average		per SqFt=>		\$0.31	

10 acre parcels

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	Gravel	Paved	Inspected Date	Use Code	Class			
A-05-01-200-020		11/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,640	25.09	\$75,274	\$150,000	\$75,274	0.0	0.0	10.00	10.00	#DIV/0!	\$15,000	\$0.34	0.00	AR1		Residential: Almo	1	0	9/13/2021	102					
A-05-09-300-010		06/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,260	26.17	\$78,522	\$150,000	\$78,522	0.0	0.0	9.78	9.78	#DIV/0!	\$15,337	\$0.35	0.00	S1B 57921:712		Land Table S1B	1	0	6/3/2019	402					
A-05-12-200-010		08/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,270	27.67	\$88,546	\$160,000	\$88,546	0.0	0.0	10.25	10.25	#DIV/0!	\$15,607	\$0.36	0.00	S1B 56983:119		Land Table S1B	1	0	7/29/2021	402					
A-05-12-351-001	4220 HAGERMAN RD	04/28/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$35,770	21.17	\$71,533	\$169,000	\$71,533	0.0	0.0	9.74	9.74	#DIV/0!	\$17,351	\$0.40	0.00	S1B 56299:249		Land Table S1B	1	0	12/11/2023	401					
A-05-12-427-001		05/19/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,190	35.16	\$84,381	\$120,000	\$84,381	0.0	0.0	9.45	9.45	#DIV/0!	\$12,698	\$0.29	0.00	S1B 56306:789		Land Table S1B	1	0	5/27/2021	402					
<b>Totals:</b>						<b>\$749,000</b>	<b>\$199,130</b>		<b>\$398,256</b>	<b>\$749,000</b>	<b>\$398,256</b>	<b>0.0</b>		<b>49.22</b>	<b>49.22</b>																
								Sale. Ratio =>	26.59									Average													
								Std. Dev. =>	5.13									per FF=>	#DIV/0!	Average		per Net Acre=>		15,216.77		Average		per SqFt=>		\$0.35	

2024 Land Values

Acreeage Table A

Description: N 1/3 Res

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	44,960	3 Acre:	56,558	10 Acre:	88,546	30 Acre:	208,616
1.5 Acre:	47,842	4 Acre:	59,618	15 Acre:	125,169	40 Acre:	259,610
2 Acre:	50,532	5 Acre:	62,585	20 Acre:	157,621	50 Acre:	301,334
2.5 Acre:	53,776	7 Acre:	65,830	25 Acre:	185,436	100 Acre:	556,308

Close

2025 Land Values

Acreeage Table A

Description: N 1/3 Res

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	45,000	3 Acre:	57,000	10 Acre:	150,000	30 Acre:	330,000
1.5 Acre:	50,000	4 Acre:	68,000	15 Acre:	210,000	40 Acre:	400,000
2 Acre:	52,000	5 Acre:	80,000	20 Acre:	260,000	50 Acre:	450,000
2.5 Acre:	54,000	7 Acre:	112,000	25 Acre:	300,000	100 Acre:	600,000

Close

S3B Land Analysis Sections 13-24

4/1/2022 thru 3/31/2024

2 Acre Parcels

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	Gravel	Paved	Inspected Date	Use Code	Class	
A-05-17-351-014		09/08/22	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$28,110	59.18	\$56,225	\$47,500	\$56,225	0.0	0.0	2.30	2.30	#DIV/0!	\$20,652	\$0.47	0.00	0.00	S3B 58102:739		1	0	11/15/2022		402		
A-05-21-401-004		01/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,170	36.23	\$54,348	\$75,000	\$54,348	0.0	0.0	2.03	2.03	#DIV/0!	\$36,946	\$0.85	0.00	0.00	S3B 58416:088		0	1	12/19/2023		402		
A-05-21-401-004		11/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,170	36.23	\$54,348	\$75,000	\$54,348	0.0	0.0	2.03	2.03	#DIV/0!	\$36,946	\$0.85	0.00	0.00	S3B 59039:764		0	1	12/19/2023		402		
A-05-23-401-004	625 GARLAND LN	11/23/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,900	50.73	\$55,808	\$55,000	\$55,808	0.0	0.0	2.24	2.24	#DIV/0!	\$24,554	\$0.56	0.00	0.00	S3B 58285:092		0	1	12/27/2023		401		
A-05-23-426-004	860 GARLAND LN	02/24/23	\$60,900	WD	03-ARM'S LENGTH	\$60,900	\$27,350	44.91	\$54,695	\$60,900	\$54,695	0.0	0.0	2.08	2.08	#DIV/0!	\$29,279	\$0.67	0.00	0.00	S3B 58447:001		0	1	5/3/2023		402		
A-05-23-451-001	545 PINE CREST CIR	06/16/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$27,700	38.21	\$55,391	\$72,500	\$55,391	0.0	0.0	2.18	2.18	#DIV/0!	\$33,257	\$0.76	0.00	0.00	S3B 58699:421		0	1	10/21/2020		401		
A-05-23-451-010		07/21/23	\$60,000	QC	03-ARM'S LENGTH	\$60,000	\$27,830	46.38	\$55,669	\$60,000	\$55,669	0.0	0.0	2.22	2.22	#DIV/0!	\$27,027	\$0.62	0.00	0.00	S3B 58762:304		0	1	6/15/2021		402		
A-05-23-451-015	627 MACK RD	05/27/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,080	31.20	\$56,156	\$90,000	\$56,156	0.0	0.0	2.29	2.29	#DIV/0!	\$39,301	\$0.90	0.00	0.00	S3B 57832:247		0	1	12/20/2023		401		
<b>Totals:</b>						\$535,900	\$221,310		\$442,640	\$535,900	\$442,640	0.0		17.37	17.37														
						Sale. Ratio =>		41.30		Average				Average															
						Std. Dev. =>		9.18		per FF=>		#DIV/0!		per Net Acre=>		30,852.04													

5 Acre Parcels

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	Gravel	Paved	Inspected Date	Use Code	Class		
A-05-18-351-020		04/11/24	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$33,420	128.54	\$66,843	\$26,000	\$66,843	0.0	0.0	5.18	5.18	#DIV/0!	\$5,019	\$0.12	0.00	0.00	S3B 59309:838		0	0	NOT INSPECTED		402			
A-05-20-476-004		04/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$33,740	18.74	\$67,477	\$180,000	\$67,477	0.0	0.0	0.89	5.95	#DIV/0!	\$202,247	\$4.64	0.00	0.00	S3B 58546:301		1	0	NOT INSPECTED		402			
A-05-21-126-006		08/11/23	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$34,230	39.80	\$68,456	\$86,000	\$68,456	0.0	0.0	5.81	5.81	#DIV/0!	\$14,810	\$0.34	0.00	0.00	S3B 58820:892		0	0	8/29/2023		402			
<b>Totals:</b>						\$292,000	\$101,390		\$202,776	\$292,000	\$202,776	0.0		11.88	16.94															
						Sale. Ratio =>		34.72		Average				Average																
						Std. Dev. =>		58.27		per FF=>		#DIV/0!		per Net Acre=>		24,585.33														

Miscellaneous Acreage

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	Gravel	Paved	Inspected Date	Use Code	Class		
A-05-17-200-026	3495 LAKE GEORGE RD	09/12/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91	\$87,204	\$115,000	\$87,204	0.0	0.0	9.75	9.75	#DIV/0!	\$11,795	\$0.27	0.00	0.00	S3B 58119:013		1	0	9/24/2020		401			
A-05-21-126-004		12/07/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,370	35.41	\$194,740	\$275,000	\$194,740	0.0	0.0	24.34	24.34	#DIV/0!	\$11,298	\$0.26	0.00	0.00	S3B 58308:541		0	0	6/22/2022		402			
A-05-24-300-034		01/16/24	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$52,990	44.16	\$105,973	\$120,000	\$105,973	0.0	0.0	3.60	1.82	#DIV/0!	\$33,333	\$0.77	0.00	0.00	S3B 59256:107	A-05-24-300-035	1	0	7/29/2021		402			
<b>Totals:</b>						\$510,000	\$193,960		\$387,917	\$510,000	\$387,917	0.0		37.69	35.91															
						Sale. Ratio =>		38.03		Average				Average																
						Std. Dev. =>		4.51		per FF=>		#DIV/0!		per Net Acre=>		13,531.44														

2024 Land Values

Acresage Table A

Description: Sections 13-24

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	48,170	3 Acre:	60,595	10 Acre:	94,867	30 Acre:	223,508
1.5 Acre:	51,258	4 Acre:	63,873	15 Acre:	134,105	40 Acre:	278,144
2 Acre:	54,139	5 Acre:	67,053	20 Acre:	168,873	50 Acre:	322,846
2.5 Acre:	57,616	7 Acre:	70,529	25 Acre:	198,674	100 Acre:	596,022

Close

2025 Land Values

Acresage Table A

Description: Sections 13-24

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	55,000	3 Acre:	67,000	10 Acre:	110,000	30 Acre:	240,000
1.5 Acre:	58,000	4 Acre:	70,000	15 Acre:	150,000	40 Acre:	280,000
2 Acre:	61,000	5 Acre:	73,500	20 Acre:	180,000	50 Acre:	325,000
2.5 Acre:	64,000	7 Acre:	91,000	25 Acre:	212,500	100 Acre:	600,000

Close

Outliers

A-05-18-351-020		04/11/24	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$33,420	128.54	\$66,843	\$26,000	\$66,843	0.0	0.0	5.18	5.18	#DIV/0!	\$5,019	\$0.12	0.00	0.00	S3B 59309:838		0	0	NOT INSPECTED		402
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S5B Land Sales Analysis Sections 25-36 (Includes 1 The Rocks, LO2, S3C Harmony Hills, & S5P Pines)

2 Acre Parcels

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	Gravel	Paved	Inspected Date	Use Code	Class	
A-05-25-100-028		06/24/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$28,730	22.98	\$57,450	\$125,000	\$57,450	0.0	0.0	2.22	2.22	#DIV/0!	\$56,306	\$1.29	0.00	S5B 59458:135		Land Table S5B	1	0	11/13/2020		402		
A-05-25-300-032		08/05/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$28,440	22.75	\$56,885	\$125,000	\$56,885	0.0	0.0	2.14	2.14	#DIV/0!	\$58,411	\$1.34	0.00	S5B 58029:850		Land Table S5B	0	1	11/15/2022		402		
A-05-29-100-044		05/31/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,920	31.02	\$55,836	\$90,000	\$55,836	0.0	0.0	1.99	1.99	#DIV/0!	\$45,226	\$1.04	0.00	S5B 59399:308		Land Table S5B	0	1	10/2/2020		402		
A-05-29-151-016		06/02/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$28,020	23.75	\$56,036	\$118,000	\$56,036	0.0	0.0	2.02	2.02	#DIV/0!	\$58,416	\$1.34	0.00	S5B 57855:219		Land Table S5B	0	1	11/15/2022		402		
A-05-31-151-007		01/31/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,200	37.60	\$56,390	\$75,000	\$56,390	0.0	0.0	2.07	2.07	#DIV/0!	\$36,232	\$0.83	0.00	S5B 58431:528		Land Table S5B	0	1	11/18/2020		402		
A-05-35-200-059	657 DONNA MAE	01/03/24	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$30,110	28.27	\$60,218	\$106,500	\$60,218	0.0	0.0	2.63	2.63	#DIV/0!	\$40,494	\$0.93	0.00	S5B 59124:319		Land Table S5B	1	0	7/25/2011		402		
A-05-35-400-010	375 E ROMEO RD	09/20/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$27,530	38.24	\$55,063	\$72,000	\$55,063	0.0	0.0	2.16	2.16	#DIV/0!	\$33,333	\$0.77	0.00	S5B 58140:628		Land Table S5B	0	1	9/27/2011		402		
<b>Totals:</b>						<b>\$711,500</b>	<b>\$198,950</b>		<b>\$397,878</b>	<b>\$711,500</b>	<b>\$397,878</b>	<b>0.0</b>		<b>15.23</b>	<b>15.23</b>														
						Sale. Ratio =>		27.96		Average				Average															
						Std. Dev. =>		6.66		per FF=>	#DIV/0!			per Net Acre=>	46,717.01														

3 Acre Parcels

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	Gravel	Paved	Inspected Date	Use Code	Class		
A-05-26-200-031		06/02/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$24,730	29.09	\$49,460	\$85,000	\$49,460	0.0	0.0	3.90	3.90	#DIV/0!	\$21,795	\$0.50	0.00	S5B 57912:279		Land Table S5B	0	0	NOT INSPECTED		402			
A-05-26-200-032		07/12/24	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$24,810	15.90	\$49,626	\$156,000	\$49,626	0.0	0.0	3.95	3.95	#DIV/0!	\$39,494	\$0.91	0.00	S5B 59504:512		Land Table S5B	0	0	NOT INSPECTED		402			
A-05-26-200-033		07/29/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$23,580	17.34	\$47,160	\$136,000	\$47,160	0.0	0.0	3.21	3.21	#DIV/0!	\$42,368	\$0.97	0.00	S5B 59553:106		Land Table S5B	0	0	9/9/2021		402			
A-05-29-100-027	2627 LAKEVILLE RD	06/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,650	40.87	\$61,309	\$75,000	\$61,309	0.0	0.0	3.00	3.00	#DIV/0!	\$25,000	\$0.57	0.00	S5B 57940:333		Land Table S5B	0	1	5/7/2024		402			
A-05-29-100-027	2627 LAKEVILLE RD	03/22/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,650	34.06	\$61,309	\$90,000	\$61,309	0.0	0.0	3.00	3.00	#DIV/0!	\$30,000	\$0.69	0.00	S5B 59274:446		Land Table S5B	0	1	5/7/2024		402			
<b>Totals:</b>						<b>\$542,000</b>	<b>\$134,420</b>		<b>\$268,864</b>	<b>\$542,000</b>	<b>\$268,864</b>	<b>0.0</b>		<b>17.06</b>	<b>17.06</b>															
						Sale. Ratio =>		24.80		Average				Average																
						Std. Dev. =>		10.75		per FF=>	#DIV/0!			per Net Acre=>	31,770.22															

10 Acre Parcels (Included older sales)

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	Gravel	Paved	Inspected Date	Use Code	Class		
A-05-01-200-020		11/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,640	25.09	\$75,274	\$150,000	\$75,274	0.0	0.0	10.00	10.00	#DIV/0!	\$15,000	\$0.34	0.00	AR1		Residential: Almc	1	0	9/13/2021		102			
A-05-26-200-007		03/09/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,870	26.12	\$75,741	\$145,000	\$75,741	0.0	0.0	10.27	10.27	#DIV/0!	\$14,119	\$0.32	0.00	S5B 57587:393		Land Table S5B	1	0	2/2/2007		402			
A-05-26-200-007		12/15/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,870	29.13	\$75,741	\$130,000	\$75,741	0.0	0.0	10.27	10.27	#DIV/0!	\$12,658	\$0.29	0.00	S5B 59077:225		Land Table S5B	1	0	2/2/2007		402			
<b>Totals:</b>						<b>\$425,000</b>	<b>\$113,380</b>		<b>\$226,756</b>	<b>\$425,000</b>	<b>\$226,756</b>	<b>0.0</b>		<b>30.54</b>	<b>30.54</b>															
						Sale. Ratio =>		26.68		Average				Average																
						Std. Dev. =>		2.10		per FF=>	#DIV/0!			per Net Acre=>	13,916.18															

Larger Acre Parcels

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	Gravel	Paved	Inspected Date	Use Code	Class		
A-05-26-200-007		12/15/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,870	29.13	\$75,741	\$130,000	\$75,741	0.0	0.0	10.27	10.27	#DIV/0!	\$12,658	\$0.29	0.00	S5B 59077:225		Land Table S5B	1	0	2/2/2007		402			
A-05-35-400-033		08/03/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$35,930	11.98	\$71,853	\$299,900	\$71,853	0.0	0.0	6.60	6.60	#DIV/0!	\$45,439	\$1.04	0.00	S5B 58794:769		Land Table S5B	0	1	8/29/2023		402			
<b>Totals:</b>						<b>\$429,900</b>	<b>\$73,800</b>		<b>\$147,594</b>	<b>\$429,900</b>	<b>\$147,594</b>	<b>0.0</b>		<b>16.87</b>	<b>16.87</b>															
						Sale. Ratio =>		17.17		Average				Average																
						Std. Dev. =>		12.13		per FF=>	#DIV/0!			per Net Acre=>	25,483.11															

2024 Land Values

Acresage Table 'A'

Description: sections 25-36

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	33,835	3 Acre:	46,460	10 Acre:	81,305	30 Acre:	212,100
1.5 Acre:	36,966	4 Acre:	49,793	15 Acre:	121,200	40 Acre:	267,650
2 Acre:	39,895	5 Acre:	53,025	20 Acre:	156,550	50 Acre:	313,100
2.5 Acre:	43,430	7 Acre:	56,560	25 Acre:	186,850	100 Acre:	590,850

Close

2025 Land Values

Acresage Table 'A'

Description: sections 25-36

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	50,000	3 Acre:	93,000	10 Acre:	140,000	30 Acre:	330,000
1.5 Acre:	60,000	4 Acre:	95,000	15 Acre:	202,500	40 Acre:	400,000
2 Acre:	90,000	5 Acre:	97,000	20 Acre:	260,000	50 Acre:	450,000
2.5 Acre:	91,500	7 Acre:	105,000	25 Acre:	300,000	100 Acre:	600,000

Close

**CH3 Copper Hills Land Analysis 2025**  
4/1/2020 thru 3/31/2024

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	Gravel	Paved	Inspected Date	Use Code	Class
A-05-29-426-001	1966 SHANE CT	10/21/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,700	56.93	\$85,400	\$75,000	\$85,400	0.0	0.0	0.61	0.61	#DIV/0!	\$122,951	\$2.82	0.00	0.00	CH3	58236:763		0	1	12/19/2023	401	
A-05-29-427-001		04/30/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,400	34.83	\$72,800	\$104,500	\$72,800	0.0	0.0	0.52	0.52	#DIV/0!	\$200,962	\$4.61	0.00	0.00	CH3	56180:161		0	1	5/27/2021	402	
A-05-29-428-004		08/17/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$37,100	84.32	\$74,200	\$44,000	\$74,200	0.0	0.0	0.53	0.53	#DIV/0!	\$83,019	\$1.91	0.00	0.00	CH3	54696:588		0	1	8/25/2020	402	
<b>Totals:</b>			<b>\$223,500</b>			<b>\$223,500</b>	<b>\$116,200</b>		<b>\$232,400</b>	<b>\$223,500</b>	<b>\$232,400</b>	<b>0.0</b>	<b>0.0</b>	<b>1.66</b>	<b>1.66</b>													
						<b>Sale. Ratio =&gt;</b>		<b>51.99</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>											
						<b>Std. Dev. =&gt;</b>		<b>24.79</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>	<b>134,638.55</b>		<b>per SqFt=&gt;</b>	<b>\$3.09</b>										

**2024 Land Values**

Acresage Table 'A'

Description: COPPER #3

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	140,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	0	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	0	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0	100 Acre:	0

Close

**2025 Land Values**

Acresage Table 'A'

Description: COPPER #3

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	140,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	0	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	0	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0	100 Acre:	0

Close

LL1 LAKE TRACT LOTS LAND ANALYSIS 2025 ROLL

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
A-05-22-254-004	200 KINGSTON RD	07/27/18	\$256,600	WD	03-ARM'S LENGTH	\$256,600	\$113,640	44.29	\$227,279	\$256,600	\$227,279	105.8	132.2	0.48	0.48	\$2,425	\$530,165	\$12.17	159.42	LL1 52059:053		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	8/10/2022		401	Land Study Lots		
A-05-22-254-006	220 KINGSTON RD	07/14/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,200	26.79	\$88,401	\$165,000	\$88,401	47.0	173.3	0.25	0.25	\$3,508	\$670,732	\$15.40	61.89	LL1 56648:735		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	8/10/2022		401	Land Study Lots		
A-05-27-176-033	732 MANOTIC	12/16/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$109,500	20.86	\$218,993	\$525,000	\$218,993	80.5	198.2	0.45	0.45	\$6,524	\$1,164,080	\$26.72	99.01	LL1 58328:122		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	5/1/2024	MBOR	401	Land Study Lots		
A-05-27-227-013	1849 ROCHESTER RD	06/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$24,410	12.21	\$48,811	\$200,000	\$48,811	28.9	188.5	0.16	0.16	\$6,924	\$1,265,823	\$29.06	36.45	LL1 57940:184		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	12/19/2023		401	Land Study Lots		
<b>Totals:</b>						<b>\$1,146,600</b>	<b>\$291,750</b>		<b>\$583,484</b>	<b>\$1,146,600</b>	<b>\$583,484</b>	<b>262.2</b>		<b>1.34</b>	<b>1.34</b>															
						<b>Sale. Ratio =&gt;</b>	<b>25.44</b>			<b>Average</b>	<b>\$4,373</b>	<b>Average</b>		<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>856,310.68</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$19.66</b>										
						<b>Std. Dev. =&gt;</b>	<b>13.56</b>			<b>per FF=&gt;</b>																				

Outlier

A-05-26-151-001		05/17/21	\$385,501	WD	03-ARM'S LENGTH	\$385,501	\$17,160	4.45	\$34,313	\$385,501	\$34,313	28.6	19.3	0.09	0.09	\$13,482	\$4,331,472	\$99.44	112.84	LL1 56415:856		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	7/6/2021		402	Land Study Lots
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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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1		
A-05-22-153-022	677 GRAVEL RIDGE RD	10/28/22	\$865,000	WD	19-MULTI PARCEL AF	\$865,000	\$390,130	45.10	\$780,248	\$249,535	\$164,783	98.0	340.6	0.51	0.34	\$2,545	\$492,179	\$11.30	132.80	LL1 58234:327	A-05-22-152-009	LL1 LAKEVILLE LAKE TRACT LOTS	1	0	10/18/2023		401	Land Study Lots			
A-05-22-176-004	544 DEERPOINTE	11/03/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$114,610	26.65	\$229,226	\$267,785	\$67,011	27.9	120.2	0.12	0.12	\$9,585	\$2,194,959	\$50.39	44.14	LL1 58248:037		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	12/1/2022		401	Land Study Lots			
A-05-22-177-017	2645 DEVONSHIRE RD	10/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$124,710	31.18	\$249,416	\$224,594	\$74,010	39.3	236.0	0.24	0.24	\$5,719	\$935,808	\$21.48	44.28	LL1 58946:222		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	4/11/2024		401	Land Study Lots			
A-05-22-177-019	2629 DEVONSHIRE RD	11/23/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$103,650	23.56	\$207,291	\$321,210	\$88,501	50.0	254.2	0.32	0.32	\$6,429	\$1,013,281	\$23.26	54.27	LL1 58294:242		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	2/8/2023		401	Land Study Lots			
A-05-22-177-029	2511 KINGSTON RD	09/25/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$208,010	37.14	\$416,021	\$238,785	\$94,806	55.2	347.1	0.41	0.41	\$4,329	\$583,826	\$13.40	51.28	LL1 58910:267		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	6/10/2024		401	Land Study Lots			
A-05-22-402-014	287 BAYWOOD	04/14/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$85,200	18.52	\$142,858	\$359,148	\$42,006	29.3	110.7	0.12	0.12	\$12,249	\$2,919,902	\$67.03	48.26	LL1 57698:265	A-05-22-403-002	LL1 LAKEVILLE LAKE TRACT LOTS	1	0	7/7/2022		401	Land Study Lots			
A-05-22-402-020	213 KINGSTON RD	07/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,590	41.88	\$293,179	\$115,406	\$58,585	26.5	106.8	0.11	0.11	\$4,352	\$1,058,771	\$24.31	44.45	LL1 58748:314	A-05-22-402-021, A-05-22-401-006	LL1 LAKEVILLE LAKE TRACT LOTS	1	0	5/14/2024		401	Land Study Lots			
A-05-22-402-021	207 KINGSTON RD	07/18/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$62,030	25.32	\$124,069	\$166,281	\$45,350	22.0	72.3	0.07	0.07	\$7,551	\$2,247,041	\$51.58	44.84	LL1 58751:039		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	8/10/2023		402	Land Study Lots			
A-05-27-176-033	732 MANOTIC	12/16/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$109,500	20.86	\$218,993	\$525,000	\$218,993	80.5	198.2	0.45	0.45	\$6,524	\$1,164,080	\$26.72	99.01	LL1 58328:122		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	5/1/2024	MBOR	401	Land Study Lots			
A-05-27-227-010	39 PENINSULA DR	08/10/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$122,100	16.96	\$244,198	\$554,513	\$78,711	46.5	180.0	0.25	0.25	\$11,931	\$2,235,940	\$51.33	60.00	LL1 58032:356		LL1 LAKEVILLE LAKE TRACT LOTS	1	0	6/7/2024		401	Land Study Lots			
A-05-27-227-013	1849 ROCHESTER RD	06/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$24,410	12.21	\$48,811	\$200,000	\$48,811	28.9	188.5	0.16	0.16	\$6,924	\$1,265,823	\$29.06	36.45	LL1 57940:184		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	12/19/2023		401	Land Study Lots			
A-05-27-227-014	1847 ROCHESTER RD	08/09/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$87,750	23.40	\$175,507	\$255,101	\$55,608	30.5	157.4	0.15	0.15	\$8,365	\$1,678,296	\$38.53	42.10	LL1 58089:458		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	9/7/2022		401	Land Study Lots			
A-05-27-227-015	1845 ROCHESTER RD	10/17/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$109,910	26.64	\$219,816	\$253,056	\$60,372	30.3	157.4	0.15	0.15	\$8,349	\$1,675,868	\$38.47	41.85	LL1 58197:328		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	11/8/2022		401	Land Study Lots			
A-05-27-254-006	1353 ROCHESTER RD	11/16/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$98,630	27.02	\$197,256	\$289,932	\$122,188	53.1	58.1	0.16	0.16	\$5,462	\$1,800,820	\$41.34	120.60	LL1 58270:099		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	5/14/2024		201	Land Study Lots			
A-05-27-276-014	1523 ROCHESTER RD	05/12/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$101,590	24.96	\$203,184	\$247,298	\$43,482	25.0	102.0	0.10	0.10	\$9,882	\$2,448,495	\$56.21	42.92	LL1		LL1 LAKEVILLE LAKE TRACT LOTS	0	1	8/2/2024		401	Land Study Lots			
<b>Totals:</b>						<b>\$6,754,500</b>	<b>\$1,888,820</b>		<b>\$3,750,073</b>	<b>\$4,267,644</b>	<b>\$1,263,217</b>	<b>643.0</b>		<b>3.32</b>	<b>3.16</b>																
						<b>Sale. Ratio =&gt;</b>	<b>27.96</b>			<b>Average</b>	<b>\$6,637</b>	<b>Average</b>		<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>1,284,274.45</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$29.48</b>											
						<b>Std. Dev. =&gt;</b>	<b>8.98</b>			<b>per FF=&gt;</b>																					

2024 Land Values

2024 Land Values

Description: LAKE ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	113,506	3 Acre:	159,908	10 Acre:	227,011	30 Acre:	454,022
1.5 Acre:	124,856	4 Acre:	170,258	15 Acre:	245,925	40 Acre:	605,363
2 Acre:	136,207	5 Acre:	189,176	20 Acre:	340,517	50 Acre:	756,704
2.5 Acre:	147,558	7 Acre:	208,095	25 Acre:	378,352	100 Acre:	908,045

Close

Same as LL3 - No big acreages in this land table.

2025 Land Values

2025 Land Values

Description: LAKE ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	150,000	3 Acre:	190,000	10 Acre:	280,000	30 Acre:	550,000
1.5 Acre:	160,000	4 Acre:	200,000	15 Acre:	340,000	40 Acre:	740,000
2 Acre:	180,000	5 Acre:	230,000	20 Acre:	410,000	50 Acre:	920,000
2.5 Acre:	185,000	7 Acre:	250,000	25 Acre:	450,000	100 Acre:	1,200,000

Close

2024 Front Foot Rates

2024 Front Foot Rates

Rate Group: A

Frontage

Description: Land Study Lots

Front Foot Rate: 1,200

Standard Depth: 300

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

2025 Front Foot Rates

2025 Front Foot Rates

Rate Group: A

Frontage

Description: Land Study Lots

Front Foot Rate: 1,300

Standard Depth: 300

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

LL2 LAKE ACREAGE LOTS LAND ANALYSIS 2025 ROLL

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	Gravel	Paved	Inspected Date	Use Code	Class
A-05-21-400-010		07/26/22	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$559,840	34.99	\$1,119,682	\$1,600,000	\$1,119,682	0.0	0.0	105.14	105.14	#DIV/0!	\$15,218	\$0.35	0.00	LL2 58012:879						9/9/2021	402	
A-05-22-126-005	565 ARMY RD	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,250	40.75	\$244,499	\$300,000	\$244,499	214.8	355.5	1.61	1.61	\$1,397	\$186,335	\$4.28	197.32	LL2 56810:136						10/3/2024	402	
A-05-22-126-011		09/11/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$7,270	7.27	\$14,546	\$100,000	\$14,546	0.0	0.0	9.45	9.45	#DIV/0!	\$10,582	\$0.24	0.00	LL2 54873:513						3/10/2021	402	
A-05-22-426-019		09/17/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,110	40.50	\$178,210	\$220,000	\$178,210	0.0	0.0	1.67	1.67	#DIV/0!	\$131,737	\$3.02	0.00	LL2 54916:614						11/6/2020	402	
<b>Totals:</b>			<b>\$2,220,000</b>			<b>\$2,220,000</b>	<b>\$778,470</b>		<b>\$1,556,937</b>	<b>\$2,220,000</b>	<b>\$1,556,937</b>	<b>214.8</b>		<b>117.87</b>	<b>117.87</b>													
							<b>Sale. Ratio =&gt;</b>	<b>35.07</b>				<b>Average</b>		<b>Average</b>														
							<b>Std. Dev. =&gt;</b>	<b>15.96</b>				<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>	<b>18,834.31</b>			<b>Average</b>										
																		<b>per SqFt=&gt;</b>	<b>\$0.43</b>									

OUTLIERS

A-05-27-177-004		12/13/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$75,680	9.77	\$151,366	\$775,000	\$151,366	0.0	0.0	1.13	1.13	#DIV/0!	\$688,277	\$15.80	0.00	LL2						1/13/2022	402
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2024 Land Values

Acresage Table A

Description: LAKE ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	134,056	3 Acre:	187,679	10 Acre:	268,112	30 Acre:	536,224
1.5 Acre:	147,461	4 Acre:	201,085	15 Acre:	290,455	40 Acre:	714,966
2 Acre:	160,866	5 Acre:	223,427	20 Acre:	402,168	50 Acre:	893,707
2.5 Acre:	174,273	7 Acre:	245,770	25 Acre:	446,854	100 Acre:	1,072,448

Close

2025 Land Values

Acresage Table A

Description: LAKE ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	150,000	3 Acre:	190,000	10 Acre:	280,000	30 Acre:	550,000
1.5 Acre:	160,000	4 Acre:	200,000	15 Acre:	340,000	40 Acre:	740,000
2 Acre:	180,000	5 Acre:	230,000	20 Acre:	410,000	50 Acre:	920,000
2.5 Acre:	185,000	7 Acre:	250,000	25 Acre:	450,000	100 Acre:	1,200,000

Close

2024 Front Foot Rates

Rate Group: A

Frontage

Description: UPPER LAKEVILLE

Front Foot Rate: 700

Standard Depth: 300

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

2025 Front Foot Rates

Rate Group: A

Frontage

Description: UPPER LAKEVILLE

Front Foot Rate: 800

Standard Depth: 300

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

**LL3 Lakeville Lake Secondary Parcel**  
4/1/2015 thru 3/31/2024

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
A-05-22-152-019	798 GRAVEL RIDGE RD	02/22/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$132,410	35.79	\$264,825	\$157,931	\$52,756	87.2	104.7	0.50	0.50	\$1,812	\$318,409	\$7.31	150.00	LL3	57537:611		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	8/10/2023	401	Land Study		
A-05-22-152-019	798 GRAVEL RIDGE RD	07/31/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$147,820	40.50	\$295,631	\$122,125	\$52,756	87.2	104.7	0.50	0.50	\$1,401	\$246,220	\$5.65	150.00	LL3	58789:897		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	8/10/2023	401	Land Study		
A-05-22-252-032	2670 KINGSTON RD	03/07/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$146,230	47.48	\$292,463	\$48,124	\$32,587	72.4	369.5	0.56	0.56	\$665	\$85,478	\$1.96	66.33	LL3	57570:458		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	7/14/2021	401	Land Study		
A-05-22-254-002	240 KINGSTON RD	05/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,100	45.46	\$118,198	\$49,444	\$37,642	65.9	120.7	0.29	0.29	\$750	\$168,751	\$3.87	105.60	LL3	54217:496		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	9/9/2022	401	Land Study		
<b>Totals:</b>						<b>\$1,173,000</b>	<b>\$485,560</b>		<b>\$971,117</b>	<b>\$377,624</b>	<b>\$175,741</b>	<b>312.6</b>		<b>1.85</b>	<b>1.85</b>															
								Sale. Ratio =>	41.39	Average		Average		Average																
								Std. Dev. =>	5.24	per FF=>		\$1,208	per Net Acre=>		204,341.99	per SqFt=>		\$4.69												

**Older Sales**

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
A-05-22-152-008		04/15/15	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,670	56.70	\$11,343	\$10,000	\$11,343	23.0	90.0	0.16	0.16	\$435	\$64,103	\$1.47	42.00	LL3	48125:634		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	12/30/2019	402	Land Study		
A-05-22-152-009		06/29/17	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$6,690	1.34	\$13,371	\$500,000	\$13,371	30.8	182.5	0.17	0.17	\$16,229	\$2,976,190	\$68.32	39.50	LL3	50875:037		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	11/21/2022	402	Land Study		
A-05-22-152-010		07/31/15	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$14,870	2.25	\$29,746	\$646,431	\$16,177	31.6	120.0	0.16	0.16	\$20,442	\$3,990,315	\$91.61	50.00	LL3	48499:107		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	6/14/2021	401	Land Study		
A-05-22-152-012		04/17/15	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$11,090	3.41	\$22,184	\$318,063	\$15,247	29.3	103.0	0.12	0.00	\$10,856	\$2,695,449	\$61.88	50.00	LL3	48121:151		LL3 LAKEVILLE LAKE SECONDARY PARCEL	0	0	NOT INSPECTED				
A-05-22-152-017		12/31/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$19,160	8.91	\$38,318	\$197,847	\$21,165	38.8	180.9	0.22	0.22	\$5,095	\$911,737	\$20.93	50.00	LL3		A-05-22-153-018, A-05-22-152-017	LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	12/17/2019	401	Land Study		
<b>Totals:</b>						<b>\$1,710,000</b>	<b>\$57,480</b>		<b>\$114,962</b>	<b>\$1,672,341</b>	<b>\$77,303</b>	<b>153.6</b>		<b>0.82</b>	<b>0.70</b>															
								Sale. Ratio =>	3.36	Average		Average		Average																
								Std. Dev. =>	23.76	per FF=>		\$10,890	per Net Acre=>		#####	per SqFt=>		\$46.76												

**Outliers**

A-05-22-152-016		09/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$12,820	3.61	\$26,709	\$348,928	\$20,637	34.1	144.0	0.18	0.18	\$10,238	\$1,982,545	\$45.51	50.00	LL3	54804:257	A-05-22-153-017	LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	1/20/2022	401	Land Study
A-05-22-252-032	2670 KINGSTON RD	07/24/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$146,230	194.97	\$292,463	(\$184,876)	\$32,587	72.4	369.5	0.56	0.56	(\$2,553)	(\$328,377)	(\$7.54)	66.33	LL3	54607:183		LL3 LAKEVILLE LAKE SECONDARY PARCEL	1	0	7/14/2021	401	Land Study

**2024 Front Foot Rates**

Rate Group: A

Frontage

Description: Land Study

Front Foot Rate: 450

Standard Depth: 310

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

**2025 Front Foot Rates**

Rate Group: A

Frontage

Description: Land Study

Front Foot Rate: 600

Standard Depth: 310

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close

**R7B Village Residential Land Analysis 2025**

Land to building percentage 19.32% for 2024 and 20.31% for 2025

**2 Acre Parcels**

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	Gravel	Paved	Inspected Date	Use Code	Class			
AL-05-10-226-014		04/16/21	\$62,000	WD	03-ARM'S LENGTH	\$52,000	\$27,960	53.77	\$55,910	\$52,000	\$55,910	0.0	0.0	2.65	2.65	#DIV/0!	\$19,623	\$0.45	0.00	R7B				1	0	5/11/2021	402				
AL-05-10-226-017	205 FREDERICK LN	04/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,130	34.84	\$52,265	\$75,000	\$52,265	0.0	0.0	2.05	2.05	#DIV/0!	\$36,585	\$0.84	0.00	R7B				1	0	4/23/2024	402				
<b>Totals:</b>			<b>\$137,000</b>			<b>\$127,000</b>	<b>\$54,090</b>		<b>\$108,175</b>	<b>\$127,000</b>	<b>\$108,175</b>	<b>0.0</b>		<b>4.70</b>	<b>4.70</b>																
								Sale. Ratio =>	42.59									Average													
								Std. Dev. =>	13.38									per FF=>	#DIV/0!	Average		per Net Acre=>		27,021.28		Average		per SqFt=>		\$0.62	

**Miscellaneous Parcels**

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	Gravel	Paved	Inspected Date	Use Code	Class			
AL-05-10-401-003	201 W ELMWOOD AVE	04/12/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$219,350	41.00	\$52,120	\$535,000	\$52,120	0.0	0.0	2.03	2.01	#DIV/0!	\$263,937	\$6.06	0.00	R7B		AL-05-10-401-004		0	1	6/28/2024	402				
AL-05-11-303-005		07/08/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,740	73.70	\$29,486	\$20,000	\$29,486	0.0	0.0	0.52	0.52	#DIV/0!	\$38,462	\$0.88	0.00	R7B	56548:499		1	0	8/19/2021	402					
AL-05-11-326-008	286 E ELMWOOD AVE	06/30/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$174,530	58.18	\$349,057	\$300,000	\$349,057	0.0	0.0	60.32	59.32	#DIV/0!	\$4,973	\$0.11	0.00	R7B	57959:383	AL-05-11-326-012		0	1	11/15/2022	402				
<b>Totals:</b>			<b>\$855,000</b>			<b>\$855,000</b>	<b>\$408,620</b>		<b>\$430,663</b>	<b>\$855,000</b>	<b>\$430,663</b>	<b>0.0</b>		<b>62.87</b>	<b>61.85</b>																
								Sale. Ratio =>	47.79									Average													
								Std. Dev. =>	16.36									per FF=>	#DIV/0!	Average		per Net Acre=>		13,600.14		Average		per SqFt=>		\$0.31	

**Not Used - Multiple Parcel along with Ag**

AL-05-11-352-009		04/25/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$48,720	16.66	\$97,443	\$292,500	\$97,443	0.0	0.0	10.32	10.32	#DIV/0!	\$28,343	\$0.65	0.00	R7B	59085:435		0	1	6/1/2023	402	
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**2024 Land Values**

Acresage Table 'A'

Description: VILLAGE RESIDENTIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	35,550	3 Acre:	46,800	10 Acre:	84,600	30 Acre:	194,400
1.5 Acre:	38,340	4 Acre:	49,770	15 Acre:	113,400	40 Acre:	243,900
2 Acre:	40,960	5 Acre:	52,650	20 Acre:	144,900	50 Acre:	284,400
2.5 Acre:	44,100	7 Acre:	55,800	25 Acre:	171,900	100 Acre:	531,900

Close

**2025 Land Values**

Acresage Table 'B'

Description: VILLAGE RESIDENTIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	36,000	3 Acre:	55,000	10 Acre:	100,000	30 Acre:	200,000
1.5 Acre:	40,000	4 Acre:	68,000	15 Acre:	130,000	40 Acre:	250,000
2 Acre:	50,000	5 Acre:	75,000	20 Acre:	160,000	50 Acre:	300,000
2.5 Acre:	52,500	7 Acre:	84,000	25 Acre:	175,000	100 Acre:	550,000

Close

S4N LAND ANALYSIS 2025 (Lakeville Secondary)

4/1/2020 THRU 3/31/2024

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	Gravel	Paved	Inspected Date	Use Code	Class									
A-05-22-253-001		02/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$3,480	5.80	\$6,963	\$60,000	\$6,963	0.0	0.0	0.13	0.13	#DIV/0!	\$461,538	\$10.60	0.00	0.00	S4N 57485:234		1	0	1/12/2021	402											
A-05-22-401-001		02/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$4,620	7.70	\$9,231	\$60,000	\$9,231	34.2	269.0	0.16	0.16	\$1,755	\$379,747	\$8.72	25.53	0.00	S4N 57485:234		1	0	1/12/2021	402											
A-05-22-401-006		07/18/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$1,510	0.62	\$3,019	\$245,000	\$3,019	11.2	30.0	0.02	0.02	\$21,913	\$14,411,765	\$330.85	25.00	0.00	S4N 58751:039	A-05-22-402-021, A-05-22-402-020, A-05-22-401-006	Land Table S4N	1	0	12/1/2023	402										
<b>Totals:</b>						<b>\$365,000</b>	<b>\$9,610</b>		<b>\$19,213</b>	<b>\$365,000</b>	<b>\$19,213</b>	<b>45.4</b>		<b>0.31</b>	<b>0.31</b>																						
								<b>Sale. Ratio =&gt;</b>	<b>2.63</b>									<b>Average</b>																			
								<b>Std. Dev. =&gt;</b>	<b>3.67</b>									<b>per FF=&gt;</b>	<b>\$8,045</b>									<b>Average</b>									
																		<b>per Net Acre=&gt;</b>	<b>1,196,721.31</b>									<b>per SqFt=&gt;</b>	<b>\$27.47</b>								

2024 Land Values

Acceage Table A

Description: [Redacted]

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	53,560	3 Acre:	65,037	10 Acre:	95,642	30 Acre:	229,541
1.5 Acre:	55,472	4 Acre:	68,862	15 Acre:	114,770	40 Acre:	306,054
2 Acre:	57,385	5 Acre:	76,514	20 Acre:	153,027	50 Acre:	382,568
2.5 Acre:	61,211	7 Acre:	84,165	25 Acre:	191,284	100 Acre:	765,136

Close

2025 Land Values

Acceage Table A

Description: [Redacted]

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	53,560	3 Acre:	65,037	10 Acre:	95,642	30 Acre:	229,541
1.5 Acre:	55,472	4 Acre:	68,862	15 Acre:	114,770	40 Acre:	306,054
2 Acre:	57,385	5 Acre:	76,514	20 Acre:	153,027	50 Acre:	382,568
2.5 Acre:	61,211	7 Acre:	84,165	25 Acre:	191,284	100 Acre:	765,136

Close

2024 Front Foot Rates

Rate Group A

Frontage

Description: [Redacted]

Front Foot Rate: 270

Standard Depth: 150

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description: [Redacted]

Site Value: 0

Close

2025 Front Foot Rates

Rate Group A

Frontage

Description: [Redacted]

Front Foot Rate: 350

Standard Depth: 150

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description: [Redacted]

Site Value: 0

Close

S4R Lakeville Town Land Analysis 2025

4/1/2020 thru 3/31/2024

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class									
A-05-27-401-005		03/08/21	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$3,100	1.58	\$6,197	\$196,500	\$6,197	0.0	0.0	0.18	0.18	#DIV/0!	\$1,091,667	\$25.06	0.00	S4R	55945:568		Land Table S4R	0	1	6/14/2021		402									
<b>Totals:</b>			<b>\$196,500</b>			<b>\$196,500</b>	<b>\$3,100</b>		<b>\$6,197</b>	<b>\$196,500</b>	<b>\$6,197</b>	<b>0.0</b>	<b>0.0</b>	<b>0.18</b>	<b>0.18</b>																						
								<b>Sale. Ratio =&gt;</b>	<b>1.58</b>									<b>Average</b>																			
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>									<b>per FF=&gt;</b>	<b>#DIV/0!</b>									<b>Average</b>									
																		<b>per Net Acre=&gt;</b>	<b>#####</b>									<b>per SqFt=&gt;</b>	<b>\$25.06</b>								

2024 Land Values

Acresage Table 'A'

Description: LAKEVILLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	34,430	3 Acre:	49,734	10 Acre:	80,340	30 Acre:	218,064
1.5 Acre:	38,260	4 Acre:	53,560	15 Acre:	103,294	40 Acre:	294,577
2 Acre:	42,082	5 Acre:	61,220	20 Acre:	141,550	50 Acre:	371,090
2.5 Acre:	45,908	7 Acre:	65,040	25 Acre:	179,808	100 Acre:	753,660

Close

2025 Land Values

Acresage Table 'A'

Description: LAKEVILLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	36,000	3 Acre:	55,000	10 Acre:	100,000	30 Acre:	200,000
1.5 Acre:	40,000	4 Acre:	68,000	15 Acre:	130,000	40 Acre:	250,000
2 Acre:	50,000	5 Acre:	75,000	20 Acre:	160,000	50 Acre:	300,000
2.5 Acre:	52,500	7 Acre:	84,000	25 Acre:	175,000	100 Acre:	550,000

Close

2024 Front Foot Rates

Rate Group 'A'

Frontage:

Description: Land Study R

Front Foot Rate: 250

Standard Depth: 310

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites:

Description:

Site Value: 0

Close

2025 Front Foot Rates

Rate Group 'A'

Frontage:

Description: Land Study R

Front Foot Rate: 250

Standard Depth: 310

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites:

Description:

Site Value: 0

Close

**S1B Sections 1-12 ECF (Includes AR1 Almont Res, LES Leonard Estates, LO1, & S1B)**

4/1/2022 thru 3/31/2024

The ECF is 1.079.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
A-05-01-101-002	5700 HAGERMAN RD	08/09/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$228,780	62.68	\$457,563	\$178,384	\$186,616	\$160,910	1.160	1,872	\$99.69	AR1	2.0096	BiLevel		\$156,020	No	//		Residential: Almont	401	57			
A-05-01-426-004	1850 MCKAIL RD	06/09/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$188,840	68.67	\$377,679	\$93,748	\$181,252	\$163,649	1.108	2,084	\$86.97	AR1	3.2092	Mobile/Modular		\$76,400	No	//		Residential: Almont	401	58			
A-05-03-100-007	5850 HAVEN RD	06/14/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$250,940	55.76	\$501,883	\$270,565	\$179,435	\$196,032	0.915	1,669	\$107.51	S1B	22.4323	Ranch		\$268,800	No	//		Land Table S1B	401	58			
A-05-03-300-013	5150 HAVEN RD	08/25/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$398,450	62.75	\$796,906	\$234,512	\$400,488	\$468,662	0.855	2,373	\$168.77	LO1	28.5122	Contemporary		\$191,320	No	//		Land Table LO1	401	76			
A-05-03-400-005	120 HOWARD LAKE RD	02/16/24	\$642,600	WD	03-ARM'S LENGTH	\$642,600	\$491,050	76.42	\$982,107	\$149,932	\$492,668	\$705,233	0.699	5,864	\$84.02	S1B	44.1069	Colonial/2Sty		\$145,820	No	//		Land Table S1B	401	68			
A-05-05-100-028	5970 HOSNER RD	03/25/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$237,160	52.12	\$474,310	\$64,812	\$390,188	\$347,032	1.124	2,272	\$171.74	S1B	1.5301	SingleFamily		\$62,950	No	//		Land Table S1B	401	70			
A-05-07-400-003	4325 HOSNER RD	06/16/23	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$404,630	46.51	\$809,250	\$245,219	\$624,781	\$477,992	1.307	2,507	\$249.21	S1B	16.7436	Contemporary		\$221,180	No	//		Land Table S1B	401	78			
A-05-08-400-015	2316 NOBLE RD	08/14/23	\$290,000	LC	03-ARM'S LENGTH	\$290,000	\$189,430	65.32	\$378,855	\$116,527	\$173,473	\$222,312	0.780	1,720	\$100.86	S1B	35.9344	SingleFamily		\$116,124	No	//		Land Table S1B	401	80			
A-05-09-100-014	4822 LAKE GEORGE RD	12/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$298,170	52.31	\$596,341	\$114,260	\$455,740	\$408,543	1.116	2,343	\$194.51	S1B	2.4133	SingleFamily		\$114,260	No	//		Land Table S1B	401	92			
A-05-09-300-033	4060 LAKE GEORGE RD	07/11/23	\$979,900	WD	03-ARM'S LENGTH	\$979,900	\$536,070	54.71	\$1,072,143	\$296,772	\$683,128	\$657,094	1.040	3,757	\$181.83	S1B	10.0038	Contemporary		\$270,000	No	//		Land Table S1B	401	81			
A-05-09-400-041	4200 CURTIS RD	08/15/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$279,610	58.87	\$559,220	\$262,390	\$212,610	\$251,551	0.845	1,586	\$134.05	S1B	29.4461	Ranch		\$176,000	No	//		Land Table S1B	401	69			
A-05-10-100-010	4872 MILLSTAN	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$233,990	42.54	\$467,981	\$123,800	\$426,200	\$291,679	1.461	2,392	\$178.18	S1B	32.1539	Contemporary		\$119,013	No	//		Land Table S1B	401	69			
A-05-10-301-002	780 W LEONARD RD	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,140	39.73	\$254,276	\$117,991	\$202,009	\$113,571	1.779	1,319	\$153.15	LO1	63.9047	Ranch		\$109,622	No	//		Land Table LO1	401	74			
A-05-11-200-008	845 E LEONARD RD	10/04/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$157,800	37.13	\$315,591	\$82,366	\$342,634	\$197,648	1.734	1,768	\$193.80	S1B	59.3896	SingleFamily		\$73,320	No	//		Land Table LO1	401	49			
A-05-11-400-011	4143 HAGERMAN RD	06/10/22	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$265,300	63.54	\$530,608	\$251,577	\$165,923	\$236,467	0.702	1,892	\$87.70	S1B	43.7982	Ranch		\$242,200	No	//		Land Table S1B	401	69			
A-05-12-100-007	4701 SECORD LAKE RD	05/22/23	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$211,460	44.28	\$422,921	\$160,549	\$316,951	\$222,349	1.425	1,846	\$171.70	S1B	28.5808	Ranch		\$147,973	No	//		Land Table S1B	401	67			
A-05-12-100-043	4960 HAGERMAN RD	11/30/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$284,540	66.95	\$569,081	\$86,138	\$338,862	\$409,274	0.828	3,420	\$99.08	S1B	31.1698	Contemporary		\$76,080	No	//		Land Table S1B	401	60			
A-05-15-326-015	3074 POND RD	08/18/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$372,880	43.87	\$745,753	\$120,661	\$729,339	\$520,910	1.400	2,577	\$283.02	LO1	26.0467	Tudor		\$112,880	No	//		Land Table S1B	401	63			
A-05-15-452-002	3073 GILMOUR	04/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,150	46.23	\$180,307	\$80,655	\$114,345	\$83,043	1.377	920	\$124.29	LO1	23.7274	Bungalow		\$80,655	No	//		Land Table LO1	401	83			
<b>Totals:</b>			<b>\$9,667,500</b>			<b>\$9,667,500</b>	<b>\$5,246,390</b>		<b>\$10,492,775</b>	<b>\$6,616,642</b>	<b>\$6,133,952</b>			<b>\$151.06</b>			<b>6.0966</b>												
								<b>Sale. Ratio =&gt;</b>	<b>54.27</b>					<b>E.C.F. =&gt;</b>	<b>1.079</b>	<b>Std. Deviation=&gt;</b>		<b>0.32842883</b>											
								<b>Std. Dev. =&gt;</b>	<b>11.09</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.140</b>	<b>Ave. Variance=&gt;</b>		<b>26.5849</b>	<b>Coefficient of Var=&gt;</b>		<b>23.32707183</b>								

**Outliers**

A-05-10-301-002	780 W LEONARD RD	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,140	39.73	\$254,276	\$117,991	\$202,009	\$113,571	1.779	1,319	\$153.15	LO1	177.8705	Ranch		\$109,622	No	//		Land Table LO1	401	49
A-05-01-200-013	5700 SECORD LAKE RD	03/22/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$380,230	111.83	\$760,459	\$146,833	\$193,167	\$353,675	0.546	2,796	\$69.09	AR1	54.6171	Contemporary		\$146,833	No	//		Residential: Almont	401	79

S3B ECF - Sections 13-24

4/1/2022 thru 3/31/2024

The ECF is 1.262.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq:	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
A-05-13-200-032	1683 LOW WOOD TRL	12/15/23	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$379,360	49.92	\$758,721	\$66,220	\$693,780	\$577,084	1.202	3,482	\$199.25	S3B	10.7488	Contemporary		\$66,220	No	//		Land Table S3B	401	76	
A-05-14-200-023	815 QUATRO LN	11/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$174,100	56.16	\$348,190	\$73,048	\$236,952	\$229,285	1.033	1,587	\$149.31	S3B	27.6265	Ranch		\$68,470	No	//		Land Table S3B	401	72	
A-05-14-300-016	3008 ROCHESTER RD	09/12/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,320	44.74	\$232,647	\$70,362	\$189,638	\$135,238	1.402	1,563	\$121.33	S3B	9.2555	TriLevel/Quad		\$59,020	No	//		Land Table S3B	401	50	
A-05-15-200-011	270 ROWLAND RD	07/24/23	\$350,100	WD	03-ARM'S LENGTH	\$350,100	\$138,200	39.47	\$276,393	\$99,436	\$250,664	\$147,464	1.700	2,468	\$101.57	S3B	39.0126	SingleFamily		\$69,880	No	//		Land Table S3B	401	45	
A-05-16-476-009	3115 WALNUT HLS	04/27/23	\$444,800	WD	03-ARM'S LENGTH	\$444,800	\$207,970	46.76	\$415,947	\$72,329	\$372,471	\$286,348	1.301	2,168	\$171.80	S3B	0.8942	SingleFamily		\$60,880	No	//		Land Table S3B	407	84	
A-05-17-100-020	2767 NOBLE RD	05/23/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$308,970	39.87	\$617,938	\$114,504	\$660,496	\$419,528	1.574	3,398	\$194.38	S3B	26.4673	Contemporary		\$114,504	No	//		Land Table S3B	401	79	
A-05-17-200-006	2009 NOBLE RD	04/28/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$141,550	37.25	\$283,096	\$67,115	\$312,885	\$179,984	1.738	2,868	\$109.10	S3B	42.8699	Colonial/2Sty		\$56,260	No	//		Land Table S3B	401	45	
A-05-17-426-016	3151 LAKE GEORGE RD	01/30/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$155,440	43.79	\$310,874	\$99,756	\$255,244	\$175,932	1.451	2,348	\$108.71	S3B	14.1109	SingleFamily		\$64,860	No	//		Land Table S3B	401	45	
A-05-17-451-006	2265 RAY RD	12/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,710	51.95	\$197,410	\$66,196	\$123,804	\$109,345	1.132	1,665	\$74.36	S3B	17.7471	Bungalow		\$63,520	No	//		Land Table S3B	401	45	
A-05-18-100-005	3527 NOBLE RD	04/22/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$162,370	45.74	\$324,737	\$144,677	\$210,323	\$150,050	1.402	1,221	\$172.25	S3B	9.1982	Ranch		\$138,560	No	//		Land Table S3B	401	56	
A-05-19-200-014	4165 RUE DE CAROLYN	07/27/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$0	0.00	\$548,368	\$118,828	\$356,172	\$357,950	0.995	1,966	\$181.17	S3B	31.4671	Contemporary		\$110,000	No	//		Land Table S3B	1	68	
A-05-20-352-016	2990 LAKEVILLE RD	01/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,500	39.57	\$277,006	\$93,418	\$256,582	\$152,990	1.677	1,392	\$184.33	S3B	36.7412	Ranch		\$70,912	No	//		Land Table S3B	401	51	
A-05-21-176-007	1655 SHOUP RD	05/02/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,610	44.83	\$345,214	\$80,514	\$304,486	\$220,583	1.380	1,557	\$195.56	S3B	7.0663	Contemporary		\$70,770	No	//		Land Table S3B	401	63	
A-05-21-201-002	2926 CURTIS RD	06/02/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$189,750	42.17	\$379,499	\$62,998	\$387,002	\$263,751	1.467	2,334	\$165.81	S3B	15.7597	CapeCod		\$60,160	No	//		Land Table S3B	401	69	
A-05-21-201-016	2500 CURTIS RD	10/18/23	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$182,400	46.47	\$364,802	\$68,577	\$323,923	\$246,854	1.312	1,751	\$184.99	S3B	0.2500	Ranch		\$61,000	No	//		Land Table S3B	401	69	
A-05-21-300-044	1890 LAKEVILLE RD	09/22/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$526,460	63.81	\$1,052,928	\$115,097	\$709,903	\$781,526	0.908	3,673	\$193.28	S3B	40.1349	Contemporary		\$69,925	No	//		Land Table S3B	401	72	
A-05-22-226-015	123 GILMOUR	07/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,100	49.17	\$344,206	\$79,544	\$270,456	\$220,552	1.226	1,386	\$195.13	S3B	8.3434	Ranch		\$67,930	No	//		Land Table S3B	401	73	
A-05-22-226-017	321 GILMOUR	01/08/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$264,260	53.39	\$528,521	\$73,411	\$421,589	\$379,258	1.112	2,839	\$148.50	S3B	19.8090	Ranch		\$66,616	No	//		Land Table S3B	401	68	
A-05-23-200-021	700 FRICK RD	03/27/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$222,630	53.65	\$445,252	\$124,529	\$290,471	\$267,269	1.087	2,754	\$105.47	S3B	22.2893	Colonial/2Sty		\$115,173	No	//		Land Table S3B	401	62	
A-05-23-326-002	2425 TEXTER RD	07/18/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$237,820	45.30	\$475,644	\$153,517	\$371,483	\$268,439	1.384	2,083	\$178.34	S3B	7.4159	Ranch		\$108,480	No	//		Land Table S3B	401	63	
A-05-23-451-006	661 PINE CREST CIR	07/06/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$286,680	50.74	\$573,362	\$66,064	\$498,936	\$422,748	1.180	2,422	\$206.00	S3B	12.9484	Contemporary		\$61,360	No	//		Land Table S3B	407	69	
A-05-24-100-020	1248 FRICK RD	08/09/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$371,190	74.24	\$742,382	\$88,272	\$411,728	\$545,092	0.755	4,730	\$87.05	S3B	55.4367	SingleFamily		\$81,560	No	//		Land Table S3B	401	59	
A-05-24-200-034	74253 DEQUINDRE RD	01/08/24	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$566,160	37.13	\$1,132,314	\$194,898	\$1,330,102	\$781,180	1.703	3,145	\$422.93	S3B	39.2979	Ranch		\$129,067	No	//		Land Table S3B	401	94	
<b>Totals:</b>						<b>\$11,432,400</b>	<b>\$5,213,550</b>		<b>\$10,975,451</b>		<b>\$9,239,090</b>	<b>\$7,318,451</b>			<b>\$167.42</b>		<b>4.7266</b>										
								<b>Sale. Ratio =&gt;</b>	<b>45.60</b>			<b>E.C.F. =&gt;</b>	<b>1.262</b>	<b>Std. Deviation=&gt;</b>		<b>0.266906</b>											
								<b>Std. Dev. =&gt;</b>	<b>13.20</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.310</b>	<b>Ave. Variance=&gt;</b>		<b>21.5170</b>	<b>Coefficient of Var=&gt;</b>		<b>16.42889902</b>								

Outliers																										
A-05-21-152-009	2574 LAKE GEORGE RD	04/18/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$226,520	27.62	\$453,042	\$219,433	\$600,567	\$194,674	3.085	2,762	\$217.44	S3B	308.4986	Colonial/2Sty		\$135,630	No	//		Land Table S3B	401	45
A-05-19-200-014	4165 RUE DE CAROLYN	07/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$0	0.00	\$548,368	\$118,828	(\$43,828)	\$357,950	(0.122)	1,966	(\$22.29)	S3B	12.2442	Contemporary		\$110,000	No	//		Land Table S3B	1	68
A-05-23-401-004	625 GARLAND LN	11/23/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$295,180	536.69	\$590,352	\$62,440	(\$7,440)	\$439,927	(0.017)	2,308	(\$3.22)	S3B	1.6912	Ranch		\$62,440	No	//		Land Table S3B	401	98

SSB ECF - Sections 25-36 (Includes 1 The Rocks, CH3 Copper Hills, LO2, S3C Harmony Hills, S5P)

4/1/2022 thru 3/31/2024

The ECF is 1.070.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
A-05-25-100-032	1205 YULE RD	12/05/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$295,240	55.71	\$590,474	\$110,194	\$419,806	\$407,017	1.031	2,370	\$177.13	S5B	7.0597	Contemporary		\$106,060	No	//		Land Table S5B	401	74
A-05-25-300-020	1300 YULE RD	08/08/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$206,840	59.10	\$413,673	\$155,549	\$194,451	\$218,749	0.889	2,144	\$90.70	S5B	21.3096	Colonial/2Sty		\$111,646	No	//		Land Table S5B	401	58
A-05-26-101-005	1838 ROCHESTER RD	01/23/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$119,640	46.37	\$239,281	\$76,059	\$181,941	\$138,324	1.315	1,303	\$139.63	S5B	21.3309	Ranch		\$87,400	No	//		Land Table S5B	401	55
A-05-26-126-015	448 MACK RD	08/09/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$338,810	58.42	\$677,624	\$125,245	\$454,755	\$468,118	0.971	3,572	\$127.31	S5B	13.0564	Contemporary		\$111,800	No	//		Land Table S5B	401	84
A-05-26-200-012	1693 TOWNSEND RD	01/16/24	\$712,000	WD	03-ARM'S LENGTH	\$712,000	\$393,530	55.27	\$787,056	\$162,120	\$549,880	\$529,607	1.038	3,850	\$142.83	S5B	6.3738	Colonial/2Sty		\$153,200	No	//		Land Table S5B	401	70
A-05-26-200-025	1875 TOWNSEND RD	01/05/24	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$375,110	66.69	\$750,213	\$140,788	\$421,712	\$516,462	0.817	2,546	\$165.64	S5B	28.5478	Contemporary		\$133,250	No	//		Land Table S5B	401	70
A-05-26-300-002	138 YULE RD	08/23/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,010	52.64	\$300,029	\$123,937	\$161,063	\$135,455	1.189	1,326	\$121.47	LO2	8.7030	Ranch		\$121,800	No	//		Land Table LO2	401	52
A-05-27-453-005	396 DRAHNER RD	06/30/23	\$479,480	WD	03-ARM'S LENGTH	\$479,480	\$230,170	48.00	\$460,349	\$106,330	\$373,150	\$300,016	1.244	2,339	\$159.53	S5B	14.1748	Contemporary		\$106,330	No	//		Land Table S5B	401	69
A-05-27-476-008	970 ROCHESTER RD	08/05/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$265,610	39.35	\$531,222	\$106,837	\$568,163	\$359,648	1.580	2,720	\$208.88	S5B	47.7756	Contemporary		\$99,080	No	//		Land Table S5B	401	66
A-05-28-100-021	1895 LAKEVILLE RD	04/27/23	\$1,150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,150,000	\$594,220	51.67	\$1,188,433	\$340,330	\$809,670	\$718,731	1.127	2,677	\$302.45	S5B	2.4508	SingleFamily		\$152,077	No	//	A-05-28-100-024	Land Table S5B	401	90
A-05-28-251-010	1305 LAKEVILLE RD	08/08/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$398,360	53.11	\$796,727	\$108,784	\$641,216	\$625,403	1.025	3,061	\$209.48	1	7.6733	Contemporary		\$104,244	No	//		Land Table 1	401	80
A-05-29-177-002	2637 WHITE PINE DR	01/31/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$239,610	55.08	\$479,212	\$107,573	\$327,427	\$314,948	1.040	2,012	\$162.74	S5B	6.2397	SingleFamily		\$107,263	No	//		Land Table S5B	401	65
A-05-29-301-013	1320 HOSNER RD	09/29/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$394,970	60.77	\$789,936	\$112,310	\$537,590	\$574,259	0.936	2,670	\$201.34	S5B	16.5873	Contemporary		\$112,310	No	//		Land Table S5B	401	74
A-05-29-301-016	1350 SPRUCE ST	12/18/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$422,220	62.55	\$844,445	\$107,260	\$567,740	\$624,733	0.909	3,542	\$160.29	S5B	19.3246	CapeCod		\$107,260	No	//		Land Table S5B	401	74
A-05-29-426-004	2034 SHANE CT	05/26/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$385,120	62.06	\$670,239	\$77,170	\$462,830	\$494,224	0.936	2,646	\$174.92	CH3	16.5540	Contemporary		\$75,600	No	//		Land Table CH3	407	76
A-05-29-426-006	2078 SHANE CT	03/15/24	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$344,900	47.57	\$689,808	\$76,872	\$648,128	\$510,780	1.269	3,320	\$195.22	CH3	16.6880	Colonial/2Sty		\$72,800	No	//		Land Table CH3	407	95
A-05-29-426-012	2212 HEIDI DR	01/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$431,100	66.32	\$862,205	\$80,093	\$569,907	\$651,760	0.874	3,227	\$176.61	CH3	22.7606	SingleFamily		\$77,000	No	//		Land Table CH3	407	91
A-05-30-200-012	1703 HOSNER RD	07/28/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$214,570	51.70	\$429,130	\$91,400	\$323,600	\$286,212	1.131	1,451	\$223.02	S5B	2.8613	CapeCod		\$91,400	No	//		Land Table S5B	401	79
A-05-31-102-003	3755 DRAHNER RD	04/05/22	\$458,500	WD	03-ARM'S LENGTH	\$458,500	\$216,500	47.22	\$432,991	\$113,384	\$345,116	\$270,853	1.274	1,716	\$201.12	S5B	17.2162	Ranch		\$108,400	No	//		Land Table S5B	401	78
A-05-31-151-002	3967 SHOSHONE CT	10/24/22	\$414,900	WD	03-ARM'S LENGTH	\$414,900	\$255,700	61.63	\$511,400	\$106,390	\$308,510	\$343,229	0.899	2,134	\$144.57	S5B	20.3172	Contemporary		\$106,390	No	//		Land Table S5B	401	64
A-05-31-151-010	3966 SHOSHONE CT	08/03/22	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$271,350	60.70	\$542,698	\$106,480	\$340,520	\$369,676	0.921	2,118	\$160.77	S5B	18.0888	Contemporary		\$106,480	No	//		Land Table S5B	401	72
A-05-31-202-007	3255 DRAHNER RD	06/16/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$187,720	50.06	\$375,447	\$108,490	\$266,510	\$226,235	1.178	1,996	\$133.52	S5B	7.6006	SingleFamily		\$108,490	No	//		Land Table S5B	401	71
A-05-31-251-007	711 MARKWOOD DR	03/15/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$242,720	70.35	\$485,431	\$110,069	\$234,931	\$318,103	0.739	3,092	\$75.98	S5B	36.3482	Ranch		\$108,100	No	//		Land Table S5B	401	56
A-05-31-252-009	680 MARKWOOD DR	10/04/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$201,870	56.86	\$403,742	\$115,975	\$239,025	\$243,870	0.980	1,800	\$132.79	S5B	12.1887	Ranch		\$112,020	No	//		Land Table S5B	401	63
A-05-31-252-012	690 MARKWOOD DR	09/15/22	\$737,955	WD	03-ARM'S LENGTH	\$737,955	\$435,710	59.04	\$871,424	\$101,000	\$696,955	\$652,902	0.976	4,235	\$150.40	S5B	12.6443	Tudor		\$101,000	No	//		Land Table S5B	401	68
A-05-31-351-003	1771 BARR RD	05/25/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$219,830	53.36	\$439,663	\$110,878	\$301,122	\$278,631	1.081	2,143	\$140.51	S5B	2.1300	Colonial/2Sty		\$106,240	No	//		Land Table S5B	401	61
A-05-31-401-006	375 MARKWOOD DR	07/12/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$249,790	39.34	\$499,584	\$113,166	\$521,834	\$327,473	1.594	2,264	\$230.49	S5B	49.1500	Ranch		\$110,240	No	//		Land Table S5B	401	79
A-05-31-451-002	3621 INDIAN LAKE RD	08/26/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$194,220	54.71	\$388,434	\$83,325	\$271,675	\$234,699	1.158	1,908	\$142.39	LO2	5.5527	Ranch		\$82,050	No	//		Land Table LO2	401	67
A-05-34-201-025	797 KNIGHTS BRG	02/27/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$515,890	56.08	\$1,031,787	\$144,085	\$775,915	\$752,290	1.031	3,038	\$255.40	S5B	7.0614	Contemporary		\$109,780	No	//		Land Table S5B	401	74
A-05-35-127-003	450 BREWER RD	04/06/22	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$227,270	58.05	\$454,536	\$73,960	\$317,540	\$322,522	0.985	2,720	\$116.74	S5B	11.7465	Ranch		\$73,240	No	//		Land Table S5B	401	70
A-05-35-128-005	600 ROCHESTER RD	07/29/22	\$168,001	WD	03-ARM'S LENGTH	\$168,001	\$109,800	65.36	\$219,593	\$73,253	\$94,748	\$124,017	0.764	1,422	\$66.63	S5B	33.8026	Ranch		\$72,640	No	//		Land Table S5B	401	54
A-05-35-200-001	480 BREWER RD	01/05/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,770	44.50	\$173,541	\$111,067	\$83,933	\$52,944	1.585	646	\$129.93	S5B	48.3296	Bungalow		\$103,640	No	//		Land Table S5B	401	48
A-05-35-200-036	801 TOWNSEND RD	05/30/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$339,610	42.50	\$679,226	\$158,147	\$640,853	\$441,592	1.451	2,863	\$223.84	S5B	34.9214	Ranch		\$139,647	No	//		Land Table S5B	401	60
A-05-35-401-005	315 SEQUOIA LN	09/13/22	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$346,130	50.83	\$692,254	\$94,234	\$586,766	\$533,946	1.099	2,813	\$208.59	S5P	0.3095	Contemporary		\$90,276	No	//		Land Table S5P	407	72
A-05-36-226-005	70505 DEQUINDRE RD	12/19/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$267,920	41.22	\$535,832	\$112,860	\$537,140	\$358,451	1.499	2,989	\$179.71	S5B	39.6486	CapeCod		\$112,860	No	//		Land Table S5B	401	68
A-05-36-300-006	1225 E ROMEO RD	11/03/23	\$511,879	WD	03-ARM'S LENGTH	\$511,879	\$258,720	50.54	\$517,439	\$152,760	\$359,119	\$309,050	1.162	2,810	\$127.80	S5B	5.9991	CapeCod		\$110,600	No	//		Land Table S5B	401	72
A-05-36-400-024	118 ADDISON MEADOWS CT	08/22/23	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$278,890	46.40	\$557,781	\$135,670	\$465,330	\$357,721	1.301	2,239	\$207.83	S5B	19.8799	CapeCod		\$106,660	No	//		Land Table S5B	407	75
A-05-36-400-029	69367 DEQUINDRE RD	09/22/23	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$496,480	64.48	\$992,960	\$114,715	\$655,285	\$744,275	0.880	3,465	\$189.12	S5B	22.1585	Contemporary		\$111,000	No	//		Land Table S5B	401	88
<b>Totals:</b>			<b>\$20,644,615</b>			<b>\$20,644,615</b>	<b>\$11,152,920</b>		<b>\$22,305,819</b>		<b>\$16,195,856</b>	<b>\$15,136,928</b>			<b>\$167.30</b>							<b>3.2062</b>				
							<b>Sale. Ratio =&gt;</b>	<b>54.02</b>					<b>E.C.F. =&gt;</b>	<b>1.070</b>		<b>Std. Deviation=&gt;</b>	<b>0.226192022</b>									
							<b>Std. Dev. =&gt;</b>	<b>7.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.102</b>		<b>Ave. Variance=&gt;</b>	<b>18.0149</b>	<b>Coefficient of Var=&gt;</b>	<b>16.34716049</b>							

Outliers

A-05-26-153-007	120 YULE RD	06/21/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$133,690	33.51	\$267,382	\$97,000	\$302,000	\$131,063	2.304	953	\$316.89	LO2	230.4234	Bungalow		\$97,000	No	//		Land Table LO2	401	51
A-05-26-153-007	120 YULE RD	11/10/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$133,690	34.28	\$267,382	\$97,000	\$293,000	\$131,063	2.236	953	\$307.45	LO2	223.5565	Bungalow		\$97,000	No	//		Land Table LO2	401	51
A-05-35-200-064	582 MARCY LN	05/05/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$449,360	74.89	\$898,714	\$107,290	\$492,710	\$670,698	0.735	3,703	\$133.06	S5B	73.4622	Contemporary		\$107,290	No	//		Land Table S5B	401	77
A-05-26-126-013	432 MACK RD	11/10/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$224,4																			

R7B Village Residential & S4R Lakeville Town ECF 2025

4/1/2020 thru 3/31/2024

The ECF is 1.220.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
A-05-27-329-004	1305 ROCHESTER RD	02/18/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$72,410	44.56	\$144,814	\$16,176	\$146,324	\$107,198	1.365	1,574	\$92.96	S4R	10.7971	Ranch		\$16,176	No	//		Land Table S4R	401	48	
A-05-27-333-004	1287 ROCHESTER RD	12/29/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$67,790	86.91	\$135,573	\$20,156	\$57,844	\$96,181	0.601	1,032	\$56.05	S4R	65.5604	Ranch		\$16,176	No	//		Land Table S4R	401	46	
A-05-27-337-002	1269 ROCHESTER RD	10/16/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,710	35.88	\$179,413	\$38,515	\$211,485	\$117,415	1.801	1,286	\$164.45	S4R	54.4162	SingleFamily		\$36,444	No	//		Land Table S4R	401	49	
A-05-27-401-006	1274 ROCHESTER RD	03/08/21	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$90,720	46.17	\$181,432	\$32,350	\$164,150	\$124,235	1.321	1,490	\$110.17	S4R	6.4273	Bungalow		\$31,800	No	//		Land Table S4R	401	46	
A-05-27-401-007	1262 ROCHESTER RD	06/26/20	\$184,700	WD	03-ARM'S LENGTH	\$184,700	\$95,280	51.59	\$190,553	\$22,937	\$161,763	\$139,680	1.158	1,313	\$123.20	S4R	9.8916	Bungalow		\$22,800	No	//		Land Table S4R	401	50	
A-05-27-401-007	1262 ROCHESTER RD	10/25/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,280	44.32	\$190,553	\$22,937	\$192,063	\$139,680	1.375	1,313	\$146.28	S4R	11.8008	Bungalow		\$22,800	No	//		Land Table S4R	401	50	
A-05-27-401-020	1284 ROCHESTER RD	01/31/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$78,920	35.87	\$157,849	\$56,419	\$163,581	\$84,525	1.935	820	\$199.49	S4R	67.8284	Ranch		\$39,720	No	//		Land Table S4R	401	47	
A-05-27-404-003	409 RACE ST	03/16/23	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$98,860	33.23	\$197,713	\$34,356	\$263,144	\$136,131	1.933	1,696	\$155.16	S4R	67.6010	SingleFamily		\$34,356	No	//		Land Table S4R	401	46	
A-05-27-404-006	1409 MAIN ST	02/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,850	48.35	\$125,690	\$22,862	\$107,138	\$85,690	1.250	986	\$108.66	S4R	0.6716	Bungalow		\$17,940	No	//		Land Table S4R	401	45	
AL-05-10-226-004	4857 FOREST ST	01/25/22	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$128,230	68.76	\$256,458	\$45,093	\$141,407	\$188,719	0.749	2,098	\$67.40	R7B	50.7713	Ranch		\$44,480	No	//		Land Table R7B	401	54	
AL-05-10-226-006	4757 FOREST ST	05/25/22	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$97,010	42.46	\$194,023	\$50,040	\$178,460	\$128,556	1.388	1,205	\$148.10	R7B	13.1173	Ranch		\$50,040	No	//		Land Table R7B	401	51	
AL-05-10-276-002	4701 FOREST ST	02/12/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$141,350	42.58	\$282,690	\$26,480	\$305,520	\$228,759	1.336	2,529	\$120.81	R7B	7.8541	CapeCod		\$26,480	No	//		Land Table R7B	401	58	
AL-05-10-276-011	100 NORTH ST	06/13/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,960	48.68	\$223,928	\$35,120	\$194,880	\$168,579	1.156	1,624	\$120.00	R7B	10.0995	SingleFamily		\$35,120	No	//		Land Table R7B	401	59	
AL-05-10-401-004	291 W ELMWOOD AVE	04/12/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$219,350	41.00	\$557,075	\$59,200	\$475,800	\$444,531	1.070	2,320	\$205.09	R7B	18.6672	SingleFamily		\$52,120	No	//	AL-05-10-401-003	Land Table R7B	401	80	
AL-05-10-428-003	65 W ELMWOOD AVE	10/16/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$62,080	53.75	\$124,159	\$17,225	\$98,275	\$95,477	1.029	705	\$139.40	R7B	22.7706	Bungalow		\$17,120	No	//		Land Table R7B	401	72	
AL-05-10-430-004	4440 WEST ST	10/05/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$68,380	93.67	\$136,761	\$23,240	\$49,760	\$101,358	0.491	1,072	\$46.42	R7B	76.6080	Bungalow		\$23,240	No	//		Land Table R7B	401	45	
AL-05-10-433-001	23 SOUTH ST	09/15/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,860	38.04	\$121,720	\$18,528	\$141,472	\$92,136	1.535	1,246	\$113.54	R7B	27.8461	Bungalow		\$17,120	No	//		Land Table R7B	401	50	
AL-05-10-433-007	4345 FOREST ST	03/23/23	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$92,680	39.44	\$185,352	\$40,878	\$194,122	\$128,995	1.505	1,300	\$149.32	R7B	24.7871	SingleFamily		\$40,842	No	//	AL-05-10-433-009	Land Table R7B	401	52	
AL-05-10-476-003	4201 FOREST ST	06/09/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$49,920	50.94	\$99,847	\$25,760	\$72,240	\$66,149	1.092	902	\$80.09	R7B	16.4935	Ranch		\$25,760	No	//		Land Table R7B	401	45	
AL-05-11-176-007	4536 EAST RD	08/31/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,900	32.33	\$135,806	\$27,317	\$182,683	\$96,865	1.886	1,071	\$170.57	R7B	62.8938	Bungalow		\$21,440	No	//		Land Table R7B	401	50	
AL-05-11-177-005	225 E ELMWOOD AVE	10/15/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,990	43.72	\$187,983	\$20,720	\$194,280	\$149,342	1.301	1,596	\$121.73	R7B	4.3894	Colonial/2Sty		\$20,720	No	//		Land Table R7B	401	45	
AL-05-11-301-011	88 E ELMWOOD AVE	07/20/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$80,180	46.89	\$160,367	\$14,960	\$156,040	\$129,828	1.202	1,827	\$85.41	R7B	5.5112	SingleFamily		\$14,960	No	//		Land Table R7B	401	49	
AL-05-11-301-017	4464 FOREST ST	10/23/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$129,640	70.08	\$259,287	\$89,529	\$95,471	\$151,570	0.630	2,022	\$47.22	R7B	62.7131	SingleFamily		\$25,400	No	//		Land Table R7B	401	45	
AL-05-11-304-005	4380 BAZA ST	06/19/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$114,280	67.22	\$228,566	\$46,280	\$123,720	\$162,755	0.760	1,493	\$82.87	R7B	49.6854	TriLevel/Quad		\$46,280	No	//		Land Table R7B	401	59	
AL-05-11-352-002	140 BAZA ST	08/17/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$67,620	38.20	\$135,248	\$27,467	\$149,533	\$96,233	1.554	1,460	\$102.42	R7B	29.6850	SingleFamily		\$25,760	No	//		Land Table R7B	401	45	
<b>Totals:</b>						<b>\$5,055,700</b>	<b>\$2,337,250</b>		<b>\$4,792,860</b>		<b>\$4,221,155</b>	<b>\$3,460,586</b>			<b>\$118.27</b>		<b>3.7233</b>										
						<b>Sale. Ratio =&gt;</b>	<b>46.23</b>		<b>E.C.F. =&gt;</b>	<b>1.220</b>	<b>Std. Deviation=&gt;</b>	<b>0.4053</b>			<b>Ave. Variance=&gt;</b>	<b>31.1555</b>	<b>Coefficient of Var=&gt;</b>	<b>24.78532187</b>									
						<b>Std. Dev. =&gt;</b>	<b>15.87</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.257</b>																	

Outliers

AL-05-11-304-007	4318 BAZA ST	05/22/23	\$270,650	WD	03-ARM'S LENGTH	\$270,650	\$87,110	32.19	\$174,211	\$52,599	\$218,051	\$108,582	2.008	1,632	\$133.61	R7B	182.3438	SingleFamily		\$45,560	No	//		Land Table R7B	401	45
AL-05-11-326-001	306 E ELMWOOD AVE	05/30/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$96,630	29.28	\$193,261	\$51,367	\$278,633	\$126,691	2.199	2,033	\$137.06	R7B	201.4583	SingleFamily		\$50,840	No	//		Land Table R7B	401	45
A-05-27-333-004	1287 ROCHESTER RD	04/14/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$67,790	135.58	\$135,573	\$20,156	\$29,844	\$96,181	0.310	1,032	\$28.92	S4R	31.0291	Ranch		\$16,176	No	//		Land Table S4R	401	46
A-05-27-337-002	1269 ROCHESTER RD	09/23/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$89,710	179.42	\$179,413	\$38,515	\$11,485	\$117,415	0.098	1,286	\$8.93	S4R	9.7815	SingleFamily		\$36,444	No	//		Land Table S4R	401	49
AL-05-11-301-014	128 E ELMWOOD AVE	08/18/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$65,030	141.37	\$130,058	\$17,480	\$28,520	\$100,516	0.284	1,803	\$15.82	R7B	28.3736	SingleFamily		\$17,480	No	//		Land Table R7B	401	45
A-05-27-401-008	1240 ROCHESTER RD	08/06/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$81,530	181.18	\$163,055	\$23,520	\$21,480	\$116,279	0.185	1,413	\$15.20	S4R	18.4728	SingleFamily		\$23,520	No	//		Land Table S4R	401	49

LL1 ECF  
2020-2024  
The ECF is 1.584.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
A-05-22-153-022	677 GRAVEL RIDGE RD	10/28/22	\$865,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$865,000	\$390,130	45.10	\$780,248	\$176,425	\$688,575	\$464,479	1.482	3,367	\$204.51	LL1	22.3199	Colonial/2Sty		\$164,783	No	//	A-05-22-152-009	LL1 LAKEVILLE LAKE TRACT LOTS	401	68	
A-05-22-153-024	649 GRAVEL RIDGE RD	10/07/21	\$1,665,000	WD	03-ARM'S LENGTH	\$1,665,000	\$470,770	28.27	\$1,223,162	\$246,951	\$1,418,049	\$751,214	1.888	3,036	\$467.08	LL1	18.2012	Contemporary		\$235,037	No	//	A-05-22-152-021	LL1 LAKEVILLE LAKE TRACT LOTS	401	91	
A-05-22-176-004	544 DEERPOINTE	11/03/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$133,740	31.10	\$267,483	\$69,805	\$360,195	\$152,060	2.369	964	\$373.65	LL1	66.3104	Ranch		\$69,805	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	83	
A-05-22-176-006	512 DEERPOINTE	11/29/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,550	52.18	\$313,108	\$87,187	\$212,813	\$173,785	1.225	2,228	\$95.52	LL1	48.1092	SingleFamily		\$87,187	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	51	
A-05-22-176-009	500 DEERPOINTE	11/29/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$276,790	65.90	\$553,578	\$203,838	\$216,162	\$269,031	0.803	2,377	\$90.94	LL1	90.2181	Ranch		\$199,013	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	68	
A-05-22-177-011	2675 DEVONSHIRE RD	03/12/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$215,470	39.18	\$430,940	\$76,574	\$473,426	\$272,589	1.737	1,777	\$266.42	LL1	3.1109	Contemporary		\$71,588	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	87	
A-05-22-177-017	2645 DEVONSHIRE RD	10/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$126,520	31.63	\$253,048	\$80,448	\$319,552	\$132,769	2.407	1,938	\$164.89	LL1	70.1157	SingleFamily		\$77,937	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	46	
A-05-22-177-025	2541 KINGSTON RD	10/14/20	\$1,063,000	WD	03-ARM'S LENGTH	\$1,063,000	\$447,610	42.11	\$895,213	\$135,568	\$927,432	\$584,342	1.587	2,985	\$310.70	LL1	11.8527	SingleFamily		\$123,087	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	83	
A-05-22-177-029	2511 KINGSTON RD	09/25/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$207,060	36.98	\$414,113	\$100,783	\$459,217	\$241,023	1.905	2,610	\$175.95	LL1	19.9617	Colonial/2Sty		\$100,323	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	59	
A-05-22-402-012	317 BAYWOOD	03/10/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$166,150	34.98	\$332,297	\$65,493	\$409,507	\$205,234	1.995	1,597	\$256.42	LL1	28.9654	Contemporary		\$62,675	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	79	
A-05-22-402-015	275 BAYWOOD	08/20/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$173,540	75.45	\$347,088	\$56,578	\$173,422	\$223,469	0.776	1,430	\$121.27	LL1	92.9621	Colonial/2Sty		\$56,578	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	97	
A-05-22-402-020	213 KINGSTON RD	07/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,590	41.88	\$288,987	\$58,585	\$291,415	\$177,232	1.644	1,112	\$262.06	LL1	6.1411	Ranch		\$58,585	No	//	A-05-22-402-021, A-05-22-401-006	LL1 LAKEVILLE LAKE TRACT LOTS	401	87	
A-05-22-402-032	365 BAYWOOD	09/23/20	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$324,670	55.59	\$649,345	\$110,087	\$473,913	\$414,814	1.142	2,472	\$191.71	LL1	56.3194	Contemporary		\$108,148	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	79	
A-05-22-402-032	365 BAYWOOD	02/15/22	\$892,500	WD	03-ARM'S LENGTH	\$892,500	\$324,670	36.38	\$649,345	\$110,087	\$782,413	\$414,814	1.886	2,472	\$316.51	LL1	18.0513	Contemporary		\$108,148	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	79	
A-05-22-402-034	225 KINGSTON RD	10/23/20	\$690,022	WD	03-ARM'S LENGTH	\$690,022	\$335,870	48.68	\$671,742	\$169,090	\$520,932	\$386,655	1.347	2,112	\$246.65	LL1	35.8388	Contemporary		\$169,090	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	82	
A-05-27-227-015	1845 ROCHESTER RD	05/04/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$128,720	30.29	\$257,441	\$78,938	\$346,062	\$137,310	2.520	936	\$369.72	LL1	81.4632	Ranch		\$63,404	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	70	
A-05-27-227-015	1845 ROCHESTER RD	10/17/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$128,720	31.20	\$257,441	\$78,938	\$333,562	\$137,310	2.429	936	\$356.37	LL1	72.3597	Ranch		\$63,404	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	70	
A-05-27-227-034	1853 ROCHESTER RD	09/09/20	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$526,020	58.45	\$1,052,036	\$127,232	\$772,768	\$711,388	1.086	3,587	\$215.44	LL1	61.9383	SingleFamily		\$124,292	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	65	
A-05-27-276-007	1675 ROCHESTER RD	05/17/21	\$385,501	WD	03-ARM'S LENGTH	\$385,501	\$154,480	40.07	\$377,333	\$145,843	\$239,658	\$178,077	1.346	2,620	\$91.47	LL1	35.9854	TriLevel/Quad		\$145,309	No	//	A-05-26-151-001, A-05-26-151-002	LL1 LAKEVILLE LAKE TRACT LOTS	401	45	
A-05-27-276-014	1523 ROCHESTER RD	05/12/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$118,440	29.10	\$236,879	\$58,111	\$348,889	\$137,514	2.537	736	\$474.03	LL1	83.1454	Ranch		\$45,985	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	62	
<b>Totals:</b>						<b>\$12,004,523</b>	<b>\$4,952,510</b>		<b>\$10,250,827</b>		<b>\$9,767,962</b>	<b>\$6,165,110</b>			<b>\$252.57</b>		<b>12.1271</b>										
							<b>Sale. Ratio =&gt;</b>	<b>41.26</b>		<b>E.C.F. =&gt;</b>	<b>1.584</b>		<b>Std. Deviation=&gt;</b>	<b>0.558959</b>													
							<b>Std. Dev. =&gt;</b>	<b>13.07</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.706</b>		<b>Ave. Variance=&gt;</b>	<b>46.1685</b>	<b>Coefficient of Var=&gt;</b>		<b>27.06772862</b>										

<b>Outliers</b>																											
A-05-27-254-006	1353 ROCHESTER RD	11/16/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,590	51.67	\$377,170	\$368,702	(\$3,702)	\$6,514	(0.568)	0	#DIV/0!	LL1	339.7691	Ranch		\$127,496	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	201	57	
A-05-22-153-017	613 GRAVEL RIDGE RD	09/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$68,840	19.39	\$137,670	\$58,282	\$296,718	\$61,068	4.859	757	\$391.97	LL1	485.8838	Bungalow		\$58,105	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	45	
A-05-22-402-014	287 BAYWOOD	04/14/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$85,200	18.52	\$163,144	\$43,897	\$416,103	\$91,766	4.534	669	\$621.98	LL1	453.4384	Ranch		\$42,006	No	//	A-05-22-403-002	LL1 LAKEVILLE LAKE TRACT LOTS	401	56	
A-05-22-402-021	207 KINGSTON RD	07/18/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$62,030	25.32	\$124,050	\$47,814	\$197,186	\$58,643	3.362	641	\$307.62	LL1	336.2477	Bungalow		\$47,552	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	402	45	
A-05-22-177-019	2629 DEVONSHIRE RD	11/23/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$122,310	27.80	\$244,629	\$98,189	\$341,811	\$112,646	3.034	994	\$343.87	LL1	303.4378	Ranch		\$93,497	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	73	
A-05-27-227-013	1849 ROCHESTER RD	06/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,920	29.96	\$119,839	\$51,700	\$148,300	\$52,415	2.829	1,764	\$84.07	LL1	282.9363	Contemporary		\$51,700	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	98	
A-05-27-227-014	1847 ROCHESTER RD	08/09/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$104,020	27.74	\$208,046	\$59,868	\$315,132	\$113,983	2.765	1,821	\$173.05	LL1	276.4726	SingleFamily		\$58,657	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	45	
A-05-27-227-010	39 PENINSULA DR	08/10/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$197,710	27.46	\$395,423	\$83,359	\$636,641	\$240,049	2.652	1,997	\$318.80	LL1	265.2127	SingleFamily		\$83,359	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	68	

**LL2 ECF**

2020-2024

The ECF is 1.326.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
A-05-22-126-004	575 ARMY RD	06/22/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$269,910	40.29	\$539,826	\$246,980	\$423,020	\$216,923	1.950	1,880	\$225.01	LL2	42.3097	Ranch		\$243,867	No	//		LL2 LAKEVILLE LAKE ACREAGE LOTS	401	64	
A-05-22-176-012	552 DEERPOINTE	12/16/21	\$857,500	WD	03-ARM'S LENGTH	\$857,500	\$336,800	39.28	\$673,594	\$230,365	\$627,135	\$328,318	1.910	2,721	\$230.48	LL2	38.3150	Contemporary		\$228,239	No	//		LL1 LAKEVILLE LAKE TRACT LOTS	401	62	
A-05-22-351-001	1398 LAKEVILLE RD	03/13/22	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,493,760	59.75	\$2,987,518	\$924,835	\$1,575,165	\$1,527,913	1.031	5,010	\$314.40	LL2	49.6070	Bungalow		\$894,527	No	//		LL2 LAKEVILLE LAKE ACREAGE LOTS	401	77	
A-05-27-151-006	770 LAKEVILLE RD	11/30/21	\$1,110,000	WD	03-ARM'S LENGTH	\$1,110,000	\$430,340	38.77	\$860,678	\$273,782	\$836,218	\$434,738	1.923	3,466	\$241.26	LL2	39.6504	TriLevel/Quad		\$270,061	No	//		LL2 LAKEVILLE LAKE ACREAGE LOTS	401	62	
A-05-27-177-005	724 LAKEVILLE RD	12/14/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$337,940	43.61	\$907,287	\$160,287	\$614,713	\$553,369	1.111	3,322	\$185.04	LL2	41.6140	Contemporary		\$156,302	No	//	A-05-27-177-004	LL2 LAKEVILLE LAKE ACREAGE LOTS	401	76	
A-05-27-228-015	131 SMITHS LNDG	03/19/24	\$468,500	WD	03-ARM'S LENGTH	\$468,500	\$245,360	52.37	\$490,719	\$226,546	\$241,954	\$195,684	1.236	2,094	\$115.55	LL2	29.0541	Bungalow		\$226,546	No	//		LL2 LAKEVILLE LAKE ACREAGE LOTS	401	60	
<b>Totals:</b>			<b>\$6,381,000</b>			<b>\$6,381,000</b>	<b>\$3,114,110</b>		<b>\$6,459,622</b>		<b>\$4,318,205</b>	<b>\$3,256,944</b>			<b>\$218.62</b>		<b>20.1150</b>										
							Sale. Ratio =>	<b>48.80</b>				E.C.F. =>	<b>1.326</b>				Std. Deviation=>	<b>0.44423</b>									
							Std. Dev. =>	<b>8.54</b>				Ave. E.C.F. =>	<b>1.527</b>				Ave. Variance=>	<b>40.0917</b>						Coefficient of Var=>	<b>26.25529226</b>		

