

ALL OFF WATER HIGHER RATES 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
051-A21-000-038-00	PIONEER ST	09/08/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$5,400
051-I20-000-040-00	CAYUGA TRAIL	03/29/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,700
051-I30-000-031-00	1735 IROQUOIS TR	02/25/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$0
051-I30-000-032-10	IROQUOIS TR	06/15/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0
051-L10-000-029-00	3618 LITTLE ISLAND DR	11/22/22	\$122,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$122,500	\$68,500
051-L20-002-002-00	1984 SUNSET TR	04/05/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,200
051-L20-002-018-00	1925 LATHAM RD	02/11/22	\$98,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$98,000	\$50,000
051-P10-002-013-00	1934 EASY ST	11/16/21	\$57,400	WD	03-ARM'S LENGTH	\$57,400	\$28,700
051-W10-002-004-00	1645 LITTLE AVE	09/30/22	\$33,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$33,800	\$18,100
051-W10-002-008-00	1631 LITTLE AVE	11/16/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$93,800	\$36,100
051-W10-002-027-00	1569 LITTLE AVE	06/17/21	\$159,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$159,000	\$68,200
051-W10-002-030-00	LITTLE AVE	09/15/22	\$332,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,030	\$6,800
Totals:			\$1,020,200			\$710,030	\$332,700
							Sale. Ratio =>
							Std. Dev. =>

USING \$165/FF

OUTLIERS

051-W10-002-017-00	1603 LITTLE AVE	11/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,900
051-W10-002-005-00	1643 LITTLE AVE	07/29/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$94,400	\$32,800

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt
72.00	\$10,875	\$7,500	\$10,875	75.0	220.9	0.38	0.38	\$100	\$0.45
51.33	\$15,370	\$15,000	\$15,370	106.0	270.0	0.66	0.66	\$142	\$0.52
0.00	\$101,709	\$15,000	\$12,615	87.0	301.0	0.60	0.60	\$172	\$0.57
0.00	\$6,308	\$10,000	\$6,308	43.5	261.0	0.26	0.26	\$230	\$0.88
55.92	\$149,723	\$18,086	\$32,587	155.0	210.0	0.66	0.66	\$117	\$0.63
57.60	\$86,465	\$3,035	\$14,500	100.0	138.0	0.32	0.32	\$30	\$0.22
51.02	\$100,131	\$12,804	\$14,935	103.0	280.0	0.33	0.17	\$124	\$0.89
50.00	\$57,463	\$14,437	\$14,500	100.0	100.0	0.23	0.23	\$144	\$1.44
53.55	\$21,840	\$3,800	\$14,290	106.0	255.0	0.31	0.15	\$36	\$0.28
38.49	\$72,101	\$36,364	\$14,665	109.0	250.0	0.31	0.15	\$334	\$2.67
42.89	\$151,543	\$49,976	\$27,290	202.0	250.0	0.58	0.29	\$247	\$1.98
29.53	\$19,895	\$23,030	\$13,645	101.0	250.0	0.29	0.15	\$228	\$1.83
	\$793,423	\$209,032	\$191,580	1,287.5		4.93	4.01		
46.86			Average			Average			
22.16			per FF=>	\$162		per Net Acre=>	42,408.60		\$0.97
39.89	\$71,744	\$25,651	\$7,395	51.0	125.0	0.15	0.15	\$503	\$4.03
34.75	\$72,627	\$43,563	\$14,665	109.0	254.0	0.32	0.15	\$400	\$3.14

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
75.00	11	2022005450		SECTION LOTS AND ACREAGE	402	A-FF
106.00	4A	2022002309		OFF WATER-SAND LAKE	402	B-FF
87.00	4A	2022001020		OFF WATER-SAND LAKE	001	B-FF
43.50	4A	2022003814		OFF WATER-SAND LAKE	001	B-FF
155.00	7A	2022006908	050-002-100-001-00	OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
100.00	7A	2021002749		OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
103.00	7A	2022000847	051-L20-002-019-00	OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
100.00	7A	2021008178		OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
106.00	4A	2022005881	051-W11-003-005-00	OFF WATER-SAND LAKE	401	B-FF
109.00	4A	2022006792	051-W11-003-009-00	OFF WATER-SAND LAKE	401	B-FF
202.00	4A	2021004522	051-W11-003-029-00	OFF WATER-SAND LAKE	401	B-FF
101.00	4A	2022005604	051-W11-003-032-00	OFF WATER-SAND LAKE	402	B-FF

51.00	4A	2022007057		OFF WATER-SAND LAKE	401	B-FF
109.00	4A	2022004657	051-W11-003-006-00	OFF WATER-SAND LAKE	401	B-FF