

Chappel Lake Waterfront 2024

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. |
|--------------------|--------------------------|-----------|------------------|--------|------------------------------|------------------|--------------------------|
| 050-001-300-011-00 | 1670 CHAPPEL WOODS CT | 11/04/22 | \$314,500 | WD | 03-ARM'S LENGTH | \$314,500 | \$140,100 |
| 051-W20-000-011-00 | 1617 CHAPPEL WOODS TRAIL | 07/02/20 | \$214,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$214,000 | \$122,200 |
| 073-F10-000-001-00 | BASS LAKE RD | 11/25/20 | \$13,500 | MLC | 03-ARM'S LENGTH | \$13,500 | \$6,900 |
| 121-T11-000-082-00 | RAINBOW DR | 10/13/20 | \$30,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$30,000 | \$17,200 |
| Totals: | | | \$314,500 | | | \$314,500 | \$286,400 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

Using \$210/FF

Due to lack of sales using sales from other areas with extended date range

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|----------------|------------------|------------------|-----------------------|--------------|-------|--------------------------|------------------|------------|----------------------|---------------|
| 44.55 | \$280,226 | \$69,274 | \$35,000 | 175.0 | 375.0 | 1.51 | 1.51 | \$396 | \$45,968 | \$1.06 |
| 57.10 | \$281,697 | \$43,903 | \$74,400 | 372.0 | 936.8 | 4.00 | 1.70 | \$118 | \$10,976 | \$0.25 |
| 51.11 | \$4,440 | \$13,500 | \$4,440 | 74.0 | 163.3 | 0.28 | 0.28 | \$182 | \$48,214 | \$1.12 |
| 55.33 | \$41,452 | \$30,000 | \$17,200 | 138.4 | 390.9 | 0.62 | 1.24 | \$217 | \$24,194 | \$0.56 |
| | \$607,815 | \$156,677 | \$131,040 | 759.4 | | 6.41 | 4.73 | | | |
| 91.07 | | | Average | | | Average | | | Average | |
| #DIV/0! | | | per FF=> | \$206 | | per Net Acre=> | 24,454.03 | | per SqFt=> | \$0.56 |
| | | | Using \$210/FF | | | | | | | |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--------------|----------|------------|-----------------------|-----------------------------|-------|
| 175.00 | 10 | 2022006585 | | CHAPPEL LAKE WATERFRONT | 401 |
| 372.00 | 10 | 2020004257 | 051-W20-000-012-00 | CHAPPEL LAKE WATERFRONT | 401 |
| 74.00 | 13 | 2020007497 | | LITTLE BASS LAKE WATERFRONT | 402 |
| 138.40 | 14 | 2020006272 | 121-T11-000-083-00 | TAWAS LAKE WATERFRONT | 402 |
