

SAND LAKE WATERFRONT A-RATE 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
050-002-400-006-20	3780 HIAWATHA TRAIL	09/10/21	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$256,700
051-C20-000-001-00	LOUKS DR	08/22/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,300
051-S30-000-001-00	1398 LAKE DR	10/18/21	\$420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$415,800	\$189,000
051-S40-002-001-00	3912 SAGINAW ST	01/19/22	\$127,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000	\$114,200
051-S60-000-030-00	3714 SAGINAW ST	08/26/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,746	\$197,300
051-W10-001-025-00	1562 LITTLE AVE	09/15/22	\$332,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$305,970	\$81,200
Totals:			\$1,952,000			\$1,910,016	\$882,700
							Sale. Ratio =>
							Std. Dev. =>

USING \$1660/FF

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt
50.09	\$513,306	\$132,794	\$133,600	80.0	200.0	0.37	0.37	\$1,660	\$8.31
88.60	\$105,210	\$50,000	\$88,510	53.0	227.7	0.14	0.11	\$943	\$8.38
45.45	\$382,481	\$178,216	\$140,334	154.3	252.0	0.46	0.37	\$1,155	\$8.89
58.56	\$228,324	\$88,586	\$121,910	73.0	220.0	0.19	0.08	\$1,214	\$10.99
45.80	\$394,585	\$277,855	\$241,694	170.0	438.3	13.84	0.54	\$1,634	\$0.46
26.54	\$157,498	\$215,272	\$66,800	40.0	150.0	0.14	0.14	\$5,382	\$35.81
	\$1,781,404	\$942,723	\$792,848	570.3		15.12	1.60		
46.21			Average			Average			
20.56			per FF=>	\$1,653		per Net Acre=>	62,341.16		\$1.43

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
80.00	4	2021006618		SAND LAKE WATERFRONT	401	A-FF
53.00	4	2022006200	051-A10-999-001-00	SAND LAKE WATERFRONT	402	A-FF
154.30	4	2021007588	051-S30-000-022-00	SAND LAKE WATERFRONT	401	A-FF
73.00	4	2022000671	051-S40-002-002-00	SAND LAKE WATERFRONT	401	A-FF
357.95	4	2022005232	051-S60-000-034-00, 050-002-400-004-00	SAND LAKE WATERFRONT	401	A-FF
40.00	4	2022005604		SAND LAKE WATERFRONT	401	A-FF