

WATERFRONT BASS,ROUND & ISLAND LAKE 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
051-L10-000-034-00	3634 LITTLE ISLAND DR	06/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,300
051-L10-000-035-00	3638 LITTLE ISLAND DR	06/10/22	\$269,900	WD	03-ARM'S LENGTH	\$268,900	\$107,900
051-L10-000-039-00	3654 LITTLE ISLAND DR	08/02/21	\$230,000	WD	03-ARM'S LENGTH	\$229,000	\$110,300
051-L10-000-062-00	1932 INDIAN LAKE RD	08/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,500
051-P10-001-004-00	1981 EASY ST	10/21/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$73,300
051-P10-001-006-00	1971 EASY ST	12/16/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$79,000
051-P10-004-006-00	3226 HENRY ST	11/19/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$59,200
051-P10-004-008-00	3220 HENRY ST	01/03/22	\$151,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,524	\$86,400
Totals:			\$1,507,300			\$1,493,824	\$682,900
							Sale. Ratio =>
							Std. Dev. =>

USING \$1450/FF

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt
47.06	\$150,589	\$82,447	\$73,036	62.0	214.0	0.31	0.31	\$1,330	\$6.21
40.13	\$215,804	\$127,310	\$74,214	63.0	194.0	0.28	0.28	\$2,021	\$10.40
48.17	\$220,535	\$102,705	\$94,240	80.0	180.0	0.33	0.33	\$1,284	\$7.12
42.56	\$182,914	\$120,436	\$88,350	75.0	254.0	0.44	0.44	\$1,606	\$6.33
44.29	\$146,631	\$77,769	\$58,900	50.0	167.0	0.19	0.19	\$1,555	\$9.30
43.91	\$157,963	\$80,837	\$58,900	50.0	167.0	0.19	0.19	\$1,617	\$9.67
43.53	\$118,467	\$76,433	\$58,900	50.0	150.0	0.17	0.17	\$1,529	\$10.20
61.92	\$172,925	\$31,749	\$65,150	50.0	250.0	0.29	0.17	\$635	\$2.54
	\$1,365,828	\$699,686	\$571,690	480.0		2.20	2.08		
45.71			Average			Average			
6.74			per FF=>	\$1,458		per Net Acre=>	318,473.37		\$7.31

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
62.00	7	2021004732		BASS, ROUND, ISLAND LAKE	401	A-FF
63.00	7	2022003677		BASS, ROUND, ISLAND LAKE	401	A-FF
80.00	7	2021005582		BASS, ROUND, ISLAND LAKE	401	A-FF
75.00	7	2022004841		BASS, ROUND, ISLAND LAKE	401	A-FF
50.00	7	2022006360		BASS, ROUND, ISLAND LAKE	401	A-FF
50.00	7	2021008843		BASS, ROUND, ISLAND LAKE	401	A-FF
50.00	7	2021008580		BASS, ROUND, ISLAND LAKE	401	A-FF
100.00	7	2022000685	051-P10-005-002-00	BASS, ROUND, ISLAND LAKE	401	A-FF
