

WATERFRONT FLOYD LAKE & SAND LAKE B-RATE 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
051-E10-999-001-00	1838 ST CLAIR ST	04/29/22	\$249,000	WD	03-ARM'S LENGTH	\$241,000	\$122,900
051-F20-000-006-00	1709 LILLIAN DR	09/24/21	\$236,900	WD	03-ARM'S LENGTH	\$232,700	\$116,000
051-F20-000-010-00	3576 SAGINAW ST	04/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,500
051-F20-000-011-00	3578 SAGINAW ST	08/12/21	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$61,800
051-I30-000-021-25	1625 IROQUOIS TR	04/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$124,200
051-L21-000-011-00	3511 SHADY LANE	10/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$71,700
051-L21-000-018-00	3543 INDIAN LAKE RD	05/13/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,100
051-L21-000-042-00	1836 WOLF LANE	08/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$153,100
051-L21-000-046-00	1822 WOLF LANE	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,000
051-L21-000-053-00	1782 WOLF LANE	01/06/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$111,600
Totals:			\$2,077,700			\$2,065,500	\$1,021,900
							Sale. Ratio =>
							Std. Dev. =>

USING \$1,000/FF

OUTLIER							
051-E10-999-001-50	SAGINAW ST	05/24/21	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$13,300

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt
51.00	\$245,850	\$125,540	\$130,390	130.0	345.5	1.03	1.03	\$966	\$2.80
49.85	\$232,016	\$100,984	\$100,300	100.0	131.0	0.30	0.30	\$1,010	\$7.70
50.00	\$144,996	\$63,193	\$63,189	63.0	67.0	0.10	0.10	\$1,003	\$14.96
42.39	\$123,582	\$82,398	\$60,180	60.0	77.0	0.11	0.11	\$1,373	\$17.85
57.77	\$227,439	\$122,966	\$135,405	144.0	0.0	1.30	1.30	\$854	\$2.17
32.74	\$143,453	\$131,715	\$56,168	56.0	189.0	0.24	0.24	\$2,352	\$12.44
45.09	\$200,279	\$98,952	\$77,231	77.0	163.0	0.29	0.29	\$1,285	\$7.89
55.67	\$306,144	\$89,216	\$120,360	120.0	150.0	0.41	0.41	\$743	\$4.96
56.77	\$175,989	\$81,317	\$102,306	102.0	155.0	0.36	0.36	\$797	\$5.14
51.91	\$268,365	\$131,187	\$139,417	184.0	185.0	0.71	0.40	\$713	\$4.27
	\$2,068,113	\$1,027,468	\$984,946	1,036.0		4.85	4.54		
49.47			Average			Average			
7.59			per FF=>	\$992		per Net Acre=>	211,936.47		\$4.87

59.11	\$26,628	\$22,500	\$26,628	66.4	0.0	0.00	0.00	\$339	#DIV/0!
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Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
130.00	5	2022002813		FLOYD LAKE WATERFRONT	401	A-FF
100.00	5	2021007008		FLOYD LAKE WATERFRONT	401	A-FF
63.00	5	2020003076		FLOYD LAKE WATERFRONT	401	A-FF
60.00	5	2021005908		FLOYD LAKE WATERFRONT	401	A-FF
180.00	4	2021002790		SAND LAKE WATERFRONT	401	C-FF
56.00	5	2022006139		FLOYD LAKE WATERFRONT	401	A-FF
77.00	5	2022003076		FLOYD LAKE WATERFRONT	401	A-FF
120.00	5	2021006200		FLOYD LAKE WATERFRONT	401	A-FF
102.00	5	2022002999		FLOYD LAKE WATERFRONT	401	A-FF
184.00	5	2023000505	051-130-000-015-20	FLOYD LAKE WATERFRONT	401	A-FF

66.37 5 2021003766 FLOYD LAKE WATERFRONT 402 A-FF