

Bass, Round & Island Lake Waterfront 2025

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | |
|--------------------|-----------------------|-----------|------------------|--------|-----------------|-------------------|------------------|--------------------------|--------------|
| 051-L10-000-035-00 | 3638 LITTLE ISLAND DR | 06/10/22 | \$269,900 | WD | 03-ARM'S LENGTH | \$268,900 | \$121,400 | 45.15 | |
| 051-L10-000-045-00 | 3678 LITTLE ISLAND DR | 10/04/23 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$92,200 | 76.83 | |
| 051-L10-000-062-00 | 1932 INDIAN LAKE RD | 08/08/22 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$104,700 | 48.70 | |
| 051-P10-001-004-00 | 1981 EASY ST | 10/21/22 | \$165,500 | WD | 03-ARM'S LENGTH | \$165,500 | \$83,500 | 50.45 | |
| 051-P10-004-014-00 | 3200 HENRY ST | 07/31/23 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$64,600 | 35.89 | |
| Totals: | | | \$950,400 | | | \$949,400 | \$466,400 | | |
| | | | | | | | | Sale. Ratio => | 49.13 |
| | | | | | | | | Std. Dev. => | 15.29 |

Using \$1,505/FF

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Total Acres | Dollars/FF | Actual Front | ECF Area | Liber/Page |
|------------------|------------------|--------------------|----------------|-------|--------------|------------|--------------|----------|------------|
| \$242,860 | \$117,390 | \$91,350 | 63.0 | 194.0 | 0.28 | \$1,863 | 63.00 | 7 | 2022003677 |
| \$184,466 | \$23,984 | \$88,450 | 61.0 | 170.0 | 0.24 | \$393 | 61.00 | 7 | 2023005268 |
| \$209,437 | \$114,313 | \$108,750 | 75.0 | 254.0 | 0.44 | \$1,524 | 75.00 | 7 | 2022004841 |
| \$166,946 | \$71,054 | \$72,500 | 50.0 | 167.0 | 0.19 | \$1,421 | 50.00 | 7 | 2022006360 |
| \$129,131 | \$123,369 | \$72,500 | 50.0 | 150.0 | 0.17 | \$2,467 | 50.00 | 7 | 2023004343 |
| \$932,840 | \$450,110 | \$433,550 | 299.0 | | 1.32 | | | | |
| | | Average | | | | | | | |
| | | per FF=> | \$1,505 | | #REF! | | | | |

| Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|-----------------------|--------------------------|-------|--------------|
| | BASS, ROUND, ISLAND LAKE | 401 | A-FF |
| | BASS, ROUND, ISLAND LAKE | 401 | A-FF |
| | BASS, ROUND, ISLAND LAKE | 401 | A-FF |
| | BASS, ROUND, ISLAND LAKE | 401 | A-FF |
| | BASS, ROUND, ISLAND LAKE | 401 | A-FF |
