

Chappel Lake Waterfront 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
050-001-300-011-00	1670 CHAPPEL WOODS CT	11/04/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$150,000	47.69
051-W20-000-008-00	3310 CHAPPEL WOODS TRAIL	04/21/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,700	87.71
Totals:			\$349,500			\$349,500	\$180,700	
							Sale. Ratio =>	51.70
							Std. Dev. =>	28.30

Using \$252/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$300,064	\$51,186	\$36,750	175.0	375.0	1.51	\$292	\$33,965	\$0.78	175.00	10
\$61,477	\$34,650	\$34,650	165.0	290.4	1.10	\$210	\$31,500	\$0.72	165.00	10
\$361,541	\$85,836	\$71,400	340.0		2.61					
		Average			Average		Average			
		per FF=>	\$252		per Net Acre=>		per SqFt=>	\$0.76		

Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
2022006585		CHAPPEL LAKE WATERFRONT	11/21/1902	401	C-FF
2023002228		CHAPPEL LAKE WATERFRONT	1/25/2024	402	C-FF
