

Floyd Lake Waterfront & Sand Lake C-Rate 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
051-E10-999-001-00	1838 ST CLAIR ST	04/29/22	\$249,000	WD	03-ARM'S LENGTH	\$241,000	\$126,900	52.66	
051-F20-000-008-00	1705 LILLIAN DR	04/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,500	36.60	
051-L21-000-011-00	3511 SHADY LANE	10/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$74,600	34.06	
051-L21-000-018-00	3543 INDIAN LAKE RD	05/13/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$104,200	46.94	
051-L21-000-046-00	1822 WOLF LANE	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,300	58.26	
051-L21-000-046-00	1822 WOLF LANE	08/04/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$90,300	39.28	
051-L21-000-053-00	1782 WOLF LANE	01/06/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$113,200	52.65	
Totals:			\$1,539,900			\$1,531,900	\$691,000		
								Sale. Ratio =>	45.11
								Std. Dev. =>	9.27

Using \$1150/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$253,891	\$117,109	\$130,000	130.0	345.5	1.03	1.03	\$901	\$113,588	\$2.61	130.00
\$183,063	\$126,937	\$60,000	60.0	140.0	0.19	0.19	\$2,116	\$657,705	\$15.10	60.00
\$149,129	\$125,871	\$56,000	56.0	189.0	0.24	0.24	\$2,248	\$517,988	\$11.89	56.00
\$208,335	\$90,665	\$77,000	77.0	163.0	0.29	0.29	\$1,177	\$314,809	\$7.23	77.00
\$180,545	\$76,455	\$102,000	102.0	155.0	0.36	0.36	\$750	\$210,620	\$4.84	102.00
\$180,545	\$151,355	\$102,000	102.0	155.0	0.36	0.36	\$1,484	\$416,956	\$9.57	102.00
\$226,464	\$127,536	\$139,000	184.0	185.0	0.71	0.40	\$693	\$180,646	\$4.15	184.00
\$1,381,972	\$815,928	\$666,000	711.0		3.19	2.88				
		Average			Average			Average		
		per FF=>	\$1,148		per Net Acre=>	256,017.57		per SqFt=>	\$5.88	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
5	2022002813		FLOYD LAKE WATERFRONT	401	A-FF
5	2023002288		FLOYD LAKE WATERFRONT	401	A-FF
5	2022006139		FLOYD LAKE WATERFRONT	401	A-FF
5	2022003076		FLOYD LAKE WATERFRONT	401	A-FF
5	2022002999		FLOYD LAKE WATERFRONT	401	A-FF
5	2023004102		FLOYD LAKE WATERFRONT	401	A-FF
5	2023000505	051-I30-000-015-20	FLOYD LAKE WATERFRONT	401	A-FF
