

Sand Lake Waterfront A-Rate 2025

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|--------------------|-----------------|-----------|--------------------|--------|------------------------------|------------------|--------------------------|---------------|
| 051-C20-000-001-00 | LOUKS DR | 08/22/22 | \$50,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$50,000 | \$44,000 | 88.00 |
| 051-S60-000-030-00 | 3714 SAGINAW ST | 08/26/22 | \$510,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$430,746 | \$246,300 | 57.18 |
| 051-W10-001-008-00 | 1622 LITTLE AVE | 11/30/23 | \$135,000 | WD | 08-ESTATE | \$135,000 | \$90,400 | 66.96 |
| 051-W10-001-025-00 | 1562 LITTLE AVE | 09/15/22 | \$332,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$293,000 | \$84,400 | 28.81 |
| Totals: | | | \$1,027,000 | | | \$908,746 | \$465,100 | |
| | | | | | | | Sale. Ratio => | 51.18 |
| | | | | | | | Std. Dev. => | 24.59 |

Using \$1,785/FF

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front |
|------------------|------------------|--------------------|----------------|-------|--------------------------|------------------|------------|----------------------|---------------|--------------|
| \$105,110 | \$50,000 | \$87,980 | 53.0 | 227.7 | 0.14 | 0.11 | \$943 | \$364,964 | \$8.38 | 53.00 |
| \$410,915 | \$280,604 | \$260,773 | 170.0 | 137.0 | 13.84 | 0.54 | \$1,651 | \$20,282 | \$0.47 | 170.00 |
| \$180,741 | \$37,259 | \$83,000 | 50.0 | 150.0 | 0.17 | 0.17 | \$745 | \$216,622 | \$4.97 | 50.00 |
| \$168,750 | \$190,650 | \$66,400 | 40.0 | 150.0 | 0.14 | 0.14 | \$4,766 | \$1,381,522 | \$31.72 | 40.00 |
| \$865,516 | \$558,513 | \$498,153 | 313.0 | | 14.28 | 0.96 | | | | |
| | | Average | | | Average | | | Average | | |
| | | per FF=> | \$1,784 | | per Net Acre=> | 39,106.08 | | per SqFt=> | \$0.90 | |

| ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|----------|------------|--|----------------------|-------|--------------|--------------|
| 4 | 2022006200 | 051-A10-999-001-00 | SAND LAKE WATERFRONT | 402 | A-FF | |
| 4 | 2022005232 | 051-S60-000-034-00, 050-002-400-004-00 | SAND LAKE WATERFRONT | 401 | A-FF | A-FF |
| 4 | 2024004759 | | SAND LAKE WATERFRONT | 401 | A-FF | |
| 4 | 2022005604 | | SAND LAKE WATERFRONT | 401 | A-FF | |
