

All Off-Water Higher Rates 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
050-002-200-001-15	3749 INDIAN LAKE RD	04/12/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,400
051-I20-000-015-00	3660 HIAWATHA TRAIL	08/09/24	\$23,000	QC	03-ARM'S LENGTH	\$23,000	\$19,900
051-I30-000-051-00	3721 INDIAN LAKE RD	08/27/24	\$299,900	WD	03-ARM'S LENGTH	\$297,900	\$162,900
051-K20-000-006-00	1955 VAUGHN RD	07/01/24	\$125,000	LC	03-ARM'S LENGTH	\$125,000	\$67,600
051-W10-002-004-00	1645 LITTLE AVE	10/14/24	\$36,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$36,000	\$12,100
051-W10-002-005-00	1643 LITTLE AVE	11/01/24	\$132,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,000	\$42,300
051-W10-002-024-00	1579 LITTLE AVE	10/08/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$72,500
Totals:			\$925,800			\$923,800	\$442,700
							Sale. Ratio =>
							Std. Dev. =>

USING \$330/FF

Outliers

051-C20-000-035-00	1705 LOUKS DR	05/24/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,000
051-C20-000-028-00	1681 LOUKS DR	01/28/25	\$122,500	WD	03-ARM'S LENGTH	\$117,500	\$28,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.60	\$130,766	\$67,207	\$47,973	162.6	490.2	1.83	1.83	\$413	\$36,725
86.52	\$39,825	\$23,000	\$39,825	108.0	308.0	0.76	0.76	\$213	\$30,105
54.68	\$325,876	\$44,594	\$72,570	246.0	251.7	1.42	1.42	\$181	\$31,382
54.08	\$135,172	\$15,493	\$25,665	87.0	160.0	0.32	0.32	\$178	\$48,416
33.61	\$24,186	\$36,000	\$23,386	106.0	255.0	0.31	0.15	\$340	\$116,129
32.05	\$84,731	\$71,102	\$23,833	109.0	254.0	0.32	0.15	\$652	\$223,591
45.34	\$144,957	\$37,363	\$22,420	76.0	125.0	0.22	0.22	\$492	\$171,390
	\$885,513	\$294,759	\$255,672	894.6		5.18	4.85		
47.92			Average			Average			Average
18.38			per FF=>	\$329		per Net Acre=>	56,892.30		per SqFt=>
36.96	\$170,010	\$68,334	\$8,344	56.0	125.0	0.16	0.16	\$1,220	\$424,435
23.83	\$56,091	\$71,839	\$10,430	70.0	115.0	0.19	0.19	\$1,026	\$388,319

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1
\$0.84	162.62	7A	2024001992		OFF WATER-BASS,ROUND,ISLAND LAKE	B-FF
\$0.69	108.00	4A	2024004306		OFF WATER-SAND LAKE	B-FF
\$0.72	246.00	4A	2024004599		OFF WATER-SAND LAKE	B-FF
\$1.11	87.00	4A	2024004101		OFF WATER-SAND LAKE	B-FF
\$2.67	106.00	4A	2024005490	051-W11-003-005-00	OFF WATER-SAND LAKE	B-FF
\$5.13	109.00	4A	2024005796	051-W11-003-006-00	OFF WATER-SAND LAKE	B-FF
\$3.93	76.00	4A	2024005377		OFF WATER-SAND LAKE	B-FF

\$1.31

\$9.74	56.00	4A	2024002905		OFF WATER-SAND LAKE	B-FF
\$8.91	70.00	4A	2025000358		OFF WATER-SAND LAKE	B-FF