

Bass, Round and Island Lake Waterfront 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
051-L10-000-057-00	3726 LITTLE ISLAND DR	10/29/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$142,300	48.07
051-P10-004-011-00	3208 HENRY ST	05/17/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,900	47.46
051-P10-004-014-00	3200 HENRY ST	07/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,400	42.44
Totals:			\$756,000			\$756,000	\$351,600	
							Sale. Ratio =>	46.51
							Std. Dev. =>	3.09

Using \$1,875/FF

051-L10-000-045-00	3678 LITTLE ISLAND DR	10/04/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$100,800	84.00
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$284,619	\$109,959	\$98,578	65.5	182.0	0.27	0.27	\$1,679	\$401,310	\$9.21
\$265,727	\$89,523	\$75,250	50.0	150.0	0.17	0.17	\$1,790	\$520,483	\$11.95
\$152,867	\$102,383	\$75,250	50.0	150.0	0.17	0.17	\$2,048	\$595,250	\$13.67
\$703,213	\$301,865	\$249,078	165.5		0.62	0.62			
	Average				Average			Average	
	per FF=>		\$1,824		per Net Acre=>	488,454.69		per SqFt=>	\$11.21

\$201,651	\$10,154	\$91,805	61.0	170.0	0.24	0.24	\$166	\$42,664	\$0.98
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Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
65.50	7	2024005723		BASS, ROUND, ISLAND LAKE
50.00	7	2024002789		BASS, ROUND, ISLAND LAKE
50.00	7	2023004343		BASS, ROUND, ISLAND LAKE

61.00	7	2023005268		BASS, ROUND, ISLAND LAKE
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