

Water Front Floyd Lake and Sand Lake lower rate 2026

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | |
|--------------------|-----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|--------------|
| 051-F20-000-008-00 | 1705 LILLIAN DR | 04/18/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$107,000 | 42.80 | |
| 051-L21-000-030-00 | 1868 WOLF LANE | 07/25/24 | \$135,000 | MLC | 03-ARM'S LENGTH | \$135,000 | \$63,300 | 46.89 | |
| 051-L21-000-045-00 | 1826 WOLF LANE | 07/02/24 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$100,400 | 35.87 | |
| 051-L21-000-046-00 | 1822 WOLF LANE | 08/04/23 | \$229,900 | WD | 03-ARM'S LENGTH | \$229,900 | \$109,700 | 47.72 | |
| Totals: | | | \$894,800 | | | \$894,800 | \$380,400 | | |
| | | | | | | | | Sale. Ratio => | 42.51 |
| | | | | | | | | Std. Dev. => | 5.41 |

Using \$1,700/FF

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|------------------|------------------|--------------------------------|----------------|-------|--------------------------------------|-------------------|------------|----------------------------------|----------------|
| \$213,993 | \$105,007 | \$69,000 | 60.0 | 140.0 | 0.19 | 0.19 | \$1,750 | \$544,078 | \$12.49 |
| \$126,636 | \$65,864 | \$57,500 | 50.0 | 212.0 | 0.24 | 0.24 | \$1,317 | \$271,045 | \$6.22 |
| \$200,789 | \$137,761 | \$58,650 | 51.0 | 163.0 | 0.19 | 0.19 | \$2,701 | \$721,262 | \$16.56 |
| \$219,362 | \$127,838 | \$117,300 | 102.0 | 155.0 | 0.36 | 0.36 | \$1,253 | \$352,171 | \$8.08 |
| \$760,780 | \$436,470 | \$302,450 | 263.0 | | 0.99 | 0.99 | | | |
| | | Average per FF=> | \$1,660 | | Average per Net Acre=> | 440,878.79 | | Average per SqFt=> | \$10.12 |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Rate Group 1 |
|--------------|----------|------------|-----------------------|-----------------------|--------------|
| 60.00 | 5 | 2023002288 | | FLOYD LAKE WATERFRONT | A-FF |
| 50.00 | 5 | 2024004028 | | FLOYD LAKE WATERFRONT | A-FF |
| 51.00 | 5 | 2024003479 | | FLOYD LAKE WATERFRONT | A-FF |
| 102.00 | 5 | 2023004102 | | FLOYD LAKE WATERFRONT | A-FF |
