

## Sand Lake Waterfront \$/FF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
050-002-400-006-10	3790 HIAWATHA TRAIL	10/03/24	\$645,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$645,000	\$302,000
051-C20-000-008-00	1742 LOUKS DR	05/17/24	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$217,200	\$106,500
051-W10-001-003-00	1648 LITTLE AVE	06/17/24	\$400,000	WD	03-ARM'S LENGTH	\$389,500	\$160,200
<b>Totals:</b>			<b>\$1,330,000</b>			<b>\$1,251,700</b>	<b>\$568,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**USING \$2,000/FF**

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.82	\$603,931	\$207,610	\$166,541	93.3	200.0	0.43	0.43	\$2,225	\$485,070
49.03	\$213,101	\$100,799	\$96,700	100.0	225.0	0.26	0.12	\$1,008	\$390,694
41.13	\$320,310	\$158,440	\$89,250	50.0	150.0	0.17	0.17	\$3,169	\$921,163
	<b>\$1,137,342</b>	<b>\$466,849</b>	<b>\$352,491</b>	<b>243.3</b>		<b>0.86</b>	<b>0.72</b>		
<b>45.43</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>4.08</b>			<b>per FF=&gt;</b>	<b>\$1,919</b>		<b>per Net Acre=&gt;</b>	<b>544,113.05</b>		<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1
\$11.14	93.30	4	2024005358	051-S60-000-030-50	SAND LAKE WATERFRONT	A-FF
\$8.97	100.00	4	2024002876	051-C20-000-043-00	SAND LAKE WATERFRONT	A-FF
\$21.15	50.00	4	2024003154		SAND LAKE WATERFRONT	A-FF

---

**\$12.49**

---