

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | |
|--------------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|------------------|--|
| 140-040-000-001-00 | 5431 BLUE LAKE DR | 08/13/21 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$96,000 | 35.56 | \$261,212 | \$78,605 | |
| 140-040-000-002-00 | BLUE LAKE DR | 05/27/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$31,100 | 51.83 | \$62,893 | \$60,000 | |
| 140-040-000-011-00 | 5355 BLUE LAKE DR | 06/09/20 | \$244,000 | WD | 03-ARM'S LENGTH | \$244,000 | \$96,900 | 39.71 | \$242,746 | \$57,800 | |
| Totals: | | | \$574,000 | | | \$574,000 | \$224,000 | | \$566,851 | \$196,405 | |
| | | | | | | | | Sale. Ratio => | 39.02 | | |
| | | | | | | | | Std. Dev. => | 8.46 | | |

| Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Land Table |
|--------------------|--------------|-------|----------------------|-------------------|------------|----------------------|---------------|--------------|----------|------------|----------------------|
| \$69,817 | 121.0 | 173.0 | 0.48 | 0.48 | \$650 | \$163,420 | \$3.75 | 121.00 | 4540 | 1219/633 | BLUE LAKE WATERFRONT |
| \$62,893 | 109.0 | 0.0 | 0.00 | 0.00 | \$550 | #DIV/0! | #DIV/0! | 109.00 | 4540 | 1211/858 | BLUE LAKE WATERFRONT |
| \$56,546 | 98.0 | 0.0 | 0.00 | 0.00 | \$590 | #DIV/0! | #DIV/0! | 98.00 | 4540 | 1180/702 | BLUE LAKE WATERFRONT |
| \$189,256 | 328.0 | | 0.48 | 0.48 | | | | | | | |
| Average | | | Average | | | Average | | | | | |
| per FF=> | \$599 | | per Net Acre: | 408,326.40 | | per SqFt=> | \$9.37 | | | | |

Used \$600/ff

no change from 2023