

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-024-404-001-01	3019 HIGHLAND PARKWAY	05/05/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,300	32.52	\$108,021	\$35,079	
140-040-000-029-10	5248 BLUE LAKE DR	08/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,200	31.83	\$93,814	\$53,111	
140-040-000-034-00	5294 BLUE LAKE DR	05/09/19	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$16,600	59.29	\$25,696	\$28,000	
140-040-000-049-00	5420 BLUE LAKE DR	07/15/22	\$114,055	WD	19-MULTI PARCEL ARM'S LENGTH	\$114,055	\$46,900	41.12	\$88,033	\$52,412	
140-041-000-074-00	5170 BLUE LAKE DR	07/26/22	\$293,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$293,000	\$133,300	45.49	\$264,209	\$54,791	
140-041-000-076-00	5160 BLUE LAKE DR	08/10/20	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$41,000	31.66	\$132,328	\$10,302	
140-041-000-083-00	5110 BLUE LAKE DR	07/31/19	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$68,400	53.86	\$124,549	\$35,891	
<b>Totals:</b>			<b>\$938,555</b>			<b>\$938,555</b>	<b>\$385,700</b>		<b>\$836,650</b>	<b>\$269,586</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.10</b>		
								<b>Std. Dev. =&gt;</b>	<b>11.20</b>		

Outlier Sale

140-024-400-002-02	3160 HIGHLAND PARKWAY	08/21/20	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$54,100	36.07	\$105,991	\$88,219
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4000 SECTION LOTS AND ACREAGE Last Edited: 01/30/2023

RESIDENTIAL ACREAGE

\* Edit...

Edit...

se total acreage in table look-ups

Frontage/Sites/Lots

Acreage Table 'A'

Description: RESIDENTIAL ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	14,000	3 Acre:	20,000	10 Acre:	40,000	30 Acre:	84,000
1.5 Acre:	15,000	4 Acre:	25,000	15 Acre:	50,000	40 Acre:	112,000
2 Acre:	16,000	5 Acre:	30,000	20 Acre:	60,000	50 Acre:	140,000
2.5 Acre:	18,000	7 Acre:	35,000	25 Acre:	75,000	100 Acre:	260,000

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
\$16,100	230.0	530.3	2.80	2.80	\$153	\$12,528	\$0.29	230.00	4430	1178/107		LAKE LOCHBRAE OFF WATER	6/26/2019	401
\$26,925	120.0	276.0	2.19	2.19	\$443	\$24,307	\$0.56	120.00	4440	1219/917		BLUE LAKE OFF WATER	7/2/2021	401
\$23,637	266.0	0.0	2.80	2.80	\$105	\$10,011	\$0.23	266.00	4440	1152/997		BLUE LAKE OFF WATER	11/6/2020	401
\$26,390	203.0	509.0	1.19	0.54	\$258	\$44,118	\$1.01	203.00	4440	1247/536	140-040-000-048-00	BLUE LAKE OFF WATER	6/29/2022	001
\$26,000	200.0	447.8	1.03	0.53	\$274	\$53,299	\$1.22	200.00	4440	1248/224	140-041-000-075-00	BLUE LAKE OFF WATER	6/29/2022	401
\$13,130	101.0	221.0	0.51	0.51	\$102	\$20,121	\$0.46	101.00	4440	1185/706		BLUE LAKE OFF WATER	6/7/2017	401
											140-041-000-081-00,			
\$33,440	304.0	0.0	0.00	0.56	\$118	#DIV/0!	#DIV/0!	304.00	4440	1159/70	140-041-000-082-00	BLUE LAKE OFF WATER	6/7/2017	401
<b>\$165,622</b>	<b>1,424.0</b>		<b>10.51</b>	<b>9.92</b>										
<b>Average per FF=&gt;</b>	<b>\$189</b>		<b>Average per Net Ac</b>	<b>25,650.43</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.59</b>							
\$44,210	73.0	0.0	10.05	10.04	\$1,208	\$8,778	\$0.20	73.00	4430	1187/68	140-121-000-039-00	LAKE LOCHBRAE OFF WATER	6/26/2019	401

**Used \$180/ff**

no change from 2023

Combined Blue Lake off water and Lake Lochbrae off water. They are both small, private lakes in a rural area. There was a Lake Lochbrae sale that was not used because it was an outlier.

Blue Lake off water parcels greater than 2 acres were valued using an average front foot of 120 and depth of 276. The remaining acres were valued using residential acres.

Lake Lochbrae off water parcels greater than 2 acres were valued using an average front foot of 221 and depth of 271. The remaining acres were valued using residential acres.