

2025 Land Analysis

[illegible]**Sales Used:**

Sales Used:		1 acre			1 acre (up to 2 acres)				
4703-25-301-024	7048 AUGUSTI	02/16/24	\$405,000	\$220,400	54.42	\$19,506	1.214	\$16,068	DEF 401 Cranberry
** 4703-22-100-004	5020 CENTER F	09/02/22	\$220,000	\$77,900	35.41	\$22,366	0.750	\$29,821	DEF 401 Luke Laier
4703-01-200-005	7384 BENNETT	04/26/22	\$297,000	\$94,600	31.85	\$40,139	1.040	\$38,595	DEF 401 past Katrine
4703-02-200-009	6595 BENNETT	12/19/22	\$282,500	\$81,900	28.99	\$63,359	1.630	\$38,871	DEF 401 farm house
4703-23-100-002	6178 CENTER F	03/08/23	\$275,000	\$110,400	40.15	\$70,101	1.770	\$39,605	DEF 401 across fr Soja
4703-35-300-022	6185 E ALLEN I	12/05/22	\$210,000	\$87,400	41.62	\$53,331	1.200	\$44,443	DEF 401 near Ms. Jan
4703-25-301-023	7060 AUGUSTI	06/14/22	\$451,000	\$173,000	38.36	\$45,419	1.000	\$45,419	DEF 401 Cranberry
4703-19-300-008	2300 E JONES I	12/29/22	\$252,350	\$93,900	37.21	\$64,635	1.360	\$47,526	DEF 401 across fr Beach
4703-36-100-020	6475 HERITAG	06/27/23	\$270,000	\$129,300	47.89	\$59,488	1.240	\$47,974	DEF 401 Lloyd
4703-35-200-007	6511 GREEN RI	12/15/23	\$217,500	\$97,200	44.69	\$97,469	2.000	\$48,735	DEF 401 Dybata
4703-22-100-003	5038 CENTER F	06/24/22	\$130,000	\$39,400	30.31	\$12,919	0.240	\$53,829	DEF 401 Corey Dennis
** 4703-22-100-004	5020 CENTER F	11/27/23	\$249,900	\$114,200	45.70	\$52,266	0.750	\$69,688	DEF 401 Luke Laier
			\$3,260,250	\$1,319,600	40.48	\$600,998	14.194	\$43,381	

Range \$16,068 to \$69,6 Price Per Acre (PPAC)

Value Conclusion:

	Median	Price Per Acre (PPAC)
Default Neighborhood LV set at:	\$ 42,000 For 1 Acre Parcel	n/a Price Per Acre (PPAC)

2024 LV	\$55,500	Price Per Acre (PPAc)
VL sales	0	

Outliers Removed:

4703-27-400-019	7053 ARGENTI	12/21/22	\$235,000	\$119,600	50.89	(\$11,385)	0.83	(\$13,717)	DEF	401	Rental Reno
4703-33-200-004	4374 FAUSSET	04/08/22	\$160,000	\$66,100	41.31	\$15,554	1.000	\$15,554	DEF	401	Eastman Duress
4703-36-200-005	7286 FAUSSET	06/23/22	\$259,000	\$71,100	27.45	\$78,380	1.000	\$78,380	DEF	401	near glitre, Reno

****Paired Sales analysis (reference only):**

4703-22-100-004	09/02/22	\$220,000	
4703-22-100-004	11/27/23	\$249,900	
Months between sales	15	\$29,900	12%

Increase in property value of approximately 1% per month, for this paired sale

2025 Land Analysis Default Neighborhood Land Value (LV)

Vacant Land (VL)	Parcel Number	Street Address	Sale Date	Adjusted Sales Price (SP)	Assessed Value when sold (AV)	Sales Ratio (AV/SP)	Land Residual (LR) (SP-Cost Man)	Total Acres (Ac)	Indicated Price Per Acre (LR/Ac)	LV Table Class	Misc. Notes
------------------	---------------	----------------	-----------	---------------------------	-------------------------------	---------------------	----------------------------------	------------------	----------------------------------	----------------	-------------

Sales Used:

3 acres

3 acres (2-4.5 acres)

4703-16-300-007	4075 CENTER F	07/26/22	\$100,000	\$54,700	54.70	\$38,679	2.43	\$15,917	DEF 401	mobile home	
4703-30-200-018	7645 LANNEN	09/08/22	\$395,000	\$143,400	36.30	\$65,991	4.26	\$15,491	DEFA 401	W side	
4703-20-400-008	8195 N LATSOI	06/03/22	\$280,000	\$82,600	29.50	\$66,492	4.21	\$15,794	DEF 401	N of Robert Paul	
4703-02-400-031	6323 COHOCT	08/31/23	\$393,000	\$197,800	50.33	\$55,032	3.27	\$16,829	DEFA 401	near Abbey	
4703-25-300-013	7225 FAUSSET	04/19/22	\$305,000	\$135,100	44.30	\$44,436	2.15	\$20,668	DEF 401	near Randall dr	
4703-29-100-002	3334 DEAN RD	09/23/22	\$200,000	\$82,000	41.00	\$62,268	2.00	\$31,134	DEF 401	across Dean farm	
4703-34-300-025	5107 E ALLEN F	12/04/23	\$370,000	\$151,200	40.86	\$82,008	2.30	\$35,656	DEF 401	next Lipon	
VL 4703-35-101-004	HAYRIDGE LN	11/28/22	\$119,000	\$33,000	27.73	\$119,000	2.49	\$47,791	DEF 402	cul de sac	
4703-35-200-007	6511 GREEN RI	12/15/23	\$217,500	\$97,200	44.69	\$97,469	2.00	\$48,735	DEF 401	Dybara	
			\$2,379,500	\$977,000	41.06%	\$631,375	25.11	\$27,557			

\$15,794 to \$50.8 Price Per Acre (PPAc)

Range	Mean	Agg Mean	Median	Mode
	\$27,557	\$25,144	\$33,395	n/a
	Price Per Acre (PPAc)	Price Per Acre (PPAc)	Price Per Acre (PPAc)	Price Per Acre (PPAc)

Value Conclusion:

\$ 25,000 3 acre PP Acre

2024 LV

\$75,500 Price For 3 acres

Default Neighborhood LV set at:

\$ 75,000 For 3 Acre Parcel

VL Sales

1

Outliers Removed:

4703-27-301-012	7057 GRANGEI	03/28/24	\$415,000	\$245,200	59.08	(\$92,300)	2.01	(\$45,920)	DEFA 401	Granger	
4703-33-200-030	6575 HEAVEN	08/23/22	\$452,500	\$178,400	39.43	\$5,335	2.26	\$2,361	DEFA 401	near Argentine	
4703-11-200-021	6373 GREEN PI	11/16/22	\$290,000	\$128,900	44.45	\$30,570	3.26	\$9,377	DEFA 401	Hull	
4703-16-300-007	4075 CENTER F	08/17/23	\$185,000	\$59,200	32.00	\$123,679	2.43	\$50,897	DEF 401	mobile hm reno	
4703-29-100-007	7990 WIGGINS	06/12/23	\$255,000	\$86,300	33.84	\$139,096	2.11	\$65,922	DEF 401	at Dean	

2025 Land Analysis
Default Neighborhood Land Value (LV)

Vacant Land (VL)	Parcel Number	Street Address	Sale Date	Adjusted Sales Price (SP)	Assessed Value when sold (AV)	Sales Ratio (AV/SP)	Land Residual (LR) (SP-Cost Man)	Total Acres (Ac)	Indicated Price Per Acre (LR/Ac)	LV Table Class	Misc. Notes
Sales Used: 5 Acres											
	4703-04-100-020	10555 LOVELO	02/17/23	\$459,000	\$251,200	54.73	\$50,676	5.53	\$9,164	DEF 401	Linda Brown
	4703-27-301-007	7200 GRANGEI	07/12/22	\$595,000	\$247,700	41.63	\$85,863	8.30	\$10,345	DEF 401	Pomaville
	4703-32-400-019	6065 MARVU I	09/14/22	\$394,800	\$170,300	43.14	\$63,195	6.06	\$10,428	DEF 401	At end of Marvu
	4703-16-400-020	9070 WHITE RI	09/23/22	\$505,100	\$170,100	33.68	\$89,619	7.23	\$12,395	DEF 401	N of Center rd
	4703-19-400-024	8327 WIGGINS	01/05/23	\$287,125	\$121,800	42.42	\$63,041	5.00	\$12,608	DEF 401	Runyan farm
	4703-25-400-018	7463 FAUSSET	03/29/23	\$531,000	\$250,400	47.16	\$77,002	5.06	\$15,218	DEF 401	Charlene's
	4703-09-400-016	10104 WHITE I	05/26/23	\$363,500	\$186,400	51.28	\$79,749	5.19	\$15,366	DEF 401	Joyce Brossit
	4703-19-400-025	WIGGINS RD	01/05/23	\$77,000	\$39,500	51.30	\$77,000	5.00	\$15,400	DEF 402	Runyan adjacent
	4703-02-400-023	COHOCTAH RD	11/01/22	\$83,000	\$39,500	47.59	\$83,000	5.00	\$16,600	DEF 402	across fr Heskett
	4703-15-400-006	9255 ARGENTI	06/20/23	\$363,000	\$121,400	33.44	\$122,430	7.36	\$16,630	DEF 401	Grow barn
VL	4703-21-300-022	DEAN RD	11/28/23	\$130,000	\$45,300	34.85	\$130,000	7.02	\$18,524	DEF 402	across Dybata
VL	4703-11-400-017	GREEN RD	09/18/23	\$112,000	\$40,200	35.89	\$112,000	5.15	\$21,748	DEF 402	Behind McCollium
	4703-29-100-015	7640 ZANDER I	06/30/23	\$484,000	\$195,800	40.45	\$162,457	7.14	\$22,753	DEF 401	S side of Dean
				\$4,384,525	\$1,879,600	42.87%	\$1,196,032	79.04	\$15,168		

Range 9,164 to 22,753 Price Per Acre (PPAc)											
Mean \$15,168 Price Per Acre (PPAc)											
Agg Mean \$15,132 Price Per Acre (PPAc)											
Median \$15,366 Price Per Acre (PPAc)											
Mode n/a Price Per Acre (PPAc)											
2024 LV \$80,500 Price for 5 acre parcel											
VL Sales 4											

\$ 17,000 Value Conclusion PP Acre

Default Neighborhood LV set at: \$ 85,000 For 5 Acre Parcel

Outliers Removed:

4703-15-300-003	5035 CENTER F	09/13/23	\$126,339	\$169,700	134.32	(\$291,266)	5.00	(\$58,253)	DEFA 401	Blue house
4703-27-100-012	5054 POMA LN	07/14/22	\$285,000	\$225,800	79.23	(\$169,957)	5.00	(\$33,991)	DEFA 401	empty
4703-21-400-021	8020 NORTHVI	08/10/22	\$510,000	\$203,200	39.84	(\$65,072)	5.59	(\$11,641)	DEFA 401	Jacob Grandpa
4703-16-400-021	9240 WHITE RI	09/18/23	\$435,000	\$239,000	54.94	\$16,093	4.99	\$3,225	DEFA 401	across fr farm

2025 Land Analysis
Default Neighborhood Land Value (LV)

Vacant Land (VL)	Parcel Number	Street Address	Sale Date	Adjusted Sales Price (SP)	Assessed Value when sold (AV)	Sales Ratio (AV/SP)	Land Residual (LR) (SP-Cost Man)	Total Acres (Ac)	Indicated Price Per Acre (LR/Ac)	LV Table Class	Misc. Notes
Sales Used:				10 acres	10 acres (8 to 19.99 acres)						
	4703-30-100-024	7596 FISHER RD	08/31/23	\$505,000	\$255,200	50.53	\$75,511	10.30	\$7,331	DEF 401	Before E Jones
	4703-24-300-021	8264 GREEN RD	08/25/23	\$379,000	\$156,600	41.32	\$90,265	12.12	\$7,448	DEF 401	high pwr lines
	4703-18-400-006	9233 WIGGINS	01/20/23	\$355,000	\$137,800	38.82	\$90,893	10.40	\$8,740	DEF 401	S of Knapp
	4703-18-400-008	9105 WIGGINS	08/31/22	\$410,000	\$152,600	37.22	\$89,829	10.04	\$8,947	DEF 401	N of Ind. Trail
	4703-33-300-025	6200 N LATSON	06/12/23	\$475,000	\$246,100	51.81	\$147,232	16.00	\$9,202	DEF 401	s/b resi, trudeau
	4703-17-300-010	3148 INDIAN H	07/22/22	\$440,000	\$160,800	36.55	\$112,789	11.60	\$9,723	DEF 401	no water
VL	4703-20-100-019	WIGGINS RD	11/18/22	\$209,000	\$81,600	39.04	\$209,000	18.41	\$11,353	DEF 402	Taylor's
	4703-33-200-015	6345 MACK RD	08/15/23	\$695,000	\$272,200	39.17	\$96,241	8.02	\$12,000	DEF 401	Next to Butler's
VL	4703-20-100-019	WIGGINS RD	09/21/23	\$237,500	\$92,100	38.78	\$237,500	18.41	\$12,901	DEF 402	Taylor's
	4703-35-300-003	ARGENTINE RD	08/11/23	\$160,000	\$55,400	34.63	\$131,629	10.08	\$13,058	DEF 401	Beths daughter
	4703-03-400-006	11015 ARGENT	09/01/23	\$700,000	\$202,300	28.90	\$138,089	10.00	\$13,809	DEF 401	Roche @ Cohoct
	4703-16-400-010	4367 CENTER F	09/30/22	\$425,000	\$103,600	24.38	\$147,224	10.11	\$14,562	DEF 401	Across Adimittus
	4703-21-200-027	4288 CENTER F	11/03/23	\$560,000	\$245,500	43.84	\$147,241	10.00	\$14,724	DEF 401	Behind Joan
	4703-36-200-022	6305 MCGUIRE	04/14/23	\$519,000	\$220,400	42.47	\$153,185	10.00	\$15,322	DEF 401	Pheister
	4703-16-200-009	9412 WHITE RD	03/14/23	\$420,000	\$131,300	31.26	\$157,202	10.00	\$15,720	DEF 401	Scheib
VL	4703-30-400-015	LANNEN RD	06/05/23	\$152,500	\$47,800	31.34	\$152,500	9.11	\$16,740	DEF 402	across Lannenwd
	4703-20-300-008	8130 WIGGINS	08/04/22	\$540,000	\$164,700	30.50	\$192,068	10.01	\$19,188	DEF 401	N of Dean
				\$7,182,000	\$2,726,000	37.96%	\$2,368,398	194.61	\$12,398		
Range											
\$7,331 to 19,188 Price Per Acre (PPAc)											
Mean											
\$12,398 Price Per Acre (PPAc)											
Agg Mean											
\$12,170 Price Per Acre (PPAc)											
Median											
\$12,901 Price Per Acre (PPAc)											
Mode											
n/a Price Per Acre (PPAc)											
10 Acre Default Neighborhood LV set at:				\$ 130,000	For 10 Acre Parcel						
Value Conclusion:				\$ 13,000	10 Acre PPAc						
				2024 LV	\$111,000 For 10 Acre Parcel						
Outliers Removed:				VL Sales	3						
	4703-30-300-008	2260 LANNEN	01/06/23	\$250,000	\$131,400	52.56	\$15,473	10.00	\$1,547	DEFA 401	Across Petchells
	4703-32-400-016	6161 LATSON C	09/01/22	\$599,000	\$191,400	31.95	\$50,451	12.00	\$4,204	DEFA 401	has stables
	4703-30-400-023	7185 WIGGINS	09/23/22	\$195,000	\$102,300	52.46	\$47,886	10.10	\$4,741	DEFA 401	N of Faussett
VL	4703-27-400-016	FAUSSETT RD	08/30/22	\$87,761	\$45,500	51.85	\$87,761	10.00	\$8,776	DEFA 102	Ag sold 2 farmer
VL	4703-24-300-010	DEAN RD	12/14/22	\$170,000	\$85,000	50.00	\$170,000	19.23	\$8,840	DEFA 402	Cor of Green

2025 Land Analysis
 Default Neighborhood Land Value (LV)

1.0 Acre	\$ 42,000	10 Acre	\$ 130,000
1.5 Acre	\$ 50,250	15 Acre	\$ 165,000
2.0 Acre	\$ 58,500	20 Acre	\$ 190,000
2.5 Acre	\$ 66,750	25 Acre	\$ 225,000
3.0 Acre	\$ 75,000	30 Acre	\$ 270,000
4.0 Acre	\$ 80,000	40 Acre	\$ 360,000
5.0 Acre	\$ 85,000	50 Acre	\$ 450,000
7.0 Acre	\$ 107,500	100 Acre	\$ 900,000

These land values will be used to calculate 2025 Assessments and 2025 Taxes.

Please refer to the preceeding studies, used to equally extrapolate all in-between acreage values.

2025 Land Analysis
Lake Shannon Land Value (LV) Table

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land Residual	Est. Land Value	Effec. Front Ft	Depth	Actual Front Ft	Dollars per EFF	Prop. Class	Rate Group 1
Sales used:														
Lake Shannon Waterfront														
	4703-24-400-016	7376 DRIFTWOOD D	07/06/23	1,250,000	512,500	41.00	467,569	487,508	174.1	205.0	200.0	\$ 2,685	401	WATER FRONT
	4703-24-301-017	7226 DRIFTWOOD D	06/20/23	750,000	281,300	37.51	280,706	261,932	93.5	166.0	92.0	\$ 3,001	401	WATER FRONT
	4703-24-401-021	7560 DRIFTWOOD D	05/16/23	680,000	292,000	42.94	680,000	590,235	210.8	183.5	254.0	\$ 3,226	401	WATER FRONT
VL	4703-24-402-029	DEAN RD	08/17/22	375,000	112,800	30.08	375,000	288,925	113.9	228.0	104.0	\$ 3,292	402	WATER FRONT
				3,055,000	1,198,600	0.39	1,803,275	592.4				\$ 3,051		

Waterfront PP EFF

Range \$2,685 to \$3,292 Price per EFF
Mean \$ 3,051 Price per EFF
Aggregate Mean \$ 3,044 Price per EFF
Median \$ 3,113 Price per EFF
Mode n/a Price per EFF
2024 LV \$ 2,800 Price per EFF
Vacant Sales 1

No Outliers

Lake Shannon Waterfront Land Value set at: \$3,100 Waterfront Price per EFF

Value Conclusion:

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land Residual	Land res w/time adj	Effec. Front Ft	Depth	Actual Front Ft	Dollars per EFF	Prop. Class	Rate Group 1
Sales Used:														
Lake Shannon Off Water														
	4703-24-403-001	7601 DRIFTWOOD D	10/29/2021	439,900	141,900	32	93,078	115,073	190	110	214	\$ 606	401	OFF WATER
	4703-24-302-007	7175 DRIFTWOOD D	08/18/23	385,000	212,000	55.06	133,124	113,124	170.2	311.0	174.0	\$ 665	401	OFF WATER
	4703-24-403-002	7535 DRIFTWOOD D	03/25/22	500,000	189,800	37.96	179,864	179,864	124.0	183.0	110.0	\$ 1,451	401	OFF WATER
				885,000			406,066	408,061	484.2			\$ 907		

Off-Water PPEFF

Range \$606 TO \$1,451 Price per EFF
Mean \$ 907 Price per EFF
Aggregate Mean \$ 843 Price per EFF
Median \$ 665 Price per EFF
Mode N/A Price per EFF
2024 LV \$ 800 Price per EFF
Vacant Sales

Value Conclusion:

Lake Shannon Off-Water Land Value set at: \$ 800 Price per EFF

Outliers:

4703-24-402-065	7037 DRIFTWOOD D	08/05/22	829,000	418,200	50.45	(133,183)	213,695	267.1	197.0	\$ (498.59)	401	OFF WATER
*** Paired Sales Analysis (reference only):												
4703-22-100-004		9/2/2022	\$ 220,000									
4703-22-100-004		11/27/2023	\$ 249,900									
Mo between sales												
		15	\$ 29,900	12% increase in sale price								
Increase in property values of approximately 1% per month												

Increase in property values of approximately 1% per month.

2025 Land Analysis

[illegible]

Sales used:

Lake Shannon Pond Front

Pond PPEFF

VL	4703-24-302-002	DRIFTWOOD DR	10/25/23	50,000	35,000	70.00	50,000	144,481	106.7	562.0	100.0	\$	469	402	POND
	4703-24-302-001	7243 DRIFTWOOD D	03/23/23	430,000	169,300	39.37	96,187	104,960	201.8	702.0	100.0	\$	477	401	POND
				480,000	204,300		146,187	249,441	309			\$	473		

Value Conclusion:

Mean	\$	473	Price per EFF
Aggregate Mean	\$	474	Price per EFF
Median	\$	473	Price per EFF
Mode	n/a		Price per EFF
Range	\$468 to \$477		Price per EFF
2024 LV	\$800		Price per EFF
Vacant Sales	1		

Outliers:

4703-24-300-028	7149 DRIFTWOOD D	05/24/22	579,000	273,200	47.18	2,000	164,962	206.2	302.0	\$	9.70	401	POND
-----------------	------------------	----------	---------	---------	-------	-------	---------	-------	-------	----	------	-----	------

2025 Land Analysis
Rural Lakes Land Value (LV)

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land Residual	Est. Land Value (LV)	Effec. Front Foot (EFF)	Depth	Actual Front Ft	Price per EFF	Prop. Class	LV Rate Group 1
-------------	---------------	----------------	-----------	-----------------	--------------	-------------	---------------	----------------------	-------------------------	-------	-----------------	---------------	-------------	-----------------

Sales used:

4703-03-101-016	11535 KOTH DR	12/29/23	160,000	82,000	51.25	41,078	60,200	43	101	40	\$	955	401	WATERFRONT
4703-19-101-019	8653 HIDDEN LA*	08/31/23	345,000	165,000	47.83	83,364	115,733	83	166	64	\$	1,008	401	WATERFRONT
4703-19-101-010	8689 HIDDEN LA*	09/28/22	280,000	131,600	47.00	89,175	112,000	80	118	80	\$	1,115	401	WATERFRONT
4703-03-101-012	11553 KOTH DR	03/29/23	290,000	88,000	30.34	105,611	60,200	43	100	40	\$	2,456	401	WATERFRONT
Totals			1,075,000	466,600	0.43	319,228	348,133	249	485		\$	1,384		

Waterfront Price Per Effective FF

Value conclusion:

Rural Lakes LV set at: \$ 1,400 Waterfront Price Per Effective FF

Mean	\$ 1,384	WF PP EFF
Aggregate Mean	\$ 1,284	WF PP EFF
Median	\$ 1,062	WF PP EFF
Mode	n/a	WF PP EFF
Range	\$955 to \$2,456	WF PP EFF
2024 LV	\$ 1,400	WF PP EFF
Vacant Sales	\$	

Outliers:

4703-03-101-029	11467 KOTH DR	12/14/23	229,000	153,000	66.81	(45,744)	69,067	49	138	50	\$	(927)	401	WATERFRONT
4703-03-101-037	11421 KOTH DR	05/27/22	162,000	150,000	92.59	45,383	243,600	290	147	300	\$	156	401	WATERFRONT

Sales used:

4703-09-400-015	10110 WHITE RD	05/05/23	70,000	40,250	57.50	70,000	85,000	330	651	320	\$	212	401	OFF WATER
4703-17-100-002	9930 WIGGINS RI	06/14/22	300,000	111,500	37.17	300,000	342,500	1320	858	1320	\$	227	402	OFF WATER
4703-17-401-041	9152 INDIAN LAK	07/25/23	260,000	101,600	39.08	65,714	75,000	250	279	250	\$	263	401	OFF WATER
4703-03-102-022	11428 KOTH DR	11/02/23	220,000	76,600	34.82	40,375	24,000	80	158	80	\$	505	401	OFF WATER
			850,000	329,950	0.39	476,089	526,500	1,980	1,946		\$	302		

Rural Lakes-Off Water

Rural Lake Off Water Price Per Effective FF

Value conclusion:

Rural Lakes LV set at: \$ 300 Off Water Price Per Effective FF

Mean	\$ 302	Off Water PP EFF
Aggregate Mean	\$ 240	Off Water PP EFF
Median	\$ 245	Off Water PP EFF
Mode	n/a	Off Water PP EFF
Range	\$212 to \$505	Off Water PP EFF
2024 LV	\$ 300	Off Water PP EFF
Vac Sales	1	

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land Residual	Est. Land Value (LV)	Effec. Front Foot (EFF)	Depth	Actual Front Ft	Price per EFF	Prop. Class	LV Rate Group 1
-------------	---------------	----------------	-----------	-----------------	--------------	-------------	---------------	----------------------	-------------------------	-------	-----------------	---------------	-------------	-----------------

Sales used:

4703-17-401-025	9217 INDIAN LAK	05/31/23	130,000	40,200	30.92	88,150	37,000	74	90	74	\$ 1,191	401	CANAL& POND
4703-34-400-016	5465 E. ALLEN RC	8/30/2024	779,000	279,800	35.91	213,917	227,500	175	1244	175	\$ 1,222	401	CANAL& POND
			909,000			302,067		249			\$ 1,207		

Rural Lakes-Pond/Canal

Pond/Canal Price Per Effective FF

Value conclusion:

Rural Lakes LV set at: \$ 1,300 Pond/Canal Price Per Effective FF

Mean	\$ 1,207	CANAL& POND PREEF
Median	\$ 1,213	CANAL& POND PREEF
Mode	n/a	CANAL& POND PREEF
Range	\$1,191 TO \$1,222	CANAL& POND PREEF
2024 LV	\$ 1,300	CANAL& POND PREEF
Vac Sales		CANAL& POND PREEF

2025 Land Analysis
Lobdell & Bennett Lakes Land Value (LV) Table

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when Sold	Ratio AV/SP	Land Residual	Est. Land Value	Effec. Front Ft	Depth	Actual Front Ft	Dollars per EFF	Land Table	Prop. Class	Rate Group 1
-------------	---------------	----------------	-----------	-----------------	--------------	-------------	---------------	-----------------	-----------------	-------	-----------------	-----------------	------------	-------------	--------------

Sales Used:

Water front (WF) Lobdell & Bennett Lake															
4703-02-201-013	11631	CLAIRMOR	11/28/22	382,000	170,000	44.50	215,458	270,000	100	608	100	\$	2,155	LOBDELL & 401	WATERFRONT
4703-02-207-002	6354	BENNETT Lf	09/29/23	300,000	139,100	46.37	150,326	172,800	64	198	66	\$	2,349	LOBDELL & 401	WATERFRONT
4703-02-100-026	11659	CLAIRMOR	08/16/23	775,000	227,700	29.38	315,291	232,997	115	750	115	\$	2,740	LOBDELL & 401	WATERFRONT
4703-02-203-007	6551	HARTWOOD	01/06/23	200,000	56,000	28.00	123,102	81,000	30	148	30	\$	4,103	LOBDELL & 401	WATERFRONT
Totals				1,657,000	592,800		804,177	756,797	309			\$	2,837		

Waterfront Price Per Effective Front Foot (EFF)

Range	\$2,155 to \$4,103	Price Per WF EFF
Mean	\$ 2,837	Price Per WF EFF
Agg. Mean	\$ 2,602	Price Per WF EFF
Median	\$ 2,545	Price Per WF EFF
Mode	n/a	Price Per WF EFF
2024 LV	\$ 2,700	Price Per WF EFF
Vac Sale	\$ 1	Price Per WF EFF

Lobdell & Bennett Lake LV set at:

\$ 2,800 Water Front Price per EFF

Outliers Removed:

4703-02-209-035	6646	WESTMINIS	08/10/22	410,000	119,800	29.22	113,494	180,000	67	100	80	\$	1,702	LOBDELL & 401	WATERFRONT
4703-01-100-061	7221	HILCREST	07/28/23	140,000	118,700	84.79	140,000	169,213	86	165	82	\$	1,628	LOBDELL & 402	WATERFRONT
4703-01-100-011	7083	WHITNEY W	09/27/22	295,000	124,300	42.14	126,220	238,500	88	272	75	\$	1,429	LOBDELL & 401	WATERFRONT
4703-02-209-062	6576	BENNETT Lf	05/11/22	840,000	350,700	41.75	125,875	334,800	124	120	124	\$	1,015	LOBDELL & 401	WATERFRONT
4703-02-203-009	6599	CLOSE DR	08/18/22	286,000	92,100	32.20	(70,577)	134,730	50	123	44	\$	(1,414)	LOBDELL & 401	WATERFRONT

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when Sold	Ratio AV/SP	Land Residual	Est. Land Value	Effec. Front Ft	Depth	Dollars per EFF	Land Table	Prop. Class	Rate Group 1
-------------	---------------	----------------	-----------	-----------------	--------------	-------------	---------------	-----------------	-----------------	-------	-----------------	------------	-------------	--------------

Sales used:

Sales used:															
Off Water (OW) Lobdell & Bennett Lake															
4703-01-102-002	11432	CROSBY RI	10/18/22	286,000	97,200	33.99	15,647	43,560	90	649	90	\$	174	LOBDELL & 401	OFF WATER
4703-01-105-005	11334	KATRINE D	02/17/23	355,000	166,600	46.93	54,789	63,969	224	153	214	\$	245	LOBDELL & 401	OFF WATER
4703-01-103-016	11431	DELMAR D	05/10/22	279,000	106,500	38.17	35,388	41,947	95	199	93	\$	371	LOBDELL & 401	OFF WATER
4703-01-102-006	BENNETT LAKE RI	07/20/23	37,500	18,800	50.13	37,500	38,250	94	274	90	\$	399	LOBDELL & 402	OFF WATER	
4703-01-102-014	7153	BENNETT Lf	02/23/24	249,900	87,300	34.93	78,281	39,600	90	300	90	\$	870	LOBDELL & 401	OFF WATER
				1,207,400	476,400		221,605	227,326	593		5		412		

Off water PPEFF

Range	\$174 to \$870	Price per OW EFF
Mean	\$ 412	Price per OW EFF
Agg. Mean	\$ 374	Price per OW EFF
Median	\$ 308	Price per OW EFF
Mode	n/a	Price per OW EFF
2024 LV	\$ 440	Price per OW EFF
Vac Sale	\$ 1	Price per OW EFF

Value Conclusion:

Lobdell & Bennett Lake LV set at:

\$ 425 Off-Water Price Per EFF

Outliers Removed:

4703-01-201-010	11266	KATRINE D	11/10/22	412,500	189,800	46.01	(35,503)	55,733	127	232	\$	(280)	LOBDELL & 401	OFF WATER
-----------------	-------	-----------	----------	---------	---------	-------	----------	--------	-----	-----	----	-------	---------------	-----------

2025 Land Analysis
Lobdell & Bennett Lakes Land Value (LV) Table

Vacant Land	Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when Sold	Ratio AV/Sp	Land Residual	*Adj. at 1% per month	Effec. Front Ft	Depth	Dollars per EFF	Land Table	Prop. Class	Rate Group 1
-------------	---------------	----------------	-----------	-----------------	--------------	-------------	---------------	-----------------------	-----------------	-------	-----------------	------------	-------------	--------------

Sales Used:

4703-01-105-018	7254 THEATHER C	09/20/21	675,000	715,500	25%	28,209	40,500	93	318	68	\$	304	LOBDELL & 401	CANAL/POND
4703-01-201-004	11285 KATRINE	05/04/22	744,900	744,900	36%	139,965	*	128	282	122	\$	1,094	LOBDELL & 401	CANAL/POND
4703-01-201-005	11275 KATRINE	11/12/21	500,000	520,000	39%	173,428	20,000	149	260	141	\$	1,168	LOBDELL & 401	CANAL/POND
4703-02-207-010	6300 BENNETT LK	09/11/21	600,000	636,000	31%	172,894	36,000	120	223	120	\$	1,441	LOBDELL & 401	CANAL/POND
			2,519,900			514,496		489			\$	1,002		

Canal/Pond Front Lobdell & Bennett Lake

Value Conclusion:

Lobdell & Bennett Lake LV set at:	\$	1,400	Canal/Pond Price Per EFF	2024 LV	\$	1,400	Price per Canal /Pond EFF
-----------------------------------	----	-------	--------------------------	---------	----	-------	---------------------------

Outliers Removed:

4703-01-201-004	11285 KATRINE D	05/04/22	744,900	270,700	36.34	37,291	n/a	121	282	\$	307	LOBDELL & 401	CANAL/POND
4703-02-205-006	6545 BENNETT LK	11/15/22	270,000	120,000	44.44	19,691	n/a	125	127	\$	158	LOBDELL & 401	CANAL/POND

* Used paired sales analysis for Residential Sales growth