

2026 Land Analysis-Lobdell & Bennett Lake  
4-1-23 ot 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	AV/SP	Land Residual	Effec. FF	Depth	Dollars/FF
4703-01-100-044	7047 WHITNEY WOODS RI	04/02/24	565,000	290,400	51.40	72,913	265	190	275 OFF WATER
4703-01-103-017	11423 DELMAR DR	12/20/24	350,000	138,500	39.57	42,869	118	166	362 OFF WATER
4703-01-101-010	7017 WHITNEY WOODS RI	08/16/24	274,400	135,100	49.23	76,356	128	270	597 OFF WATER
4703-01-103-014	11471 DELMAR DR	05/20/24	332,200	140,400	42.26	67,003	95	200	705 OFF WATER
4703-01-102-025	11503 CROSBY RD	06/13/25	360,000	150,100	41.69	155,766	218	920	715 OFF WATER
4703-01-102-014	7153 BENNETT LAKE RD	02/23/24	249,900	87,300	34.93	66,744	90	300	742 OFF WATER
4703-01-103-006	11428 DELMAR DR	06/03/24	250,000	100,800	40.32	101,452	104	196	972 OFF WATER
		<b>Off Water FF set at \$425</b>				583,103	1,018		573
4703-01-201-004	11285 KATRINE DR	08/28/25	963,000	424,600	44.09	206,611	121	282	1,703 CANAL/POND
		<b>Canal/Pond FF set at \$1,400</b>							
4703-01-100-011	7083 WHITNEY WOODS RI	03/10/25	295,000	206,200	69.90	115,794	88	272	1,311 WATERFRONT
4703-02-203-009	6599 CLOSE DR	07/08/25	475,000	241,100	50.76	68,727	50	123	1,377 WATERFRONT
4703-02-207-002	6354 BENNETT LAKE RD	09/29/23	300,000	139,100	46.37	136,383	64	198	2,131 WATERFRONT
4703-02-100-026	11659 CLAIRMONT DR	08/16/23	733,000	227,700	31.06	247,828	115	750	2,154 WATERFRONT
4703-02-202-031	6521 HARTWOOD DR	06/13/25	645,000	207,400	32.16	203,292	67	163	3,034 WATERFRONT
4703-02-201-006	11553 CLAIRMONT DR	11/08/24	1,500,000	659,600	43.97	608,749	175	432	3,479 WATERFRONT
4703-02-209-065	6652 WESTMINISTER ST	10/15/25	1,010,000	348,800	34.53	289,743	67	121	4,346 WATERFRONT
		<b>Waterfront FF set at \$2,800</b>				1,670,516	626		2,669

**2026 Land Analysis-Default Neighborhood**  
**4-1-23 to 10-31-25**

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	Asd/SP	Land Residual	Acres	PpAc
4703-01-200-002	7530 BENNETT LAKE	02/26/25	\$ 330,000	\$ 112,300	34.03	30,650	0.63	48,651
4703-22-100-004	5020 CENTER RD	11/27/23	\$ 249,900	\$ 114,200	45.70	50,078	0.75	66,771
4703-07-200-011	10897 WIGGINS RD	09/29/25	\$ 135,000	\$ 74,500	55.19	8,049	1.00	8,049
4703-16-100-005	9383 WHITE RD	11/01/24	\$ 272,000	\$ 100,500	36.95	49,602	1.00	49,602
4703-19-100-006	8630 HIDDEN LAKE D	02/10/25	\$ 490,000	\$ 189,300	38.63	6,679	1.14	5,859
		<b>1 acre set at 47,000</b>				145,058	4.52	32,092
4703-25-301-024	7048 AUGUSTINE CT	02/16/24	\$ 405,000	\$ 220,400	54.42	8,232	1.21	6,781
4703-36-100-020	6475 HERITAGE HL	06/27/23	\$ 270,000	\$ 129,300	47.89	55,427	1.24	44,699
4703-24-400-023	7339 DEAN RD	03/10/25	\$ 110,000	\$ 42,200	38.36	110,000	1.52	72,368
4703-08-200-017	10767 N LATSON RD	08/23/24	\$ 35,000	\$ 13,200	37.71	35,000	1.55	22,581
4703-34-400-003	5815 E ALLEN RD	02/25/25	\$ 332,500	\$ 138,900	41.77	75,747	1.71	44,296
		<b>1.5 acre set at 55,000</b>				284,406	7.23	39,315
4703-27-301-006	7186 GRANGER DR	05/21/25	\$ 655,000	\$ 229,900	35.10	130,170	2.00	65,085
4703-35-200-007	6511 GREEN RD	12/15/23	\$ 217,500	\$ 97,200	44.69	103,353	2.00	51,677
4703-35-300-023	6211 E ALLEN RD	05/27/25	\$ 291,000	\$ 107,200	36.84	109,899	2.00	54,950
4703-15-400-009	9015 ARGENTINE RD	11/05/24	\$ 252,000	\$ 108,400	43.02	102,973	2.01	51,230
4703-29-100-005	7900 WIGGINS RD	08/18/25	\$ 335,000	\$ 148,800	44.42	80,273	2.11	38,044
4703-29-100-007	7990 WIGGINS RD	06/12/23	\$ 255,000	\$ 86,300	33.84	118,335	2.11	56,083
		<b>2 acre set at 63,000</b>				645,003	12.23	52,739
4703-14-200-006	6460 HOGAN RD	09/10/25	\$ 275,000	\$ 109,900	39.96	86,192	2.28	37,804
4703-34-300-025	5107 E ALLEN RD	12/04/23	\$ 370,000	\$ 151,200	40.86	74,028	2.30	32,186
4703-29-300-029	3185 FAUSSETT RD	10/03/25	\$ 350,000	\$ 147,300	42.09	56,991	2.40	23,746
4703-16-300-007	4075 CENTER RD	08/17/23	\$ 185,000	\$ 59,200	32.00	120,917	2.43	49,760
4703-14-400-011	6463 CENTER RD	06/02/25	\$ 220,000	\$ 81,000	36.82	120,116	2.73	43,999
		<b>2.5 acre set at 71,000</b>				458,244	12.14	37,747
4703-02-400-031	6323 COHOCTAH RD	08/31/23	\$ 393,000	\$ 197,800	50.33	8,352	3.27	2,554
		<b>3 acre set at 79,000</b>						

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4-1-23 to 10-31-25

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4703-16-400-021	9240 WHITE RD	09/18/23	\$ 435,000	\$ 239,000	54.94	9,718	4.99	1,947	
4703-16-400-022	9246 WHITE RD	03/12/25	\$ 560,000	\$ 239,100	42.70	152,758	4.99	30,613	
4703-02-400-022	6439 COHOCTAH RD	09/18/25	\$ 650,000	\$ 366,100	56.32	13,926	5.00	2,785	
4703-15-300-003	5035 CENTER RD	05/29/24	\$ 425,000	\$ 180,200	42.40	3,348	5.00	670	
4703-21-200-008	8353 MACK RD	12/17/24	\$ 310,000	\$ 177,000	57.10	53,341	5.00	10,668	
4703-23-400-005	6345 DEAN RD	07/01/25	\$ 479,000	\$ 178,000	37.16	108,123	5.00	21,625	
4703-24-100-002	7130 CENTER RD	08/09/24	\$ 70,000	\$ 40,300	57.57	70,000	5.00	14,000	
4703-25-300-016	7055 RANDALL DR	04/24/24	\$ 690,000	\$ 341,600	49.51	188,248	5.02	37,500	
4703-19-400-018	8393 WIGGINS RD	11/15/24	\$ 475,000	\$ 264,000	55.58	14,090	5.04	2,796	
4703-11-400-017	10153 GREEN RD	09/18/23	\$ 112,000	\$ 40,200	35.89	112,000	5.15	21,748	
4703-09-400-016	10104 WHITE RD	05/26/23	\$ 363,500	\$ 186,400	51.28	94,473	5.19	18,203	
4703-04-100-020	10555 LOVEJOY RD	07/02/24	\$ 614,900	\$ 251,200	40.85	83,944	5.53	15,180	
4703-20-100-021	INDIAN VALLEY TRL	11/26/24	\$ 85,000	\$ 42,100	49.53	85,000	5.72	14,860	
<b>5 acre set at 95,000</b>							988,969	66.63	14,843
4703-21-300-022	4255 DEAN RD	11/28/23	\$ 130,000	\$ 45,300	34.85	130,000	7.02	18,524	
4703-29-100-015	7640 ZANDER DR	06/30/23	\$ 484,000	\$ 195,800	40.45	151,352	7.14	21,198	
4703-15-400-006	9255 ARGENTINE RD	06/20/23	\$ 363,000	\$ 121,400	33.44	125,302	7.36	17,020	
4703-20-100-023	3247 INDIAN VALLEY	10/01/24	\$ 125,000	\$ 50,000	40.00	125,000	7.42	16,846	
4703-33-200-015	6345 MACK RD	08/15/23	\$ 695,000	\$ 272,200	39.17	82,546	8.02	10,293	
4703-20-100-022	3247 INDIAN VALLEY	10/01/24	\$ 125,000	\$ 50,000	40.00	125,000	8.38	14,916	
<b>7 acre set at 130,000</b>							739,200	45.34	16,303
4703-30-400-015	LANNEN RD	06/05/23	\$ 152,500	\$ 47,800	31.34	152,500	9.11	16,740	
4703-25-200-008	7590 DEAN RD	06/13/25	\$ 550,000	\$ 144,600	26.29	171,190	9.16	18,689	
4703-36-200-022	6305 MCGUIRE RD	04/14/23	\$ 519,000	\$ 220,400	42.47	141,477	10.00	14,151	
4703-03-400-006	11015 ARGENTINE R	09/01/23	\$ 700,000	\$ 202,300	28.90	129,585	10.00	12,959	
4703-21-200-027	4288 CENTER RD	11/03/23	\$ 560,000	\$ 245,500	43.84	107,847	10.00	10,785	
4703-21-200-028	4286 CENTER RD	10/24/25	\$ 980,000	\$ 364,300	37.17	134,087	10.02	13,382	
4703-03-200-020	11585 ARGENTINE R	05/31/24	\$ 670,000	\$ 339,100	50.61	79,262	10.07	7,871	
4703-35-300-003	6175 ARGENTINE RD	08/11/23	\$ 160,000	\$ 55,400	34.63	133,963	10.08	13,290	

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4-1-23 to 10-31-25**

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4703-16-400-010	4367 CENTER RD	03/24/25	\$ 505,000	\$ 187,300	37.09	222,046	10.11	21,963	
4703-20-300-015	3365 DEAN RD	08/16/24	\$ 610,000	\$ 301,700	49.46	137,560	10.18	13,513	
4703-30-100-024	7596 FISHER RD	08/31/23	\$ 505,000	\$ 255,200	50.53	69,948	10.30	6,791	
4703-31-200-024	FAUSSETT RD	09/12/25	\$ 175,000	\$ 66,100	37.77	175,000	10.32	16,957	
4703-21-400-006	MACK RD	05/10/24	\$ 165,000	\$ 63,500	38.48	165,000	12.00	13,750	
4703-24-300-021	8264 GREEN RD	08/25/23	\$ 379,000	\$ 156,600	41.32	95,216	12.12	7,856	
<b>10 acre set at 160,000</b>									
4703-09-300-023	N LATSON RD	04/19/24	\$ 185,000	\$ 126,500	68.38	185,000	13.70	13,504	
4703-31-300-006	FISHER RD	09/06/24	\$ 169,900	\$ 35,300	20.78	169,900	13.76	12,347	
4703-27-400-027	5359 FAUSSETT RD	04/30/25	\$ 755,000	\$ 176,855	23.42	173,347	14.62	11,857	
4703-33-300-025	6200 N LATSON RD	06/12/23	\$ 475,000	\$ 246,100	51.81	104,024	16.00	6,502	
<b>15 acre set at 185,000</b>									
4703-31-400-009	2609 E ALLEN RD	04/30/24	\$ 480,000	\$ 166,600	34.71	247,566	18.17	13,625	
4703-20-100-019	WIGGINS RD	09/21/23	\$ 237,500	\$ 92,100	38.78	237,500	18.41	12,901	
4703-20-100-019	WIGGINS RD	04/04/25	\$ 225,000	\$ 91,000	40.44	225,000	18.41	12,222	
4703-24-300-010	DEAN RD	11/27/24	\$ 205,275	\$ 96,700	47.11	205,275	19.23	10,675	
<b>20 acre set at 225,000</b>									
4703-29-100-010	7660 ZANDER DR	10/27/23	\$ 355,000	\$ 117,400	33.07	355,000	23.47	15,126	
4703-17-100-003	9880 WIGGINS RD	04/11/23	\$ 285,000	\$ 152,100	53.37	281,752	25.00	11,270	
<b>25 acre set at 250,000</b>									
4703-34-400-012	5809 E ALLEN RD	08/04/23	\$ 650,000	\$ 315,900	48.60	290,307	31.50	9,216	
4703-08-400-004	10515 N LATSON RD	04/05/24	\$ 830,000	\$ 358,900	43.24	582,000	36.30	16,033	
<b>30 acre set at 300,000</b>									
4703-07-400-001	10101 WIGGINS RD	10/10/25	\$ 400,000	\$ 254,700	63.68	239,470	40.00	5,987	
4703-19-400-007	E JONES RD	11/08/23	\$ 266,500	\$ 175,000	65.67	266,500	40.30	6,613	
<b>40 acre set at 400,000</b>									
							505,970	80.30	6,301

2026 Land Analysis-Default Neighborhood  
4-1-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	Asd/SP	Land Residual	Acres	PpAc
4703-34-200-013	5324 FAUSSETT RD	01/08/24	\$ 1,262,000	\$ 354,300	28.07	1,043,605	80.00	13,045
		50 acre set at 500,000						
		100 acre set at 900,000						

2026 Land Analysis-Lake Shannon  
4-1-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sales Price	AV at Sale	Asd/SP	Land Residual	Effec. FF	Depth	Dollars/FF
4703-24-302-002	DRIFTWOOD DR	10/25/23	50,000	35,000	70.00	50,000	106.67	562	469 Pond
4703-24-302-007	7175 DRIFTWOOD DR	08/18/23	385,000	212,000	55.06	166,869	315.41	518	529 Pond
		<b>Pond FF set at 600</b>				216,869	422.07		514
4703-24-402-043	DRIFTWOOD DR	05/15/25	130,000	91,800	70.62	130,000	229.51	311	566 O/W
4703-24-200-005	7319 DRIFTWOOD DR	09/19/25	65,000	40,300	62.00	65,000	113.94	229	570 O/W
		<b>Off Water FF set at 800</b>				195,000	343.44		568
4703-24-401-012	7488 DRIFTWOOD DR	06/27/25	850,000	291,800	34.33	273,038	109.49	204	2,494 WF
4703-24-400-016	7376 DRIFTWOOD DR	07/06/23	1,250,000	512,500	41.00	438,980	174.11	205	2,521 WF
4703-24-301-017	7226 DRIFTWOOD DR	06/20/23	750,000	281,300	37.51	270,708	93.55	166	2,894 WF
4703-24-402-017	7038 DRIFTWOOD DR	07/30/25	755,000	310,900	41.18	404,871	118.01	179	3,431 WF
4703-24-402-019	7022 DRIFTWOOD DR	05/21/24	1,800,000	591,800	32.88	366,207	98.13	150	3,732 WF
4703-24-301-005	7306 DRIFTWOOD DR	12/16/24	375,000	55,000	14.67	375,000	95.17	129	3,940 WF
		<b>Waterfront FF set at 3,100</b>				2,128,804	688.46		3,092

2026 Land Analysis-Rural Lakes  
04-01-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. \$	Land Residual	Effec. FF	Depth	Dollars/
4703-34-400-016	5465 E ALLEN RD	08/30/24	779,000	279,800	35.92	47,846	175	1,245	273 CANAL& POND
4703-34-400-007	MACK RD	03/24/25	725,000	216,700	29.89	725,000	1,967	3,406	369 CANAL& POND
4703-03-300-003	5070 COHOCTAH RD	03/27/24	535,000	240,200	44.90	492,908	970	847	508 CANAL& POND
4703-17-401-025	9217 INDIAN LAKE DR	05/31/23	130,000	40,200	30.92	81,155	74	90	1,097 CANAL& POND
<b>Canal &amp; Pond FF set at \$1,300</b>									
4703-03-102-022	11428 KOTH DR	11/02/23	220,000	76,600	34.82	9,834	80	158	123 OFF WATER
4703-17-401-041	9152 INDIAN LAKE DR	07/25/23	260,000	101,600	39.08	32,961	250	279	132 OFF WATER
4703-03-102-013	11476 KOTH DR	08/02/24	120,000	50,100	41.75	33,854	66	235	513 OFF WATER
<b>Off Water FF set at \$300</b>									
4703-03-101-016	11535 KOTH DR	12/29/23	160,000	82,000	51.25	20,920	43	101	487 WATERFRONT
4703-19-101-019	8653 HIDDEN LAKE DR	08/31/23	345,000	165,000	47.83	41,659	83	166	504 WATERFRONT
4703-03-101-026	11485 KOTH DR	02/06/25	100,000	66,500	66.50	28,486	49	143	577 WATERFRONT
4703-03-100-011	9483 LOVEJOY RD	08/23/24	950,000	269,200	28.34	568,850	690	1,417	824 WATERFRONT
4703-33-400-029	6233 MACK RD	07/22/25	815,000	340,100	41.73	232,011	216	1,005	1,074 WATERFRONT
4703-03-100-010	9497 LOVEJOY RD	06/07/24	1,345,000	252,400	18.77	982,824	784	1,133	1,254 WATERFRONT
4703-03-101-022	11505 KOTH DR	05/21/24	260,000	104,500	40.19	75,839	43	146	1,764 WATERFRONT
4703-03-101-016	11535 KOTH DR	09/16/24	330,000	91,500	27.73	190,920	43	101	4,440 WATERFRONT
<b>Waterfront FF set at \$1,400</b>							1,951		1,098
							2,141,509		