

Small, Medium Lakes & Rivers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land 1/Total	Wtd. Average	Cont. Area	E.C.F.	Other Parcels in Sale	Land Table	
52-12-006-033-00	NORTH BANK LN	07/24/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$81,800	46.08	\$261,240	\$93,448	\$84,052	\$85,134	0.987	52-12-006-029-00, 52-12-006-027-00	SMALL LAKE & RIVER FRONTAGE	
52-12-030-013-00	7622 OAK DR	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$32,000	26.23	\$120,721	\$26,295	\$95,705	\$85,608	1.118		SMALL LAKE & RIVER FRONTAGE	
52-12-030-068-00	7288 WILLOW DR	08/11/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$21,200	30.29	\$66,357	\$29,771	\$40,229	\$33,170	1.213		SMALL LAKE & RIVER FRONTAGE	
52-12-030-079-00	7186 MAHOGANY LN	09/11/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$25,300	25.56	\$92,573	\$42,306	\$56,694	\$45,573	1.244		SMALL LAKE & RIVER FRONTAGE	
52-12-031-004-00	6798 MAGPIE LN	10/23/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$28,900	40.70	\$73,348	\$25,500	\$45,500	\$45,264	1.005		SMALL LAKE & RIVER FRONTAGE	
52-12-108-028-50	4894 LITTLE CHIEF LAKE RD	07/13/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,500	56.54	\$176,036	\$85,943	\$44,057	\$81,680	0.539		MEDIUM LAKE FRONTAGE	
52-12-114-006-25	4229 HAYWIRE LAKE RD	12/11/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,200	48.60	\$248,884	\$85,225	\$114,775	\$148,376	0.774		SMALL LAKE & RIVER FRONTAGE	
52-12-116-033-00	2874 SYCAMORE RD	01/24/23	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$137,000	32.81	\$375,382	\$30,048	\$387,452	\$313,086	1.238		MEDIUM LAKE FRONTAGE	
52-12-119-013-00	2689 SUNDG LAK RD	08/31/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,100	36.89	\$189,717	\$48,312	\$141,688	\$128,200	1.105		MEDIUM LAKE FRONTAGE	
52-12-120-010-00	2993 YUKON TRAIL	11/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,800	34.74	\$187,606	\$55,250	\$119,750	\$119,996	0.998		MEDIUM LAKE FRONTAGE	
52-12-122-019-00	3729 FENCE RIVER RD	08/26/22	\$274,400	WD	03-ARM'S LENGTH	\$274,400	\$93,600	34.11	\$281,762	\$63,750	\$210,650	\$197,654	1.066		SMALL LAKE & RIVER FRONTAGE	
52-12-123-032-00	4314 FENCE RIVER RD	06/06/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$243,100	42.28	\$614,271	\$361,469	\$213,531	\$229,195	0.932	52-12-122-023-00, 52-12-123-028-00, 52-12-123-031-00, 52-12-123-032-50	SMALL LAKE & RIVER FRONTAGE	
52-12-126-005-00	4809 HUMMINGBIRD LN	09/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$165,554	\$39,033	\$110,967	\$114,706	0.967		MEDIUM LAKE FRONTAGE	
52-12-127-007-00	1739 PUFFIN LN	11/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,500	44.05	\$250,415	\$44,625	\$165,375	\$163,454	1.012	52-12-127-011-00	SMALL LAKE & RIVER FRONTAGE	
52-12-127-008-00	1679 PUFFIN LN	04/05/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,000	34.40	\$104,396	\$25,500	\$99,500	\$71,529	1.391		SMALL LAKE & RIVER FRONTAGE	
52-12-127-011-00	1739 PUFFIN LN	11/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,500	44.05	\$244,040	\$44,625	\$165,375	\$163,454	1.012	52-12-127-007-00	SMALL LAKE & RIVER FRONTAGE	
52-12-136-009-00	5308 FLOODWOOD DR	08/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,000	50.59	\$253,604	\$44,508	\$125,492	\$178,307	0.704	52-12-136-008-50	SMALL LAKE & RIVER FRONTAGE	
52-12-136-018-50	5486 FLOODWOOD DR	01/17/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$30,600	29.71	\$102,433	\$15,400	\$87,600	\$78,906	1.110		SMALL LAKE & RIVER FRONTAGE	
52-12-201-009-00	12031 BOBCAT RUN	10/13/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$96,700	24.18	\$319,562	\$77,811	\$322,189	\$219,176	1.470		SMALL LAKE & RIVER FRONTAGE	
52-12-495-004-00	457 RIVERSIDE DR	05/24/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,600	27.60	\$83,111	\$25,189	\$74,811	\$61,228	1.222		SMALL LAKE & RIVER FRONTAGE	
52-12-520-005-00	1600 PARADISE RD	09/27/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$148,600	27.27	\$458,451	\$108,617	\$436,383	\$317,166	1.376		MEDIUM LAKE FRONTAGE	
Totals:			\$4,514,400			\$4,514,400	\$1,639,200		\$4,669,463		\$3,141,775	\$2,880,862				
								Sale. Ratio =>	36.31			E.C.F. =>	1.091			
								Std. Dev. =>	9.10			Ave. E.C.F. =>	1.071			