

4 Little Smith Lake Front ECF Values 2023

Land Table: -SMLK

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. ns of | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------------|-----------------|-----------|--------------------|--------------|--------------------------|------------------|---------------|--------------------------|--------------------|------------------|--------------|--------|
| 14-150-218-020-00 | TWIN SHORES DR | 06/24/20 | \$240,000 | WD | \$240,000 | \$86,200 | 35.92 | \$170,779 | \$75,460 | \$164,540 | \$89,839 | 1.832 |
| 14-150-219-021-00 | TWIN SHORES DR | 07/10/20 | \$216,000 | WD | \$216,000 | \$87,100 | 40.32 | \$172,588 | \$70,442 | \$145,558 | \$96,273 | 1.512 |
| 14-150-217-005-00 | 24980 TWIN SHO | 08/07/20 | \$130,000 | WD | \$130,000 | \$64,400 | 49.54 | \$128,804 | \$73,500 | \$56,500 | \$52,124 | 1.084 |
| 14-150-119-006-00 | 24876 RIDGE RD | 09/15/20 | \$296,000 | WD | \$296,000 | \$97,500 | 32.94 | \$192,831 | \$72,520 | \$223,480 | \$113,394 | 1.971 |
| 14-150-118-006-02 | LAKE SHORE DR | 09/24/20 | \$160,000 | WD | \$160,000 | \$101,000 | 63.13 | \$196,449 | \$63,700 | \$96,300 | \$125,117 | 0.770 |
| 14-150-205-002-00 | 55437 LAKE SHOF | 02/12/21 | \$115,000 | WD | \$115,000 | \$40,700 | 35.39 | \$82,351 | \$37,000 | \$78,000 | \$41,683 | 1.871 |
| 14-150-151-011-00 | 52698 LAKEVIEW | 09/10/21 | \$182,000 | WD | \$182,000 | \$59,800 | 32.86 | \$117,978 | \$29,000 | \$153,000 | \$81,781 | 1.871 |
| 80-11-005-030-00 | 48020 68TH ST | 10/22/21 | \$170,000 | WD | \$170,000 | \$64,900 | 38.18 | \$129,674 | \$97,717 | \$72,283 | \$36,945 | 1.957 |
| 80-11-006-008-00 | 48873 RUSH LAKI | 11/19/21 | \$180,000 | WD | \$180,000 | \$82,900 | 46.06 | \$165,881 | \$120,000 | \$60,000 | \$53,042 | 1.131 |
| 14-150-152-001-00 | LAKEVIEW DR | 01/21/22 | \$150,000 | WD | \$150,000 | \$50,700 | 33.80 | \$118,797 | \$63,750 | \$86,250 | \$47,170 | 1.829 |
| Totals: | | | \$1,839,000 | | \$1,839,000 | \$735,200 | | \$1,476,132 | \$1,135,911 | \$737,367 | | |
| | | | | | Sale. Ratio => | 39.98 | | E.C.F. => | 1.540 | | | |
| | | | | | Std. Dev. => | 9.64 | | Ave. E.C.F. => | 1.583 | | | |

Use 1.540

4 Little Smith Lake Front Land Values 2023

Land Table: -SMLK

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Dollars/FF |
|-------------------|-------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|------------|
| 14-150-218-020-00 | TWIN SHORES DR | 06/24/20 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$86,200 | 35.92 | \$170,779 | \$144,681 | \$75,460 | 77.0 | \$1,879 |
| 14-150-219-019-00 | TWIN SHORES DR | 07/10/20 | \$216,000 | WD | 03-ARM'S LENGTH | \$216,000 | \$87,100 | 40.32 | \$172,588 | \$113,854 | \$70,442 | 71.9 | \$1,584 |
| 14-150-119-006-00 | 24876 RIDGE RD | 09/15/20 | \$296,000 | WD | 03-ARM'S LENGTH | \$296,000 | \$97,500 | 32.94 | \$192,831 | \$175,689 | \$72,520 | 74.0 | \$2,374 |
| 14-150-205-002-00 | 55437 LAKE SHORE | 02/12/21 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$40,700 | 35.39 | \$82,351 | \$69,649 | \$37,000 | 37.0 | \$1,882 |
| 14-150-205-009-00 | 52501 LAKE SHORE | 06/04/21 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$83,100 | 29.68 | \$164,312 | \$190,688 | \$75,000 | 75.0 | \$2,543 |
| 14-150-153-015-00 | 52462 LAKEVIEW D | 07/06/21 | \$308,000 | WD | 03-ARM'S LENGTH | \$308,000 | \$101,900 | 33.08 | \$201,781 | \$184,219 | \$78,000 | 78.0 | \$2,362 |
| 14-150-127-013-00 | RIDGE RD | 08/13/21 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$94,400 | 33.71 | \$187,086 | \$157,914 | \$65,000 | 125.0 | \$1,263 |
| 14-150-151-011-00 | 52698 LAKEVIEW D | 09/10/21 | \$182,000 | WD | 03-ARM'S LENGTH | \$182,000 | \$59,800 | 32.86 | \$117,978 | \$93,022 | \$29,000 | 29.0 | \$3,208 |
| 14-150-221-029-00 | LAKE SHORE DR | 09/30/21 | \$169,000 | WD | 03-ARM'S LENGTH | \$169,000 | \$54,600 | 32.31 | \$108,308 | \$114,692 | \$54,000 | 54.0 | \$2,124 |
| 80-11-005-030-00 | 48020 68TH ST | 10/22/21 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$64,900 | 38.18 | \$129,674 | \$136,326 | \$96,000 | 80.0 | \$1,704 |
| 80-11-006-008-00 | 48873 RUSH LAKE F | 11/19/21 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$82,900 | 46.06 | \$165,881 | \$134,119 | \$120,000 | 100.0 | \$1,341 |
| 14-150-152-001-00 | LAKEVIEW DR | 01/21/22 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$50,700 | 33.80 | \$118,797 | \$94,953 | \$63,750 | 50.0 | \$1,899 |

Totals: \$2,586,000

\$2,586,000

\$903,800

Sale. Ratio =>

34.95

Std. Dev. =>

4.38

\$1,812,366

\$1,609,806

Average per FF=>

\$1,892

\$836,172

use

\$

1,900