

LAKE VIEW FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	
2110-B85663	329 LAKE DR	11/02/21	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$193,600	39.89	\$279,097	\$212,653	\$141,750	175.0	189.2	0.39	0.12	\$1,215	\$552,345	\$12.68	175.00	BB	691/1416	
2110-10-133	919 E K MITCHELL DR	05/24/21	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$209,600	46.58	\$419,271	\$288,204	\$257,475	206.0	353.0	0.47	0.13	\$1,399	\$609,311	\$13.99	206.00	ESP	690/553	
2110-10-116	168 SUNSET POINT RD	05/09/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$190,900	41.50	\$381,832	\$331,568	\$181,000	181.0	270.0	0.43	0.43	\$1,832	\$771,000	\$17.70	181.00	LMB	693/60	
2110-SDP-02	79 DAVENSON AVE	07/27/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$90,000	40.03	\$180,000	\$179,900	\$180,000	90.0	125.0	0.28	0.26	\$1,999	\$647,122	\$14.86	90.00	SDP	690/2032	
2110-ES-24	907 E LAKE MITCHELL DR	08/25/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,200	47.09	\$284,422	\$205,578	\$180,000	85.0	65.0	0.13	0.13	\$2,284	\$1,534,164	\$35.22	80.00	ESP	690/2815	
2110-AP-176	5359 E M55	06/08/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$227,400	58.00	\$454,821	\$115,179	\$105,000	50.0	80.0	0.09	0.09	\$2,304	\$1,251,946	\$28.74	50.00	AP	690/858	
2110-11-138	1900 S K MITCHELL DR	01/10/23	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$156,900	34.64	\$313,873	\$334,460	\$163,300	142.0	420.0	1.39	1.39	\$2,355	\$240,792	\$5.53	142.00	LMB	694/1703	
2110-HP-25	297 W LAKE DR	04/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,600	40.04	\$228,245	\$188,256	\$157,500	75.0	98.0	0.16	0.16	\$2,443	\$1,145,344	\$26.29	75.00	HP	689/2901	
2110-HP-7709	621 S LAKE DR	09/19/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$131,200	42.46	\$282,411	\$210,389	\$163,800	78.0	100.0	0.18	0.18	\$2,697	\$1,176,358	\$24.98	78.00	HP	693/2950	
2110-HP-02	221 W LAKE DR	01/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$123,300	38.45	\$246,572	\$259,428	\$126,000	60.0	101.0	0.14	0.14	\$4,324	\$1,866,388	\$40.85	60.00	HP	691/2748	
2110-ES-102	1037 E LAKE MITCHELL DR	06/28/22	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$126,700	22.93	\$213,476	\$268,524	\$84,000	40.0	64.0	0.06	0.06	\$6,713	\$4,551,254	\$104.48	40.00	ESP	693/978	
Totals:						\$4,248,900	\$1,683,900	39.63	\$3,367,998	\$2,711,450	\$1,857,515	1,265.6	4.38	3.08								
						Sale Ratio =>	49.63		Average	\$2,143		Average	4.38		Average	619.33531		Average	\$14.22			
						Std. Dev. =>	2.62		per FF=>	\$2143		per Net Acre=>	170.56131		per SqFt=>							
									USE	\$	2,100											

LAKE INFLUENCE FF

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2110-03-305	150 WOODLAND DR	12/21/21	\$210,000	CD	03-ARM'S LENGTH	\$210,000	\$106,800	50.86	\$213,658	\$54,092	\$57,750	125.0	100.0	0.29	0.29	\$443	\$188,474	\$4.33	125.00	ZMS	691/2524	
2110-HP-43	1785 S LAKE MITCHELL DR	06/02/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$65,100	50.47	\$130,294	\$76,398	\$76,692	166.0	175.0	0.67	0.67	\$443	\$113,040	\$2.60	166.00	AA	692/2870	
2110-11-1022	90 DAVENSON AVE	09/09/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$101,200	48.60	\$114,644	\$81,000	\$105,000	125.0	155.0	0.38	0.38	\$495	\$216,906	\$5.21	165.00	SDP	693/2532	
2110-MPK-194	LOCKUST LN	09/02/22	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$149,200	38.40	\$384,462	\$50,000	\$38,462	100.0	309.0	0.35	0.37	\$500	\$441,243	\$3.24	100.00	MPK	694/984	
2110-AA-03	1873 S LAKE MITCHELL DR	06/16/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$118,600	47.06	\$237,152	\$52,732	\$37,884	82.0	176.0	0.33	0.33	\$643	\$159,311	\$3.66	82.00	AA	693/733	
2110-WHB-06	780 E K MITCHELL DR	12/23/21	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$134,900	52.80	\$269,897	\$97,827	\$112,224	152.0	119.0	0.42	0.42	\$644	\$235,728	\$5.41	152.00	WHB	691/2529	
Totals:						\$1,076,500	\$531,900	49.41	\$1,064,007	\$411,735	\$399,242	790.0	2.41	2.03								
						Sale Ratio =>	49.41		Average	\$399,242		Average	2.41		Average	170.56131		Average	\$3.92			
						Std. Dev. =>	5.11		per FF=>	\$521		per Net Acre=>	170.56131		per SqFt=>							
									USE	\$	5,200											

CANAL FF

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2110-HP-43	266 W LAKE DR	06/24/22	\$999,900	WD	03-ARM'S LENGTH	\$999,900	\$168,400	42.11	\$336,831	\$201,069	\$138,000	120.0	128.0	0.35	0.35	\$1,676	\$569,601	\$13.08	120.00	HP	693/1042	
2110-HP-47	256 W LAKE DR	09/25/22	\$594,800	WD	03-ARM'S LENGTH	\$594,800	\$99,400	50.00	\$128,226	\$123,824	\$127,650	211.0	51.0	0.13	0.13	\$1,116	\$592,492	\$21.87	111.00	HP	693/2335	
Totals:						\$994,800	\$267,800	65.02	\$555,557	\$324,893	\$265,650	231.0	0.48	0.48								
						Sale Ratio =>	45.29		Average	\$1,406		Average	672.65631		Average	\$15.44						
						Std. Dev. =>	6.29		per FF=>	\$1,406		per Net Acre=>	672.65631		per SqFt=>							
									USE	\$	1,400											

LWG ON WATER FF

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2110-LWG-30	LAKEWOOD DR	09/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,000	42.04	\$206,001	\$52,599	\$14,000	125.0	155.0	0.39	0.40	\$421	\$134,869	\$11.10	125.00	LWG	694/72	
2110-LWG-22	125 LAKEWOOD DR	05/20/22	\$403,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$403,000	\$154,700	38.39	\$309,351	\$135,649	\$42,000	330.0	256.0	0.99	0.62	\$411	\$137,715	\$11.16	330.00	LWG	693/230	
Totals:						\$419,500	\$164,700	39.38	\$315,352	\$152,149	\$63,000	410.0	1.25	0.88								
						Sale Ratio =>	39.38		Average	\$371		Average	121.62150		Average	\$3.79						
						Std. Dev. =>	17.85		per FF=>	\$371		per Net Acre=>	121.62150		per SqFt=>							
									USE	\$	21,000											

LWG OFF WATER FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page
2110-LWG-16	113 LAKEWOOD DR	08/12/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$124,400	37.93	\$248,866	\$92,734	\$13,600	100.0	276.0	0.63	0.63	\$927	\$146,268	\$3.36	100.00	LWG	690/2390
2110-LWG-22	112 BIRCHWOOD LN	09/16/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$103,000	42.04	\$206,001	\$52,599	\$14,000	125.0	155.0	0.39	0.40	\$421	\$134,869	\$11.10	125.00	LWG	694/72
2110-LWG-05	FAIRWAY	06/09/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$6,800	29.57	\$13,600	\$23,000	\$13,600	140.0	258.0	0.65	0.83	\$164	\$15,604	\$0.82	140.00	LWG	690/992
2110-26-2111	WHITE PINE DR	10/08/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$6,800	20.00	\$13,600	\$34,000	\$13,600	186.0	0.0	1.90	0.00	\$183	\$17,895	\$0.41	186.00	RURAL	691/884
2110-LWP-05	WHITE PINE DR	06/29/21	\$14,500	WD	03-ARM'S LENGTH	\$14,500	\$6,800	46.90	\$13,600	\$14,500	\$13,600	158.0	184.0	0.67	0.67	\$92	\$21,739	\$0.50	158.00	LWP	690/1387
2110-LWP-07	407 WEDGEWOOD DR	01/25/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,000	44.59	\$280,032	\$53,568	\$11,600	125.0	186.0	0.51	0.51	\$397	\$104,218	\$2.39	125.00	LWP	692/132
2110-LWP-09	413 WEDGEWOOD DR	10/18/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$226,200	49.28	\$452,317	\$20,283	\$13,600	56.0	164.0	0.00	0.00	\$362	\$101,001	\$0.50	56.00	LWP	694/299
2110-LWP-13	WEDGEWOOD DR	03/24/23	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$6,800	48.57	\$13,600	\$14,000	\$13,600	126.0	282.0	0.82	0.82	\$111	\$17,157	\$0.39	126.00	LWP	694/2674
2110-LWP-29	WHITE PINE DR	09/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,000	78.33	\$133,600	\$24,000	\$13,600	148.0	0.0	0.50	0.50	\$166	\$48,287	\$1.11	145.00	LWP	693/952
2110-LWP-29	WHITE PINE DR	10/21/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,800	45.33	\$13,600	\$15,000	\$13,600	154.0	167.0	0.59	0.59	\$97	\$25,424	\$0.58	154.00	LWP	694/478
2110-LWP-40	600 WHITE PINE DR	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,600	44.54	\$399,206	\$24,394	\$13,600	135.0	160.0	0.50	0.50	\$181	\$49,181	\$1.13	135.00	LWP	693/1701
2110-LWP-30	618 WHITE PINE DR	10/13/22	\$405,000	WD	03-ARM'S LENGTH																