

Lake Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Liber/Page			
10-045-00-026-00	867 HOLLY RD	06/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,300	49.59	\$292,518	\$52,852	\$50,370	115.0	195.0	0.52	0.52	\$460	\$102,625	\$2.36	115.00		R 690/1048			
10-045-00-027-00	871 HOLLY RD	06/11/21	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$96,900	50.23	\$193,713	\$36,417	\$37,230	85.0	230.0	0.45	0.45	\$428	\$81,107	\$1.86	85.00		R 690/953			
10-045-00-030-00	850 HOLLY RD	03/11/22	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$171,400	52.92	\$342,897	\$20,423	\$39,420	90.0	212.0	0.44	0.44	\$227	\$46,628	\$1.07	90.00		R 692/1157			
10-053-00-017-00	1004 SUNSET LN	11/30/22	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$103,400	41.71	\$206,807	\$84,893	\$43,800	100.0	207.3	0.48	0.48	\$849	\$178,347	\$4.09	100.00		OR 694/1105			
10-053-00-022-00	714 SUNSET LN	03/23/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$74,000	38.14	\$148,055	\$84,489	\$38,544	88.0	158.0	0.32	0.32	\$960	\$264,856	\$6.08	88.00		OR 692/1451			
10-053-00-060-00	616 LAKESHORE DR	05/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,800	39.12	\$195,586	\$112,230	\$57,816	132.0	149.0	0.45	0.45	\$850	\$248,296	\$5.70	132.00		OR 693/225			
10-066-00-191-00	126 OTSEGO PL	07/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,000	53.17	\$217,974	\$13,306	\$26,280	60.0	125.0	0.17	0.17	\$222	\$77,360	\$1.78	60.00		P 690/1981			
10-071-00-004-00	105 VINE ST	04/15/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,600	51.91	\$223,198	\$35,602	\$43,800	100.0	150.0	0.34	0.34	\$356	\$103,494	\$2.38	100.00		R 692/2436			
10-071-00-011-00	112 HEATHER PL	07/30/21	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$315,000	\$150,600	47.81	\$301,241	\$96,749	\$82,990	273.0	391.5	1.20	0.88	\$354	\$80,557	\$1.85	273.00		R 690/2097			
10-074-00-076-00	1312 FOREST LN	06/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,700	49.28	\$177,366	\$46,434	\$43,800	100.0	104.0	0.24	0.24	\$464	\$194,285	\$4.46	100.00		OR 690/1210			
10-092-00-014-00	204 BARBARA ST	07/23/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$141,700	45.72	\$283,446	\$84,270	\$57,816	132.0	126.0	0.38	0.38	\$638	\$220,602	\$5.06	132.00		R 690/1961			
10-092-00-020-00	110 BARBARA ST	10/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,000	60.91	\$133,949	\$19,851	\$43,800	100.0	158.2	0.36	0.36	\$199	\$54,686	\$1.26	100.00		R 691/1298			
Totals:			\$2,838,600			\$2,838,600	\$1,358,400		\$2,716,790	\$687,516	\$565,666	1,375.0		5.35	5.03									
								Sale. Ratio =>	47.85					Average		Average		Average						
								Std. Dev. =>	6.47					per FF=>	\$500	per Net Acre=>	128,507.66	per SqFt=>	\$2.95					
												USED	\$	500										