

2023 070 LAND ANALYSIS BROWNLEE LAKE F/F STUDT

1

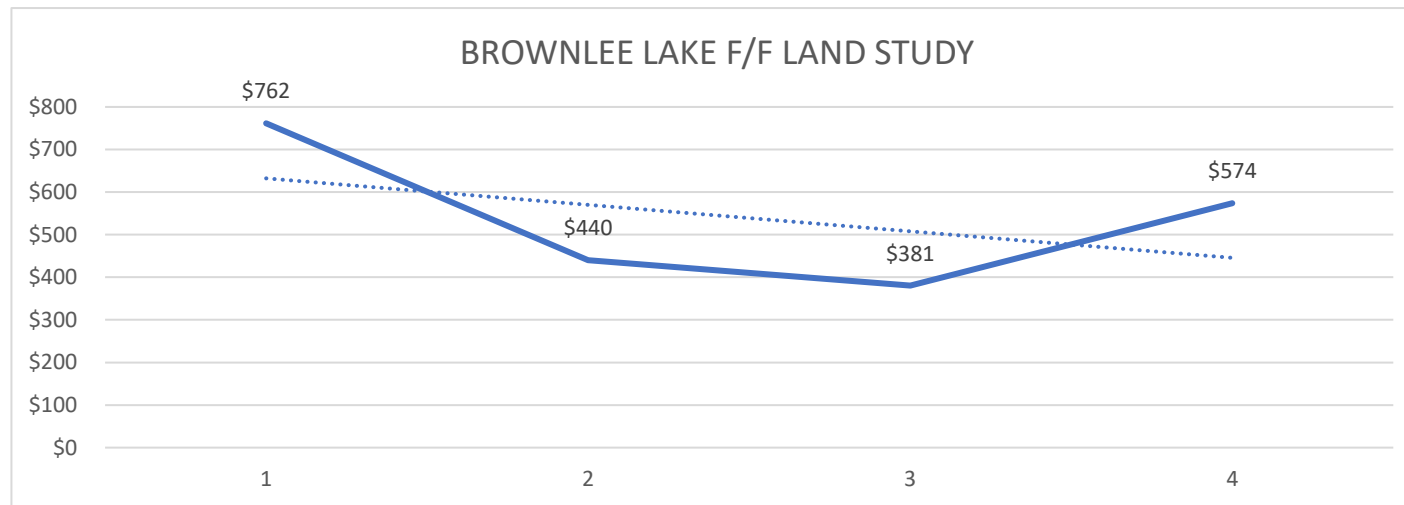
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
073-036-400-030-02	S SLEEPER DR	05/25/21	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$10,600	21.41
073-100-000-109-00	1305 N SLEEPER DR	06/26/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$8,400	38.18
073-036-400-015-00	400 N LAKE ST	11/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,600	33.28
073-100-000-088-00	1095 N F-41	08/25/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,900	39.00
<b>Totals:</b>			<b>\$306,500</b>			<b>\$306,500</b>	<b>\$103,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>33.77</b>
							<b>Std. Dev. =&gt;</b>	<b>8.11</b>

Mean	539.0163163
Standard Error	84.49474044
Median	507.0119048
Mode	#N/A
Standard Deviation	168.9894809
Sample Variance	28557.44465
Kurtosis	-0.49897257
Skewness	0.843733893
Range	381.0354675
Minimum	380.502994
Maximum	761.5384615
Sum	2156.065265
Count	4

2023 070 LAND ANALYSIS BROWNLEE LAKE F/F STUDT

Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$21,125	\$49,500	\$0	\$21,125	65.0	180.0	0.27	0.27	\$762	\$184,015
\$16,710	\$22,000	\$0	\$11,250	50.0	195.0	0.22	0.22	\$440	\$98,214
\$96,526	\$63,544	\$61,456	\$35,070	167.0	160.0	0.61	0.61	\$381	\$103,661
\$89,082	\$48,218	\$61,782	\$27,300	84.0	121.0	0.23	0.23	\$574	\$206,944
<b>\$223,443</b>	<b>\$183,262</b>		<b>\$94,745</b>	<b>366.0</b>		<b>1.34</b>	<b>1.34</b>		
			<b>Average per FF=&gt;</b>	<b>\$501</b>		<b>Average per Net Acre=&gt;</b>	<b>136,864.82</b>		<b>Average per SqFt=&gt;</b>

USE \$500 PER F/F



Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$4.22	65.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	12/1/1994
\$2.25	50.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	0	12/12/2015
\$2.38	167.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	0	10/1/1995
\$4.75	84.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	10/1/1995

**\$3.14**

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	409	BROWNLEE LAKE		BROWNLEE LAKE
	409	BROWNLEE LAKE		BROWNLEE LAKE
	408	BROWNLEE LAKE		BROWNLEE LAKE
	408	BROWNLEE LAKE		BROWNLEE LAKE

---

---

---