

2023 070LAND ANALYSIS H.L FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
ALL DATA									
070-001-300-065-00	327 WEIER LN	06/18/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,500	46.92	
072-102-000-027-00	W LAKE ST	07/15/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,500	27.50	
072-103-000-031-00	758 W FAITH ST	09/07/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$19,200	41.74	
072-110-002-003-00	426 W MAIN ST	05/18/21	\$316,000	WD	03-ARM'S LENGTH	\$299,800	\$105,100	35.06	
072-110-002-006-00	404 W MAIN ST	07/31/20	\$259,000	WD	03-ARM'S LENGTH	\$250,000	\$109,200	43.68	
072-130-000-012-00	3851 WHIPOOWILL DR	05/14/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,200	35.28	
072-130-000-028-00	3975 WHIPOOWILL DR	04/24/20	\$310,000	AFF	03-ARM'S LENGTH	\$310,000	\$117,900	38.03	
072-200-004-001-00	541 W LAKE ST	10/06/21	\$399,800	WD	03-ARM'S LENGTH	\$391,800	\$136,200	34.76	
072-202-004-003-00	623 N LAKE ST	06/20/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$77,100	77.88	
072-203-000-013-00	708 W LAKE ST	07/13/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,900	59.94	
072-203-000-015-00	710 W LAKE ST	09/24/21	\$800,000	WD	03-ARM'S LENGTH	\$750,000	\$187,400	24.99	
<b>Totals:</b>			<b>\$3,034,800</b>			<b>\$2,951,600</b>	<b>\$1,111,200</b>		
								<b>Sale. Ratio =&gt;</b>	<b>37.65</b>
								<b>Std. Dev. =&gt;</b>	<b>15.15</b>

LAKE FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
070-001-300-065-00	327 WEIER LN	06/18/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,500	46.92	
072-110-002-003-00	426 W MAIN ST	05/18/21	\$316,000	WD	03-ARM'S LENGTH	\$299,800	\$105,100	35.06	
072-110-002-006-00	404 W MAIN ST	07/31/20	\$259,000	WD	03-ARM'S LENGTH	\$250,000	\$109,200	43.68	
072-130-000-028-00	3975 WHIPOOWILL DR	04/24/20	\$310,000	AFF	03-ARM'S LENGTH	\$310,000	\$117,900	38.03	
072-203-000-013-00	708 W LAKE ST	07/13/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,900	59.94	
072-203-000-015-00	710 W LAKE ST	09/24/21	\$800,000	WD	03-ARM'S LENGTH	\$750,000	\$187,400	24.99	
<b>Totals:</b>			<b>\$2,180,000</b>			<b>\$2,104,800</b>	<b>\$774,000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>36.77</b>
								<b>Std. Dev. =&gt;</b>	<b>11.84</b>

2023 070LAND ANALYSIS H.L FRONTAGE

CANAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
072-102-000-027-00	W LAKE ST	07/15/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,500	27.50
072-103-000-031-00	758 W FAITH ST	09/07/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$19,200	41.74
072-130-000-012-00	3851 WHIPOOWILL DR	05/14/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,200	35.28
		Totals:	\$356,000			\$356,000	\$123,900	
							Sale. Ratio =>	34.80
							Std. Dev. =>	7.13

LAKE VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
072-200-004-001-00	541 W LAKE ST	10/06/21	\$399,800	WD	03-ARM'S LENGTH	\$391,800	\$136,200	34.76
072-202-004-003-00	623 N LAKE ST	06/20/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$77,100	77.88
		Totals:	\$498,800			\$490,800	\$213,300	
							Sale. Ratio =>	43.46
							Std. Dev. =>	30.49

ALL DATA

Mean	1834.121691
Standard Error	419.7389274
Median	1882.883333
Mode	#N/A
Standard Deviation	1392.116532
Sample Variance	1937988.439
Kurtosis	3.222101328
Skewness	1.507329456
Range	5143.408333
Minimum	114.6416667
Maximum	5258.05
Sum	20175.3386
Count	11

LAKE

Mean	2514.3454
Standard Error	617.341559
Median	2024.625
Mode	#N/A
Standard Deviation	1512.17182
Sample Variance	2286663.6
Kurtosis	2.52498005
Skewness	1.33100895
Range	4458.27
Minimum	799.78
Maximum	5258.05
Sum	15086.0724
Count	6

FRONTAGE

2023 070LAND ANALYSIS H.L FRONTAGE

Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$302,635	\$119,865	\$205,135	\$97,500	60.0	120.0	0.17	0.17	\$1,998	\$726,455
\$33,000	\$60,000	\$0	\$33,000	60.0	120.0	0.17	0.17	\$1,000	\$363,636
\$38,400	\$46,000	\$0	\$37,400	68.0	110.0	0.17	0.17	\$676	\$267,442
\$210,288	\$196,762	\$103,038	\$107,250	66.0	139.0	0.21	0.21	\$2,981	\$932,521
\$218,463	\$120,037	\$129,963	\$88,500	60.0	139.5	0.19	0.19	\$2,001	\$625,193
\$176,452	\$120,298	\$129,702	\$46,750	85.0	135.0	0.26	0.26	\$1,415	\$457,407
\$235,854	\$245,836	\$64,164	\$171,690	120.0	133.5	0.37	0.37	\$2,049	\$668,033
\$281,114	\$225,946	\$165,854	\$115,260	120.0	100.0	0.28	0.28	\$1,883	\$821,622
\$154,243	\$13,757	\$85,243	\$69,000	120.0	95.0	0.26	0.26	\$115	\$52,508
\$203,761	\$39,989	\$130,011	\$73,750	50.0	120.0	0.14	0.14	\$800	\$289,775
\$386,695	\$525,805	\$224,195	\$162,500	100.0	127.0	0.29	0.29	\$5,258	\$1,800,702
\$0									
<b>\$2,240,905</b>	<b>\$1,714,295</b>		<b>\$1,002,600</b>	<b>909.0</b>		<b>2.50</b>	<b>2.50</b>		
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>		<b>\$1,886</b>	<b>per Net Acre=&gt;</b>		<b>684,896.12</b>	<b>per SqFt=&gt;</b>	

Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$302,635	\$119,865	\$205,135	\$97,500	60.0	120.0	0.17	0.17	\$1,998	\$726,455
\$210,288	\$196,762	\$103,038	\$107,250	66.0	139.0	0.21	0.21	\$2,981	\$932,521
\$218,463	\$120,037	\$129,963	\$88,500	60.0	139.5	0.19	0.19	\$2,001	\$625,193
\$235,854	\$245,836	\$64,164	\$171,690	120.0	133.5	0.37	0.37	\$2,049	\$668,033
\$203,761	\$39,989	\$130,011	\$73,750	50.0	120.0	0.14	0.14	\$800	\$289,775
\$386,695	\$525,805	\$224,195	\$162,500	100.0	127.0	0.29	0.29	\$5,258	\$1,800,702
\$1,557,696	\$1,248,294		\$701,190	456.0		1.37	1.37		
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>		<b>2,737.5</b>	<b>per Net Acre=&gt;</b>		<b>913,831.63</b>	<b>per SqFt=&gt;</b>	

USE \$2000 PER F/F DUE TO 2 POSSIBLE OUTLIERS

2023 070LAND ANALYSIS H.L FRONTAGE

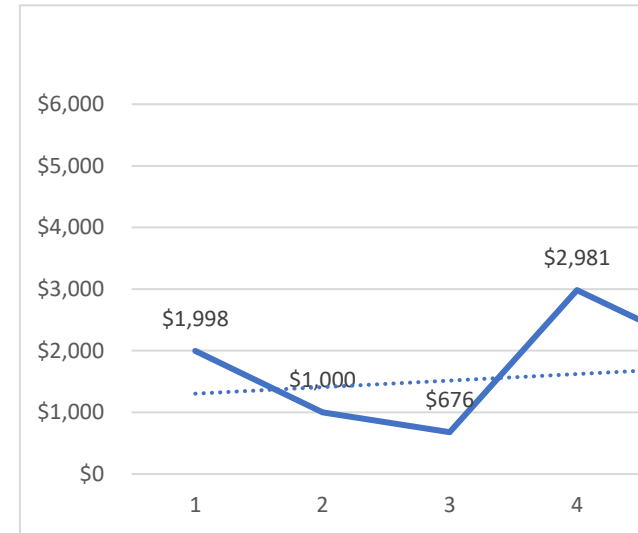
Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$33,000	\$60,000	\$0	\$33,000	60.0	120.0	0.17	0.17	\$1,000	\$363,636
\$38,400	\$46,000	\$0	\$37,400	68.0	110.0	0.17	0.17	\$676	\$267,442
\$176,452	\$120,298	\$129,702	\$46,750	85.0	135.0	0.26	0.26	\$1,415	\$457,407
\$247,852	\$226,298		\$117,150	213.0		0.60	0.60		
Average				Average		Average		Average	
per FF=>				1,062.4		per Net Acre=>		377,163.33	

USE \$1050 PER F/F

Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$281,114	\$225,946	\$165,854	\$115,260	120.0	100.0	0.28	0.28	\$1,883	\$821,622
\$154,243	\$13,757	\$85,243	\$69,000	120.0	95.0	0.26	0.26	\$115	\$52,508
\$435,357	\$239,703		\$184,260	240.0		0.54	0.54		
Average				Average		Average		Average	
per FF=>				998.8		per Net Acre=>		446,374.30	

USE \$1100 PER F/F DUE TO ONLY 2 DATA POINTS

CANAL		LAKE VIEW	
Mean	1030.580392	Mean	998.7625
Standard Error	213.820587	Standard Error	884.1208333
Median	1000	Median	998.7625
Mode	#N/A	Mode	#N/A
Standard Deviat	370.3481204	Standard Deviat	1250.335673
Sample Variance	137157.7303	Sample Variance	1563339.296
Kurtosis	#DIV/0!	Kurtosis	#DIV/0!
Skewness	0.369040643	Skewness	#DIV/0!
Range	738.8	Range	1768.241667
Minimum	676.4705882	Minimum	114.6416667
Maximum	1415.270588	Maximum	1882.883333
Sum	3091.741176	Sum	1997.525
Count	3	Count	2



2023 070LAND ANALYSIS H.L FRONTAGE

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$16.68	60.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	0	12/7/2018
\$8.35	60.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	1	0	6/15/2012
\$6.14	68.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	1	0	6/15/2012
\$21.41	66.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	1	12/11/2020
\$14.35	60.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	1	6/12/2012
\$10.50	85.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	9/26/2014
\$15.34	120.00	401LK			WATER FRONT PARCELS 401L	0	1	6/11/2012
\$18.86	120.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	1	12/2/2021
\$1.21	120.00	401LK	2.021E+12		WATER FRONT PARCELS 401L	0	0	6/14/2012
\$6.65	50.00	401LK	2.02E+11	072-204-000-014-00	WATER FRONT PARCELS 401L	0	0	6/14/2012
\$41.34	100.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	12/2/2021

**\$15.72**

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$16.68	60.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	0	43441
\$21.41	66.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	1	44176
\$14.35	60.00	401LK	2.02E+11		WATER FRONT PARCELS 401L	0	1	41072
\$15.34	120.00	401LK			WATER FRONT PARCELS 401L	0	1	41071
\$6.65	50.00	401LK	2.02E+11	072-204-000-014-00	WATER FRONT PARCELS 401L	0	0	41074
\$41.34	100.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	44532

\$20.98

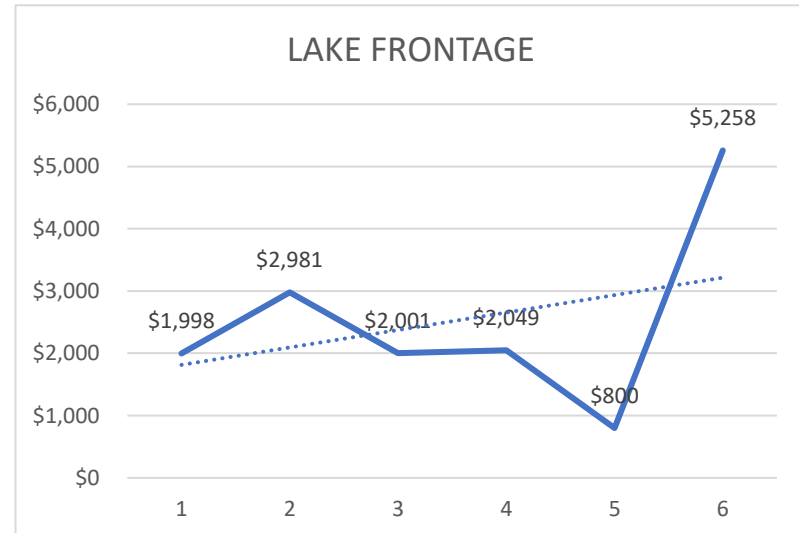
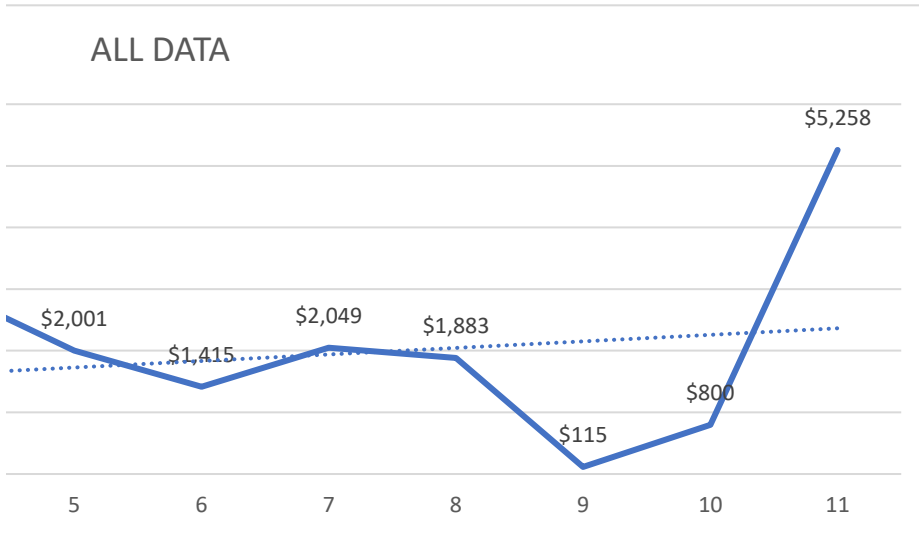
2023 070LAND ANALYSIS H.L FRONTAGE

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$8.35	60.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	1	0	41075
\$6.14	68.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	1	0	41075
\$10.50	85.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	0	41908

\$8.66

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$18.86	120.00	401LK	2.021E+11		WATER FRONT PARCELS 401L	0	1	44532
\$1.21	120.00	401LK	2.021E+12		WATER FRONT PARCELS 401L	0	0	41074

\$10.25





2023 070LAND ANALYSIS H.L FRONTAGE

8

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMENTS
	409	H.L. CANAL		HUBBARD LAKE	HUBBARD LAKE CANAL
	409	H.L. CANAL		HUBBARD LAKE	HUBBARD LAKE CANAL
	408	H.L. CANAL		HUBBARD LAKE	HUBBARD LAKE CANAL

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMENTS
	408	H.LAKE VIEW	H.L. FRONTAGE	HUBBARD LAKE	HUBBARD LAKE VIEW
	408	H.LAKE VIEW	H.L. BACK LOTS	HUBBARD LAKE	HUBBARD LAKE VIEW

