

## 2 Diamond Lake Lake Front Land Values 2023

Land Table: 125.Forest Hall L.F., 220.Supervisors Plat of Diamond L.F. 120. Forest Hall L.F., 190 Yost Addition L.F.

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
14-040-120-023-00	22089 FOREST HAI	05/01/20	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$450,900	50.95	\$891,083	\$558,917	\$565,000	100.0 \$5,589
80-12-095-003-00	62100 GILMORE A	06/30/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$125,900	24.69	\$251,765	\$402,235	\$144,000	36.0 \$11,173
14-040-220-001-00	61987 LAKE ST	07/17/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$198,400	40.91	\$395,744	\$428,256	\$339,000	60.0 \$7,138
80-12-032-148-00	67599 95TH AVE	01/29/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$115,300	25.91	\$230,595	\$320,280	\$105,875	30.3 \$10,588
80-12-205-004-00	68429 M 152 HWY	06/29/21	\$180,950	WD	03-ARM'S LENGTH	\$180,950	\$46,800	25.86	\$93,503	\$151,087	\$63,640	17.2 \$8,784
80-12-170-175-00	66399 LAKESHORE	07/29/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$102,800	25.01	\$205,633	\$316,367	\$111,000	30.0 \$10,546
80-12-032-114-00	93976 CR 690	08/05/21	\$660,000	WD	20-MULTI PARCEL	\$660,000	\$128,400	19.45	\$256,735	\$536,465	\$133,200	36.0 \$14,902
80-12-035-022-00	95248 62ND ST	09/13/21	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$210,200	21.67	\$420,390	\$789,610	\$240,000	60.0 \$13,160
80-12-060-005-00	92049 FAIRVIEW P	12/17/21	\$597,000	WD	03-ARM'S LENGTH	\$597,000	\$167,900	28.12	\$335,829	\$446,171	\$185,000	50.0 \$8,923
80-12-185-043-00	66796 LAKE AVE	12/27/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$177,300	31.38	\$354,560	\$421,340	\$210,900	57.0 \$7,392
80-12-032-139-00	92826 CR 690	12/30/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$134,800	31.94	\$269,583	\$291,167	\$138,750	37.5 \$7,764
80-12-035-025-00	95106 62ND ST	01/05/22	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$223,400	24.15	\$446,810	\$755,690	\$277,500	75.0 \$10,076

**Totals: \$7,055,950 \$7,055,950 \$2,082,100**

Sale. Ratio => **29.51**

Std. Dev. => **8.84**

Average per FF=> **\$2,513,865**

Use **\$9,200**

## 2 Diamond Lake Lake Front ECF 2023

ECF Table: 125W, Forest Hall L.F., 220W, Supervisors Plat of Diamond L.F. 120W, Forest Hall L.F., 190W Yost Add. L.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-040-120-023-00	22089 FOREST HALL,	05/01/20	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$450,900	50.95	\$891,083	\$565,000	\$320,000	\$221,073	1.447
80-12-032-150-00	67560 95TH AVE	06/26/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,300	41.83	\$242,521	\$160,000	\$130,000	\$71,945	1.807
80-12-175-001-00	66291 LAKESHORE D	06/30/20	\$479,500	WD	03-ARM'S LENGTH	\$479,500	\$194,600	40.58	\$389,191	\$240,000	\$239,500	\$130,071	1.841
80-12-032-039-20	67395 95TH AVE	07/20/20	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$349,400	50.09	\$698,716	\$363,622	\$333,878	\$292,148	1.143
80-12-031-012-00	95803 CR 690	08/04/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$140,100	43.11	\$280,113	\$175,000	\$150,000	\$91,642	1.637
80-12-161-010-00	92426 MARINER DR	09/09/20	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$249,800	39.34	\$499,603	\$140,000	\$495,000	\$313,516	1.579
80-12-140-013-00	60619 W OAK DR	09/25/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,200	35.58	\$302,451	\$84,000	\$341,000	\$190,454	1.790
80-12-170-067-00	66739 LAKESHORE D	11/23/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$173,800	45.74	\$347,635	\$214,200	\$165,800	\$116,334	1.425
80-12-165-003-00	95284 WILDWOOD C	03/31/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$284,200	46.59	\$568,490	\$392,200	\$217,800	\$161,290	1.350
80-12-032-119-00	94112 CR 690	05/14/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,500	37.40	\$187,077	\$111,000	\$139,000	\$69,604	1.997
80-12-130-021-01	60680 KLETT DR	08/23/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$235,500	37.98	\$471,048	\$240,152	\$379,848	\$211,250	1.798
<b>Totals:</b>			<b>\$5,597,000</b>			<b>\$5,597,000</b>	<b>\$2,444,300</b>	<b>43.67</b>	<b>\$4,877,928</b>		<b>\$2,911,826</b>	<b>\$1,869,327</b>	<b>1.558</b>
							<b>Sale. Ratio =&gt;</b>	<b>5.15</b>				<b>E.C.F. =&gt;</b>	<b>1.620</b>
							<b>Std. Dev. =&gt;</b>					<b>Ave. E.C.F. =&gt;</b>	
												<b>Use</b>	<b>1.558</b>

## 2 Diamond Lake Lake Front Channel Lots Values 2023

Land Table: 125.Forest Hall L.F., 220.Supervisors Plat of Diamond L.F. 120. Forest Hall L.F., 190 Yost Addition L.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	1sd/Adj. Sale	Cur. Appraisal	Land Residual st.	Land Vall.	Effec. Front	Dollars/FF
14-130-260-030-00	50736 MIDDLE RD	06/26/20	\$185,000	WD	\$185,000	\$53,800	29.08	\$107,524	\$149,476	\$72,000	40.0	\$3,737
14-130-260-014-00	50775 WEST BAY I	05/14/21	\$295,000	WD	\$295,000	\$95,100	32.24	\$187,286	\$215,714	\$108,000	60.0	\$3,595
14-130-335-016-00	54583 PARK LN	05/26/21	\$179,000	WD	\$179,000	\$79,000	44.13	\$155,955	\$130,595	\$107,550	71.7	\$1,821
14-130-335-016-50	54561 PARK LN	06/25/21	\$150,000	WD	\$150,000	\$48,400	32.27	\$94,975	\$101,525	\$46,500	31.0	\$3,275
<b>Totals:</b>			<b>\$809,000</b>		<b>\$809,000</b>	<b>\$276,300</b>		<b>\$545,740</b>	<b>\$597,310</b>	<b>\$334,050</b>	<b>203</b>	
											<b>Average</b>	
											<b>Sale. Ratio =&gt;</b>	<b>42.40</b>
											<b>Std. Dev. =&gt;</b>	<b>19.96</b>
											<b>Average per FF=&gt;</b>	<b>\$2,947</b>
											<b>Use</b>	<b>\$2,900</b>