

13 Kelsey Lake Lake Front Land Values 2023

Land Tables: 230 Eastwood Shores L.F., KELSWM; Kelsey L.F. Subs, 180 West Crest Subs 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 |
|-------------------|----------------|-----------|--------------------|-------|-----------------|--------------------|------------------|---------------|--------------------|------------------|------------------|----------------|------------|
| 14-150-219-019-00 | TWIN SHO | 07/10/20 | \$216,000 | WD | 03-ARM'S LENGTH | \$216,000 | \$87,100 | 40.32 | \$172,588 | \$113,854 | \$70,442 | 71.9 | \$1,584 |
| 14-150-217-005-00 | 24980 TWI | 08/07/20 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$64,400 | 49.54 | \$128,804 | \$74,696 | \$73,500 | 75.0 | \$996 |
| 14-150-152-007-00 | LAKEVIEW | 09/02/20 | \$155,000 | OTH | 03-ARM'S LENGTH | \$155,000 | \$74,100 | 47.81 | \$149,186 | \$63,847 | \$58,033 | 226.2 | \$282 |
| 14-040-153-009-00 | POINT RD | 09/08/20 | \$25,000 | WD | 03-ARM'S LENGTH | \$25,000 | \$12,400 | 49.60 | \$24,883 | \$25,000 | \$24,883 | 55.3 | \$452 |
| 14-150-118-006-02 | LAKE SHOR | 09/24/20 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$101,000 | 63.13 | \$196,449 | \$27,251 | \$63,700 | 65.0 | \$419 |
| 14-150-127-004-00 | 24800 RIDG | 06/25/21 | \$385,000 | OTH | 03-ARM'S LENGTH | \$385,000 | \$108,000 | 28.05 | \$214,171 | \$252,299 | \$81,470 | 416.0 | \$606 |
| 14-150-127-013-00 | RIDGE RD | 08/13/21 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$94,400 | 33.71 | \$187,086 | \$157,914 | \$65,000 | 125.0 | \$1,263 |
| 14-040-152-016-00 | 56607 POIN | 10/20/21 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$48,700 | 33.59 | \$100,796 | \$76,743 | \$32,539 | 65.1 | \$1,179 |
| 14-040-140-011-01 | LAKE DR | 11/05/21 | \$36,000 | WD | 03-ARM'S LENGTH | \$36,000 | \$28,800 | 80.00 | \$57,684 | \$36,000 | \$57,684 | 115.4 | \$312 |
| Totals: | | | \$1,532,000 | | | \$1,532,000 | \$618,900 | 40.40 | \$1,231,647 | \$827,604 | \$527,251 | 1,214.8 | |

Sale. Ratio =>
Std. Dev. =>

Average
per FF=>

Use

\$700

\$681

13 & 18 Stone & Kelsey Lake Lake Front ECF 2022

ECF Tables: 230 Eastwood Shores L.F., KELSW.Kelsey L.F. Subs, 180 West Crest Subs 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. |
|-------------------|-----------------|-----------|------------|-------|-----------------|--------------------|--------------------------|---------------|------------------|-------------|--------------------------|------------------|------------------|
| 14-150-217-005-00 | 24980 TWIN SHC | 08/07/20 | \$130,000 | WD | 03-ARMIS LENGTH | \$130,000 | \$64,400 | 49.54 | \$128,804 | \$73,500 | \$56,500 | \$52,124 | 1.084 |
| 14-150-152-007-00 | LAKEVIEW DR | 09/02/20 | \$155,000 | OTH | 03-ARMIS LENGTH | \$155,000 | \$74,100 | 47.81 | \$149,186 | \$58,033 | \$96,967 | \$85,912 | 1.129 |
| 14-150-118-006-02 | LAKE SHORE DR | 09/24/20 | \$160,000 | WD | 03-ARMIS LENGTH | \$160,000 | \$101,000 | 63.13 | \$196,449 | \$63,700 | \$96,300 | \$125,117 | 0.770 |
| 14-150-217-033-00 | TWIN SHORES DI | 10/01/20 | \$116,000 | WD | 03-ARMIS LENGTH | \$116,000 | \$77,000 | 66.38 | \$152,346 | \$49,000 | \$67,000 | \$97,404 | 0.688 |
| 14-040-230-002-00 | FASTWOOD RD | 10/19/20 | \$63,000 | WD | 03-ARMIS LENGTH | \$63,000 | \$61,400 | 97.46 | \$121,545 | \$40,050 | \$22,950 | \$94,542 | 0.243 |
| 14-041-255-012-00 | 23534 FOREST SI | 07/27/21 | \$515,000 | WD | 03-ARMIS LENGTH | \$515,000 | \$177,600 | 34.49 | \$351,460 | \$31,500 | \$483,500 | \$323,846 | 1.493 |
| Totals: | | | | | | \$1,139,000 | \$1,139,000 | | \$555,500 | | \$1,099,790 | \$823,217 | \$778,946 |
| | | | | | | | Sale. Ratio => | 48.77 | | | E.C.F. => | 1.057 | |
| | | | | | | | Std. Dev. => | 21.74 | | | Ave. E.C.F. => | 0.901 | |
| | | | | | | | | | | | | Use | 1.057 |