

Land Analysis by Subdivision for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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 her	Parcels in S	Land Table	Class	Rate Group 1	
13-014-180-00	MARY ANNE	05/13/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,500	50.00	\$10,292	\$9,000	\$10,292	62.0	130.0	0.19	0.19	\$145	\$48,128	\$1.10	62.00	MLW14	1746.128		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-184-00		06/29/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,600	44.71	\$17,309	\$17,000	\$17,309	104.9	130.0	0.37	0.37	\$162	\$45,576	\$1.05	125.00	MLW14	1754.719		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-142-00	3948 MARY ANNE	10/19/21	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$4,400	26.67	\$10,106	\$16,500	\$10,106	61.2	130.0	0.18	0.18	\$269	\$90,659	\$2.08	61.00	MLW14	1763.773		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-143-00	3940 MARY ANNE	10/21/21	\$20,750	WD	03-ARM'S LENGTH	\$20,750	\$10,100	48.67	\$23,037	\$20,750	\$23,037	139.6	130.0	0.55	0.55	\$149	\$38,004	\$0.87	183.00	MLW14	1763.775		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-174-00	MARY ANNE	10/27/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,500	40.91	\$10,230	\$11,000	\$10,230	62.0	130.0	0.19	0.19	\$177	\$59,459	\$1.37	62.00	MLW14	1763.618		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-173-00	3988 MARY ANNE	08/09/22	\$139,500	WD	03-ARM'S LENGTH	\$138,500	\$55,900	40.36	\$170,778	\$8,822	\$10,292	62.4	130.0	0.19	0.19	\$141	\$47,176	\$1.08	62.50	MLW14	1793/001		MARY LOU WILL SUBS SEC 14	401	NON LAKE	
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844.319		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$10,292	\$14,000	\$10,292	62.0	130.0	0.19	0.19	\$226	\$74,866	\$1.72	62.00	MLW14	1844.321		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-182-00	MARY ANNE	09/12/24	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$5,100	63.75	\$10,292	\$8,000	\$10,292	62.4	130.0	0.19	0.19	\$128	\$42,781	\$0.98	62.50	MLW14	1856.214		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
																\$177	MaryAnne Lane									
																\$177	MaryAnne Lane									
13-014-087-00	TAYLOR	12/12/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$4,900	40.83	\$10,230	\$12,000	\$10,230	48.7	90.0	0.10	0.10	\$246	\$116,505	\$2.67	50.00	MCB14	1804/785		MCBRIDES SUB SEC 14	001	NON LAKE	
13-014-097-10	C STREET	08/01/23	\$7,000	WD	03-ARM'S LENGTH (no frontage)	\$7,000	\$4,300	61.43	\$8,603	\$7,000	\$8,603	40.9	90.0	0.21	0.21	\$171	\$33,816	\$0.78	100.00	MCB14	1823/649		MCBRIDES SUB SEC 14	402	NON LAKE	
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844.319		MARY LOU WILL SUBS SEC 14	402	NON LAKE	
13-014-101-00	MC BRIDE	10/06/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,100	101.25	\$16,151	\$8,000	\$16,151	76.9	100.0	0.21	0.21	\$104	\$38,647	\$0.89	90.00	MCB14	1829/323		MCBRIDES SUB SEC 14	402	NON LAKE	
																\$184	McBrides									
13-014-097-21	MC BRIDE & B STREETS	11/01/23	\$27,500	WD	19-MULTI PARCEL ARM'S LENGT	\$27,500	\$24,400	88.73	\$45,751	\$27,500	\$48,859	261.6	190.0	0.99	0.65	\$105	\$27,890	\$0.64	306.00	MCB14	1831/521	13-014-100-00	MCBRIDES SUB SEC 14	402	NON LAKE	
																\$184	McBrides									
13-012-090-10	3440 PINE	03/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,000	23.45	\$113,261	\$46,181	\$14,442	64.2	170.0	0.27	0.27	\$719	\$171,677	\$3.94	69.00	OBH12	1777.437		OAK BEACH HGTS SEC 12	401	NON LAKE	
13-012-063-00	7067 A DRIVE	06/29/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,400	27.14	\$94,236	\$27,889	\$10,125	45.0	135.0	0.14	0.14	\$620	\$200,640	\$4.61	45.00	OBH12	1789/762		OAK BEACH HGTS SEC 12	401	NON LAKE	
13-013-087-00	WHIPPOORWILL HAVEN	06/06/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,300	30.71	\$9,216	\$14,000	\$9,216	59.5	170.0	0.20	0.20	\$235	\$71,795	\$1.65	50.00	WH213	1786/307		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE	
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$9,216	\$22,000	\$9,216	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE	
																\$483	Use \$485 for Oak Beach Hts S.12									
13-012-063-00	7067 A DRIVE	08/07/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,100	26.87	\$94,236	\$94,889	\$10,125	45.0	135.0	0.14	0.14	\$2,109	\$682,655	\$15.67	45.00	OBH12	1853.465		OAK BEACH HGTS SEC 12	401	NON LAKE	
13-012-036-00	3376 PINE	04/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$125,712	\$50,880	\$11,592	51.5	122.0	0.15	0.15	\$988	\$330,390	\$7.58	55.00	OBH12	1843.239		OAK BEACH HGTS SEC 12	401	NON LAKE	
13-013-018-00	3701 PORT AUSTIN	08/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,800	40.62	\$317,303	\$107,697	\$135,000	50.0	240.0	0.28	0.28	\$2,154	\$391,625	\$8.99	50.00	MLL13	1797/761		PROPS ON M-25 W/ LAKE LOT SEC 1 401	LAKE FRONT		
13-013-059-00	3541 PORT AUSTIN	08/30/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,800	33.70	\$253,345	\$186,655	\$135,000	50.0	240.0	0.28	0.28	\$3,733	\$678,745	\$15.58	50.00	MLL13	1794/410		PROPS ON M-25 W/ LAKE LOT SEC 1 401	LAKE FRONT		
13-013-014-00	3711 PORT AUSTIN	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$285,332	\$197,638	\$132,970	49.2	240.0	0.27	0.27	\$4,013	\$731,993	\$16.80	49.00	MLL13	1847.353		PROPS ON M-25 W/ LAKE LOT SEC 1 401	LAKE FRONT		
13-013-005-00	3745 PORT AUSTIN	04/29/24	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$342,900	55.04	\$712,407	\$80,608	\$170,015	63.0	240.0	0.38	0.38	\$1,280	\$214,955	\$4.93	68.00	MLL13	1844.426		PROPS ON M-25 W/ LAKE LOT SEC 1 401	LAKE FRONT		
13-014-002-00	3759 PORT AUSTIN	09/19/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,600	43.04	\$246,942	\$181,183	\$178,125	58.3	419.0	1.83	1.83	\$3,109	\$98,791	\$2.27	67.00	MLL14	1796/127		PROPS ON M-25 W/ LAKE LOT SEC 1 001	LAKE FRONT		
13-014-002-10	3759 PORT AUSTIN	09/19/22	\$250,000	WD	03-ARM'S LENGTH	\$275,000	\$107,600	39.13	\$662,464	\$237,700	\$263,942	90.1	419.0	2.73	2.73	\$2,639	\$87,102	\$2.00	160.00	MLL14	1796/127		PROPS ON M-25 W/ LAKE LOT SEC 1 401	LAKE FRONT		
																\$2,750	Props on M-25 w/ Lake Lot									
13-016-129-10	4575 TRAIL	05/30/23	\$188,520	WD	03-ARM'S LENGTH	\$188,520	\$60,900	32.30	\$168,128	\$39,986	\$19,594	105.9	130.0	0.38	0.38	\$378	\$104,675	\$2.40	128.00	PBS16	1817/31		PHILP BEACH SUB SEC 16	401	NON LAKE	
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$27,158	\$35,000	\$27,158	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429		PHILP SUB #2 SEC 16	402	NON LAKE	
13-016-171-50	4565 MARYS	09/16/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGT	\$150,000	\$44,900	29.93	\$90,259	\$55,812	\$34,877	182.0	227.8	0.56	0.30	\$307	\$99,310	\$2.28	215.00	PS216	1796/348	13-016-172-00	PHILP SUB #2 SEC 16	401	NON LAKE	
13-016-199-00	E LOOP	04/05/24	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$14,100	81.98	\$28,223	\$17,200	\$28,223	152.6	159.0	0.73	0.73	\$113	\$23,562	\$0.54	200.00	PS216	1845.623		PHILP SUB #2 SEC 16	402	NON LAKE	
																\$252	Philp Bch & Lone Pine Beach(Trail Road)									
Late Sale																										
13-016-176-00	4570 N LOOP	08/22/24	\$229,900	WD	19-MULTI PARCEL ARM'S LENGT	\$229,900	\$93,800	40.80	\$187,487	\$79,875	\$37,462	202.5	280.0	0.50	0.24	\$394	\$160,392	\$3.68	227.00	PS216	1854.278	13-016-185-00	PHILP SUB #2 SEC 16	401	NON LAKE	
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$165,793	\$97,240	\$23,533	40.6	122.0	0.11	0.11	\$2,397	\$868,214	\$19.93	40.00	M2512	1827/454		PROPS ON M-25 SEC 12	401	NON LAKE	

13-015-049-00	4161 PORT AUSTIN	04/28/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$91,500	51.55	\$196,947	\$29,415	\$48,862	89.7	175.0	0.40	0.40	\$328	\$73,172	\$1.68	100.00	M2515	1816/134	PROPS ON M-25 SEC 15	401	M-25	
13-015-167-00	6670 QUARRY	06/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$207,500	55.33	\$422,532	\$17,925	\$46,065	84.5	237.0	0.47	0.47	\$212	\$37,896	\$0.87	87.00	M2515	1820/194	PROPS ON M-25 SEC 15	401	M-25	
13-016-321-01	PORT AUSTIN	12/12/22	\$48,000	WD	19-MULTI PARCEL ARM'S LENGT	\$48,000	\$38,900	81.04	\$84,655	\$48,000	\$84,655	240.0	787.0	3.83	2.92	\$200	\$12,539	\$0.29	220.00	M2516	1803/100	13-016-322-00	PROPS ON M-25 SEC 16	402	M-25
13-016-279-00	4751 PORT AUSTIN	09/21/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$9,900	82.50	\$19,724	\$12,000	\$19,724	53.3	175.0	0.20	0.20	\$225	\$59,701	\$1.37	50.00	M2516	1828/641	PROPS ON M-25 SEC 16	402	M-25	
13-014-166-00	PORT AUSTIN	05/17/24	\$55,500	WD	19-MULTI PARCEL ARM'S LENGT	\$55,500	\$13,800	24.86	\$55,090	\$55,500	\$55,090	103.0	150.0	0.43	0.21	\$539	\$130,282	\$2.99	124.00	M2514	1846.123	13-014-167-00	PROPS ON M-25 SEC 14	402	M-25
13-014-168-00	PORT AUSTIN	07/19/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$12,700	74.71	\$27,545	\$17,000	\$27,545	61.2	150.0	0.21	0.21	\$278	\$79,812	\$1.83	62.00	M2514	1791/115	PROPS ON M-25 SEC 14	402	M-25	
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$177,215	\$122,356	\$29,571	79.9	215.0	0.46	0.46	\$1,531	\$267,737	\$6.15	62.00	M2516	1843.405	PROPS ON M-25 SEC 16	401	M-25	
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$214,228	\$72,696	\$41,924	45.2	110.0	0.11	0.11	\$1,609	\$654,919	\$15.03	44.00	M2516	1832/7	PROPS ON M-25 SEC 16	401	M-25	
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$444,888	\$31,741	\$27,129	60.3	147.0	0.21	0.21	\$527	\$154,083	\$3.54	61.00	M2514	1826/21	PROPS ON M-25 SEC 14	401	GOOD VIEW	
13-014-169-50	3965 PORT AUSTIN	08/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$108,400	27.10	\$324,228	\$103,317	\$27,545	61.2	150.0	0.21	0.21	\$1,688	\$485,056	\$11.14	62.00	M2514	1796/375	PROPS ON M-25 SEC 14	401	M-25	
13-014-150-20	3939 PORT AUSTIN	06/30/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$72,500	28.77	\$229,555	\$81,416	\$58,971	131.0	280.0	0.97	0.97	\$621	\$83,848	\$1.92	151.00	M2514	1788/499	PROPS ON M-25 SEC 14	401	M-25	
13-014-172-00	3957 PORT AUSTIN	07/14/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,300	48.54	\$77,027	\$17,578	\$46,605	103.6	150.0	0.43	0.43	\$170	\$40,879	\$0.94	125.00	M2514	1825/388	PROPS ON M-25 SEC 14	402	M-25	
										\$608,944		1,112.9											\$547	M25 props	S.14, 15 & S. 16
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$177,215	\$85,776	\$29,571	79.9	215.0	0.46	0.46	\$1,073	\$187,694	\$4.31	62.00	M2516	1843.405	PROPS ON M-25 SEC 16	401	M-25	
13-015-167-00	6670 QUARRY	06/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$207,500	55.33	\$422,532	\$17,925	\$46,065	84.5	237.0	0.47	0.47	\$212	\$37,896	\$0.87	87.00	M2515	1820/194	PROPS ON M-25 SEC 15	401	M-25	
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$214,228	\$72,696	\$41,924	45.2	110.0	0.11	0.11	\$1,609	\$654,919	\$15.03	44.00	M2516	1832/7	PROPS ON M-25 SEC 16	401	GOOD VIEW	
										\$176,397		209.6											\$842	Good View	S. 15 & S. 16 M25 props
13-017-074-00	PORT AUSTIN	04/04/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$18,700	34.00	\$40,468	\$55,000	\$40,468	103.8	371.0	0.85	0.85	\$530	\$64,554	\$1.48	100.00	M2517	1780/731	PROPS ON M-25 SEC 17	402	M-25 PROP.	
13-017-024-00	PORT AUSTIN	02/12/24	\$100,000	WD	19-MULTI PARCEL ARM'S LENGT	\$100,000	\$39,000	39.00	\$78,000	\$100,000	\$78,000	200.0	290.0	1.33	0.67	\$500	\$75,075	\$1.72	200.00	M2517	1839.546	13-017-025-00	PROPS ON M-25 SEC 17	402	M-25 PROP.
										\$155,000		303.8											\$510	S. 17 M25 props	
13-018-077-00	5397 PORT AUSTIN	05/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,600	33.44	\$246,637	\$43,883	\$40,520	50.7	109.0	0.13	0.13	\$866	\$351,064	\$8.06	50.00	M2518	1743.363	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-035-00	5349 PORT AUSTIN	08/03/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$73,700	35.52	\$216,485	\$22,280	\$31,265	39.1	100.0	0.08	0.08	\$570	\$268,434	\$6.16	36.00	M2518	1754.595	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-087-00	5361 PORT AUSTIN	08/18/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,100	50.11	\$121,319	\$12,249	\$43,568	57.3	100.0	0.14	0.14	\$214	\$88,761	\$2.04	60.00	M2518	1763.231	PROPS ON M-25 SEC 18	401	W1/2 SEC 18	
13-019-036-00	5415 PORT AUSTIN	08/31/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,300	36.83	\$202,430	\$15,627	\$38,057	50.1	101.0	0.12	0.12	\$312	\$134,716	\$3.09	50.00	M2518	1758.93	PROPS ON M-25 SEC 18	401	W1/2 SEC 18	
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$172,644	\$95,356	\$38,000	50.0	100.0	0.12	0.12	\$1,907	\$829,183	\$19.04	50.00	M2518	1815/110	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-034-75	PORT AUSTIN	06/30/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000			\$35,000			118.0	104.0			\$342									
										\$224,395		365.1											\$615	S. 18 props on M25	
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$172,644	\$95,356	\$38,000	50.0	100.0	0.12	0.12	\$1,907	\$829,183	\$19.04	50.00	M2518	1815/110	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-035-00	5349 PORT AUSTIN	08/03/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$73,700	35.52	\$216,485	\$22,280	\$31,265	39.1	100.0	0.08	0.08	\$570	\$268,434	\$6.16	36.00	M2518	1754.595	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-077-00	5397 PORT AUSTIN	05/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,600	33.44	\$246,637	\$43,883	\$40,520	50.7	109.0	0.13	0.13	\$866	\$351,064	\$8.06	50.00	M2518	1743.363	PROPS ON M-25 SEC 18	401	GOOD VIEW	
13-018-034-75	PORT AUSTIN	06/30/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000			\$35,000			102.3	104.0			\$342									
										\$196,519		242.0											\$812	Good View	S. 18 props on M25 w 1/2
13-014-038-00	6846 HILLTOP	06/30/21	\$175,000	WD	03-ARM'S LENGTH	\$167,000	\$39,000	23.35	\$138,870	\$52,065	\$23,935	114.0	112.0	0.39	0.39	\$457	\$134,883	\$3.10	150.00	HTH14	1750.659	HILL TOP HAVEN SEC 14	401	NON LAKE	
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	401	NON LAKE	
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$10,292	\$14,000	\$10,292	62.0	130.0	0.19	0.19	\$226	\$74,866	\$1.72	62.00	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE	
										\$81,065		238.0											\$341	Hilltop	
13-014-245-00	6700 OSBOURN	06/27/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$98,500	41.21	\$255,201	\$29,918	\$46,119	104.8	183.0	0.53	0.53	\$285	\$56,987	\$1.31	125.00	RLH14	1788/231	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE	
13-014-200-00	6694 BLAKE	09/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$140,000	39.89	\$342,168	\$55,138	\$46,306	105.2	188.0	0.54	0.54	\$524	\$102,297	\$2.35	125.00	RLH14	1827/722	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE	
13-014-217-00	6633 BLAKE	09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,300	45.58	\$104,939	\$17,319	\$27,258	61.9	183.0	0.26	0.26	\$280	\$66,612	\$1.53	62.00	RLH14	1827/742	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE	
13-014-228-00	6695 BLAKE	11/10/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,200	41.05	\$230,179	\$26,579	\$27,258	61.9	183.0	0.26	0.26	\$429	\$102,227	\$2.35	62.00	RLH14	1832/545	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE	
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$27,158	\$35,000	\$27,158	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429	PHILP SUB #2 SEC 16	402	NON LAKE	

Land Analysis by Subdivision for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	her Parcels in S	Land Table	Class	Rate Group 1		
\$163,954											480.8		\$341											RLH - Blake & Osb			
13-019-015-00	MYRTELLE	10/04/22	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$8,800	40.93	\$18,500	\$21,500	\$18,500	100.0	169.0	0.39	0.39	\$215	\$55,412	\$1.27	100.00	FW319	1797/517		FOSTERS WHITE SAND #3 SEC 19	402	NON LAKE		
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$273,380	\$20,315	\$21,695	100.9	177.0	0.49	0.49	\$201	\$41,629	\$0.96	120.00	FWS18	1814/595		FOSTERS WHITE SAND SHORES SEC	401	NON LAKE		
13-014-245-00	6700 OSBOURN	06/27/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$98,500	41.21	\$255,201	\$29,918	\$46,119	104.8	183.0	0.53	0.53	\$285	\$56,987	\$1.31	125.00	RLH14	1788/231		RUSH LAKE HEIGHTS SEC 14	401	NON LAKE		
13-016-254-00	6580 SYLVA BEACH	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,300	50.75	\$23,478	\$33,738	\$17,216	93.1	117.0	0.27	0.27	\$363	\$125,420	\$2.88	100.00	SBS16	1793/330		SLYVIA BEACH SUB SEC 16	401	NON LAKE		
\$105,471											398.8		\$264											100' frontage FWS			
13-018-125-00	MYRTELLE	11/01/19	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$6,000	42.86	\$12,900	\$14,000	\$12,900	60.0	177.0	0.24	0.24	\$233			60.00	FWS18			FOSTERS WHITE SANDS SHORES SEC	18			
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844,319		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$10,292	\$14,000	\$10,292	62.0	130.0	0.19	0.19	\$226	\$74,866	\$1.72	62.00	MLW14	1844,321		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-217-00	6633 BLAKE	09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,300	45.58	\$104,939	\$17,319	\$27,258	61.9	183.0	0.26	0.26	\$280	\$66,612	\$1.53	62.00	RLH14	1827/742		RUSH LAKE HEIGHTS SEC 14	401	NON LAKE		
\$60,319											245.9		\$245											60' frontage FWS			
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$149,526	\$18,274	\$24,300	60.0	125.0	0.17	0.17	\$305	\$106,244	\$2.44	60.00	FWS18	1817/794		FOSTERS WHITE SAND SHORES SEC	401	INDIAN TRAIL		
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$115,475	\$34,878	\$20,353	50.3	130.0	0.14	0.14	\$694	\$249,129	\$5.72	47.00	FWS18	1819/723		FOSTERS WHITE SAND SHORES SEC	401	INDIAN TRAIL		
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844,319		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$10,292	\$14,000	\$10,292	62.0	130.0	0.19	0.19	\$226	\$74,866	\$1.72	62.00	MLW14	1844,321		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-038-00	6846 HILLTOP	06/30/21	\$175,000	WD	03-ARM'S LENGTH	\$167,000	\$39,000	23.35	\$138,870	\$52,065	\$23,935	114.0	112.0	0.39	0.39	\$457	\$134,883	\$3.10	150.00	HTH14	1750,659		HILL TOP HAVEN SEC 14	401	NON LAKE		
\$134,217											348.2		\$385											Indian Trail			
13-018-025-00	5315 MOLE	11/15/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,500	30.56	\$86,972	\$10,311	\$7,283	50.2	100.0	0.12	0.12	\$205	\$86,647	\$1.99	52.00	STS18	1766.5		STEVENS SUB SEC 18	401	NON LAKE		
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844,319		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$10,292	\$14,000	\$10,292	62.0	130.0	0.19	0.19	\$226	\$74,866	\$1.72	62.00	MLW14	1844,321		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
\$39,311											174.2		\$226											Stevens			
13-019-083-00	6415 HURON	08/11/22	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$15,000	52.63	\$35,510	\$6,795	\$13,805	92.0	115.0	0.26	0.26	\$74	\$25,739	\$0.59	100.00	JP219	1792/499		JOHNSON PARK #2 SEC 19	401	HURON DR 100'		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-016-254-00	6580 SYLVA BEACH	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,300	50.75	\$23,478	\$33,738	\$17,216	93.1	117.0	0.27	0.27	\$363	\$125,420	\$2.88	100.00	SBS16	1793/330		SLYVIA BEACH SUB SEC 16	401	NON LAKE		
\$61,033											285.1		\$214											Johnson Park - Huron Dr Use \$245 for 50' Lots same as FWS 60' next door			
13-014-305-00	JAMES	11/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$11,800	23.60	\$25,500	\$50,000	\$25,500	100.0	400.0	0.92	0.92	\$500	\$54,466	\$1.25	100.00	SOS14	1766.3		SHADY OAKS SUB SEC 14	402	NON LAKE		
13-014-300-00	6678 JAMES	04/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$183,814	\$61,686	\$25,500	100.0	400.0	0.92	0.92	\$617	\$67,196	\$1.54	100.00	SOS14	1843,43		SHADY OAKS SUB SEC 14	401	NON LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-016-254-00	6580 SYLVA BEACH	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,300	50.75	\$23,478	\$33,738	\$17,216	93.1	117.0	0.27	0.27	\$363	\$125,420	\$2.88	100.00	SBS16	1793/330		SLYVIA BEACH SUB SEC 16	401	NON LAKE		
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$27,158	\$35,000	\$27,158	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429		PHILP SUB #2 SEC 16	402	NON LAKE		
\$200,924											539.9		\$372											Shady Oaks			
13-015-269-00	CAPTAINS	08/11/21	\$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$29,000	\$15,100	52.07	\$30,194	\$29,000	\$30,194	155.0	194.0	0.69	0.35	\$187	\$42,151	\$0.97	309.00	DWV15	1755,167	13-015-276-00	DRIFTWOOD VILLAGE	001	NON LAKE		
13-016-199-00	E LOOP	04/05/24	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$14,100	81.98	\$28,223	\$17,200	\$28,223	152.6	159.0	0.73	0.73	\$113	\$23,562	\$0.54	200.00	PS216	1845,623		PHILP SUB #2 SEC 16	402	NON LAKE		
13-014-336-00	6655 CHAMPAGNE	03/21/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,800	39.88	\$168,463	\$17,169	\$25,632	113.9	150.0	0.43	0.43	\$151	\$39,928	\$0.92	125.00	SHS14	1778/785		SUNSHINE HEIGHTS SUBS SEC 14	401	NON LAKE		
\$63,369											421.5		\$150											Driftwood Village Captains Dr		Large frontage	
13-015-239-50	4242 SAND	08/17/21	\$15,900	WD	03-ARM'S LENGTH	\$15,900	\$11,100	69.81	\$24,695	\$15,900	\$24,695	73.7	200.0	0.34	0.34	\$216	\$46,221	\$1.06	75.00	SQS15	1755,76		SMALLEYS QUARRY SHORE SUBS SEC	402	NON LAKE		
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$20,827	\$13,000	\$20,827	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500		SMALLEYS QUARRY SHORE SUBS SEC	402	NON LAKE		
13-015-163-00	4424 SAND	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,800	31.61	\$183,288	\$62,012	\$40,300	120.3	231.0	0.74	0.74	\$515	\$83,574	\$1.92	140.00	SQS15	1837/318		SMALLEYS QUARRY SHORE SUBS SEC	401	NON LAKE		
13-015-201-00	SAND - Vacant	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$23,027	\$35,000	\$23,027	68.7	165.0	0.27	0.27	\$509	\$130,112	\$2.99	71.00	SQS15							
\$125,912											324.9		\$388											Smalley's Quarry Shores			
13-016-017-00	6630 RUSSELL DRIVE	05/27/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,800	44.88	\$169,336	\$5,564	\$14,900	89.1	150.0	0.34	0.34	\$62	\$16,174	\$0.37	1								

Land Analysis by Subdivision for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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 her	Parcels in S	Land Table	Class	Rate Group 1		
13-014-336-00	6655 CHAMPAGNE	03/21/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,800	39.88	\$168,463	\$17,169	\$25,632	113.9	150.0	0.43	0.43	\$151	\$39,928	\$0.92	125.00	SHS14	1778/785		SUNSHINE HEIGHTS SUBS SEC 14	401	NON LAKE		
13-013-068-00	WHIPPOORWILL HAVEN	08/13/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50	\$15,984	\$20,000	\$15,984	103.1	189.0	0.44	0.44	\$194	\$45,147	\$1.04	102.00	WH213	1755.353		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-087-00	WHIPPOORWILL HAVEN	06/06/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,300	30.71	\$9,216	\$14,000	\$9,216	59.5	170.0	0.20	0.20	\$235	\$71,795	\$1.65	50.00	WH213	1786/307		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$9,216	\$22,000	\$9,216	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
												\$93,669		436.0		\$215		Sunshine Hts Champagne, Sand, Shady Lane									
13-013-068-00	WHIPPOORWILL HAVEN	08/13/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50	\$15,984	\$20,000	\$15,984	103.1	189.0	0.44	0.44	\$194	\$45,147	\$1.04	102.00	WH213	1755.353		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-087-00	WHIPPOORWILL HAVEN	06/06/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,300	30.71	\$9,216	\$14,000	\$9,216	59.5	170.0	0.20	0.20	\$235	\$71,795	\$1.65	50.00	WH213	1786/307		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$9,216	\$22,000	\$9,216	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
												\$76,500		322.0		\$238		Whippoorwill									
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$219,108	\$39,685	\$8,793	56.7	95.0	0.13	0.13	\$700	\$302,939	\$6.95	60.00	SSB14	1814/1		SUNSHINE BEACH SUB SEC 14	401	NON LAKE		
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$20,827	\$13,000	\$20,827	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500		SMALLEYS QUARRY SHORE SUBS SEC 14	402	NON LAKE		
13-018-025-00	5315 MOLE	11/15/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,500	30.56	\$86,972	\$10,311	\$7,283	50.2	100.0	0.12	0.12	\$205	\$86,647	\$1.99	52.00	STS18	1766.5		STEVENS SUB SEC 18	401	NON LAKE		
13-016-199-00	E LOOP	04/05/24	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$14,100	81.98	\$28,223	\$17,200	\$28,223	152.6	159.0	0.73	0.73	\$113	\$23,562	\$0.54	200.00	PS216	1845.623		PHILP SUB #2 SEC 16	402	NON LAKE		
13-014-087-00	TAYLOR	12/12/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$4,900	40.83	\$10,230	\$12,000	\$10,230	48.7	90.0	0.10	0.10	\$246	\$116,505	\$2.67	50.00	MCB14	1804/785		MCBRIDES SUB SEC 14	001	NON LAKE		
13-014-097-10	C STREET	08/01/23	\$7,000	WD	03-ARM'S LENGTH (no frontage)	\$7,000	\$4,300	61.43	\$8,603	\$7,000	\$8,603	40.9	90.0	0.21	0.21	\$171	\$33,816	\$0.78	100.00	MCB14	1823/649		MCBRIDES SUB SEC 14	402	NON LAKE		
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844.319		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-014-101-00	MC BRIDE	10/06/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,100	101.25	\$16,151	\$8,000	\$16,151	76.9	100.0	0.21	0.21	\$104	\$38,647	\$0.89	90.00	MCB14	1829/323		MCBRIDES SUB SEC 14	402	NON LAKE		
13-016-254-00	6580 SYLVA BEACH	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,300	50.75	\$23,478	\$33,738	\$17,216	93.1	117.0	0.27	0.27	\$363	\$125,420	\$2.88	100.00	SBS16	1793/330		SLYVIA BEACH SUB SEC 16	401	NON LAKE		
												\$155,934		643.3		\$242		Sunshine Beach Morrison Dr & Old Coach									
13-015-095-00	4073 ARBUTUS	06/23/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$22,500	26.79	\$56,992	\$41,008	\$14,000	100.0	150.0	0.34	0.34	\$410	\$119,209	\$2.74	100.00	SLS15	1820/783		SLAVINS SUB SEC 15	401	NON LAKE		
13-015-090-00	ARBUTUS	06/26/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,300	31.50	\$14,000	\$20,000	\$14,000	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00	SLS15	1820/781		SLAVINS SUB SEC 15	402	NON LAKE		
13-015-094-00	ARBUTUS	05/21/24	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$14,000	40.00	\$28,000	\$35,000	\$28,000	200.0	150.0	0.69	0.34	\$175	\$50,872	\$1.17	200.00	SLS15	1847.26	13-015-085-00	SLAVINS SUB SEC 15	402	NON LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
												\$116,508		500.0		\$233		Slavins Arbutus									
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-016-199-00	E LOOP	04/05/24	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$14,100	81.98	\$28,223	\$17,200	\$28,223	152.6	159.0	0.73	0.73	\$113	\$23,562	\$0.54	200.00	PS216	1845.623		PHILP SUB #2 SEC 16	402	NON LAKE		
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$10,292	\$15,000	\$10,292	62.0	130.0	0.19	0.19	\$242	\$80,214	\$1.84	62.00	MLW14	1844.319		MARY LOU WILL SUBS SEC 14	402	NON LAKE		
13-016-254-00	6580 SYLVA BEACH	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,300	50.75	\$23,478	\$33,738	\$17,216	93.1	117.0	0.27	0.27	\$363	\$125,420	\$2.88	100.00	SBS16	1793/330		SLYVIA BEACH SUB SEC 16	401	NON LAKE		
13-015-094-00	ARBUTUS	05/21/24	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$14,000	40.00	\$28,000	\$35,000	\$28,000	200.0	150.0	0.69	0.34	\$175	\$50,872	\$1.17	200.00	SLS15	1847.26	13-015-085-00	SLAVINS SUB SEC 15	402	NON LAKE		
												\$121,438		607.6		\$200		Windy Oaks Heather Lane									
13-015-239-50	4242 SAND	08/17/21	\$15,900	WD	03-ARM'S LENGTH	\$15,900	\$11,100	69.81	\$24,695	\$15,900	\$24,695	73.7	200.0	0.34	0.34	\$216	\$46,221	\$1.06	75.00	SQS15	1755.76		SMALLEYS QUARRY SHORE SUBS SEC 14	402	NON LAKE		
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$20,827	\$13,000	\$20,827	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500		SMALLEYS QUARRY SHORE SUBS SEC 14	402	NON LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-013-087-00	WHIPPOORWILL HAVEN	06/06/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,300	30.71	\$9,216	\$14,000	\$9,216	59.5	170.0	0.20	0.20	\$235	\$71,795	\$1.65	50.00	WH213	1786/307		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-014-336-00	6655 CHAMPAGNE	03/21/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,800	39.88	\$168,463	\$17,169	\$25,632	113.9	150.0	0.43	0.43	\$151	\$39,928	\$0.92	125.00	SHS14	1778/785		SUNSHINE HEIGHTS SUBS SEC 14	401	NON LAKE		
												\$80,569		409.3		\$197		Sand Rd sub S. 13 Larger frontage									
For smaller lots use with above for Gilberts sub														\$242		Gilberts sub S. 13											
13-015-201-00	SAND - Vacant	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$23,027	\$35,000	\$23,027	68.7	165.0	0.27	0.27	\$509	\$130,112	\$2.99	71.00	SQS15							
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$27,158	\$35,000	\$27,158	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429		PHILP SUB #2 SEC 16	402	NON LAKE		
13-016-199-00	E LOOP	04/05/24	\$17,200	WD	03-ARM'S LENGTH	\$17,200	\$14,100	81.98	\$28,223	\$17,200	\$28,223	152.6	159.0	0.73	0.73	\$113	\$23,562	\$0.54	200.00	PS216	1845.623		PHILP SUB #2 SEC 16	402	NON LAKE		
13-013-119-00	WHIPPOORWILL HAVEN	04/13/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$7,800	38.05	\$15,500	\$20,500	\$15,500	100.0	170.0	0.39	0.39	\$205	\$52,564	\$1.21	100.00	WH213	1825/256		WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE		
13-015-094-00	ARBUTUS	05/21/24	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$14,000	40.00	\$28,000	\$35,000	\$28,000	200.0	150.0	0.69	0.34	\$175	\$50,872	\$1.17	200.00	SLS15	1847.26	13-015-085-00	SLAVINS SUB SEC 15	4			

VACANT LAND SALES FOR METES & BOUNDS ACREAGE FOR 2025																						
11-018-032-00	SAND	06/22/23	\$20,000	WD 03-ARM'S LENGTH	\$20,000	\$13,100	65.50	\$28,376	\$20,000	\$28,376	149.3	154.9	0.78	0.78	\$134	\$25,575	\$0.59	220.00	018NR	1820.626	S-WOODED RESIDENTIAL	402
11-016-009-50	RED OAK	03/03/22	\$22,500	WD 03-ARM'S LENGTH	\$22,500	\$11,600	51.56	\$21,375	\$22,500	\$21,375	0.0	0.0	0.95	0.95	#DIV/0!	\$23,684	\$0.54	0.00	401PR	1778.93	R-RES PINNEBOG RIVER PROPERTIES	402
11-018-080-30	ACORN vacant	05/10/23	\$23,000	WD 03-ARM'S LENGTH	\$23,000	\$9,200	40.00	\$19,926	\$23,000	\$19,926	104.9	226.0	0.55	0.55	\$219	\$42,202	\$0.97	105.00	401PR	1814.752	S-WOODED RESIDENTIAL	402
11-017-044-00	2575 WEAVER	12/28/22	\$90,000	WD 03-ARM'S LENGTH	\$90,000	\$36,900	41.00	\$88,698	\$20,867	\$19,565	0.0	0.0	0.91	0.91	#DIV/0!	\$22,931	\$0.53	0.00	401MB	1804.222	S-WOODED RESIDENTIAL	401
									\$86,367				3.19			\$32,566					1 Ac = \$25,000	
11-018-003-40	WEAVER	12/29/23	\$25,000	WD 03-ARM'S LENGTH	\$25,000	\$12,000	48.00	\$24,048	\$25,000	\$24,048	0.0	0.0	1.51	1.51	#DIV/0!	\$16,600	\$0.38	0.00	401MB	1836.366	S-WOODED RESIDENTIAL	402
11-008-063-80	Loosemore	09/24/21	\$29,000	WD	\$29,000				\$29,000				1.84			\$15,761						
11-018-045-68	WEAVER	08/03/23	\$30,000	WD 03-ARM'S LENGTH	\$30,000	\$13,300	44.33	\$28,821	\$30,000	\$28,821	151.7	523.2	2.00	2.00	\$198	\$15,000	\$0.34	166.50	401MB	1824.26	S-WOODED RESIDENTIAL	402
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD 03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272			1.78	1.78		\$16,816						
									\$114,000				7.13			\$15,908					1.5 Ac = \$28,000	
11-018-003-40	WEAVER	12/29/23	\$25,000	WD 03-ARM'S LENGTH	\$25,000	\$12,000	48.00	\$24,048	\$25,000	\$24,048	0.0	0.0	1.51	1.51	#DIV/0!	\$16,600	\$0.38	0.00	401MB	1836.366	S-WOODED RESIDENTIAL	402
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD 03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272			1.78	1.78		\$16,816						
													3.29			\$16,708					2 Ac = \$33,000	
13-015-285-07	4230 SAND	09/20/22	\$50,000	WD 03-ARM'S LENGTH	\$50,000	\$14,200	28.40	\$49,430	\$36,450	\$35,880	0.0	0.0	2.61	2.61	#DIV/0!	\$13,966	\$0.32	0.00	M&B15	1796/223	M&B SECTIONS 13-21	001
13-015-285-08	4240 SAND	10/24/22	\$33,500	WD 03-ARM'S LENGTH	\$33,500	\$14,200	42.39	\$35,880	\$33,500	\$35,880	0.0	0.0	2.61	2.61	#DIV/0!	\$12,835	\$0.29	0.00	M&B15	1799/289	M&B SECTIONS 13-21	402
																					2.5 Ac = \$38,000	
11-017-031-10	WEAVER	10/27/22	\$60,000	WD 03-ARM'S LENGTH	\$60,000	\$0	0.00	\$54,320	\$60,000	\$54,320	0.0	0.0	3.88	3.88	#DIV/0!	\$15,464	\$0.36	0.00	401PR	1799.685	R-RES PINNEBOG RIVER PROPERTIES	402
11-017-032-10	WEAVER	11/09/22	\$65,000	WD 03-ARM'S LENGTH	\$65,000	\$0	0.00	\$56,800	\$65,000	\$56,800	0.0	0.0	4.20	4.20	#DIV/0!	\$15,476	\$0.36	0.00	401PR	1801.351	R-RES PINNEBOG RIVER PROPERTIES	402
11-017-028-35	WEAVER	09/22/23	\$54,000	WD 03-ARM'S LENGTH	\$54,000	\$20,900	38.70	\$57,400	\$54,000	\$57,400	0.0	0.0	4.35	4.35	#DIV/0!	\$12,414	\$0.28	0.00		1828.359	R-RES PINNEBOG RIVER PROPERTIES	402
									\$179,000				12.43			\$14,401					4 ac = \$56,000	
11-010-015-50	7100 KENNEDY	11/22/22	\$199,900	WD 03-ARM'S LENGTH	\$199,900	\$71,500	35.77	\$181,555	\$73,480	\$55,135	0.0	0.0	5.79	5.79	#DIV/0!	\$12,691	\$0.29	0.00	401MB	1801.651	S-WOODED RESIDENTIAL	401
11-018-003-10	SAND	07/07/23	\$70,000	WD 03-ARM'S LENGTH	\$70,000	\$19,700	28.14	\$55,200	\$70,000	\$55,200	0.0	0.0	5.80	5.80	#DIV/0!	\$12,069	\$0.28	0.00	401MB	1821.414	S-WOODED RESIDENTIAL	402
11-018-003-25	LOOSEMORE	10/31/22	\$64,900	WD 03-ARM'S LENGTH	\$64,900	\$14,300	22.03	\$59,295	\$64,900	\$59,295	0.0	0.0	6.43	6.43	#DIV/0!	\$10,093	\$0.23	0.00	401MB	1799.787	S-WOODED RESIDENTIAL	402
13-013-159-50	6765 OAK BEACH	08/04/21	\$192,750	WD 03-ARM'S LENGTH	\$192,750	\$66,800	34.66	\$198,823	\$70,927	\$77,000	0.0	0.0	7.00	7.00	#DIV/0!	\$10,132	\$0.23	0.00	M&B13	1754.431	M&B SECTIONS 13-21	402
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD 03-ARM'S LENGTH	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OLP18	1836/456	M&B SECTIONS 13-21	402
									\$379,307				33.34			\$11,377					5 ac = \$60,000	
																					6 ac = \$66,000	
																					7 ac = \$70,000	
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD 03-ARM'S LENGTH	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OLP18	1836/456	M&B SECTIONS 13-21	402
13-023-002-08	CHAMPAGNE	08/21/23	\$65,000	WD 03-ARM'S LENGTH	\$65,000	\$15,000	23.08	\$75,010	\$65,000	\$75,010	0.0	0.0	10.01	10.01	#DIV/0!	\$6,494	\$0.15	0.00	RURR	1825/468	M&B SECTIONS 20-23	402
11-011-005-50	SAND	06/23/23	\$90,000	WD 03-ARM'S LENGTH	\$90,000	\$21,000	23.33	\$80,000	\$90,000	\$80,000	0.0	0.0	10.00	10.00	#DIV/0!	\$9,000	\$0.21	0.00	401MB	1820.581	T-WOODED/REC	402
11-018-005-00	LOOSEMORE	06/27/24	\$134,500	WD 03-ARM'S LENGTH	\$134,500	\$40,800	30.33	\$81,500	\$134,500	\$81,500	0.0	0.0	10.30	10.30	#DIV/0!	\$13,058	\$0.30	0.00	401MB	1849.488	S-WOODED RESIDENTIAL	402
									\$389,500				38.63			\$10,083					10 ac = \$90,000	
11-018-045-65	OAK BEACH & WEAVER	08/15/23	\$110,000	WD 03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$93,300	\$110,000	\$93,300	0.0	0.0	12.66	12.66	#DIV/0!	\$8,689	\$0.20	0.00	401MB	1827.746	S-WOODED RESIDENTIAL	402
13-016-024-00	TRAIL	04/18/24	\$164,900	WD 03-ARM'S LENGTH	\$164,900	\$32,900	19.95	\$107,400	\$164,900	\$107,400	0.0	0.0	12.90	12.90	#DIV/0!	\$12,783	\$0.29	0.00	M&B16	1843.785	M&B SECTIONS 13-21	402
									\$953,900				94.50			\$10,094						
13-013-125-01	CHAMPAGNE & SAND	08/30/24	\$117,500	WD 03-ARM'S LENGTH	\$117,500	\$0	0.00	\$127,520	\$117,500	\$127,520	0.0	0.0	16.88	16.88	#DIV/0!	\$6,961	\$0.16	0.00	M&B13	1854.723	M&B SECTIONS 13-21	001
11-018-045-65	WEAVER	08/15/23	\$110,000	WD 03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$93,300	\$110,000	\$93,300	0.0	0.0	12.66	12.66	#DIV/0!	\$8,689	\$0.20	0.00	401MB	1827.746	S-WOODED RESIDENTIAL	402
13-016-024-00	TRAIL	04/18/24	\$164,900	WD 03-ARM'S LENGTH	\$164,900	\$32,900	19.95	\$107,400	\$164,900	\$107,400	0.0	0.0	12.90	12.90	#DIV/0!	\$12,783	\$0.29	0.00	M&B16	1843.785	M&B SECTIONS 13-21	402
									\$392,400				42.44			\$9,246						

11-010-015-00	7050 KENNEDY	08/30/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$108,000	38.59	\$197,137	\$246,078	\$163,315	0.0	0.0	42.21	42.21	#DIV/0!	\$5,830	\$0.13	0.00	401MB	1827.25 S-WOODDED RESIDENTIAL	401		
										\$246,078				42.21				\$5,830						40 AC = \$5,800
11-032-009-00	N PINNEBOG	05/30/24	\$635,510	WD	03-ARM'S LENGTH	\$635,510	\$148,800	23.41	\$641,350	\$635,510	\$629,850	0.0	0.0	75.96	38.00	#DIV/0!	\$8,366	\$0.19	0.00	101AG	1847.391 A-AGRICULTURAL PROPERTIES	001		
13-019-110-20	SAND	02/12/24	\$80,000	WD	03-ARM'S LENGTH -	\$80,000	\$18,600	23.25	\$77,500	\$80,000	\$77,500	0.0	0.0	13.00	13.00	#DIV/0!	\$6,154	\$0.14	0.00	MB19-	1839/57	M&B SECTIONS 13-21	402	
USING ABOVE SALES OF VACANT ACREAGE IN LAKE & HUME TOWNSHIPS THE FOLLOWING LAND RATE TABLES WILL BE USED:																								
M&B WOODED ACRES		LOW/WET WOODED ACRES (North side of Sand Road Section 19)																						
	ACRES		RATE		\$ / Ac				ACRES		RATE		\$ / Ac											
	1		\$25,000		\$25,000.00				1		\$12,000		\$12,000.00											
	1.5		\$28,000		\$18,666.67				1.5		\$16,500		\$11,000.00											
	2		\$33,000		\$16,500.00				2		\$20,000		\$10,000.00											
	2.5		\$38,000		\$15,200.00				2.5		\$23,750		\$9,500.00											
	3		\$45,000		\$15,000.00				3		\$27,000		\$9,000.00											
	4		\$56,000		\$14,000.00				4		\$34,000		\$8,500.00											
	5		\$60,000		\$12,000.00				5		\$40,000		\$8,000.00											
	6		\$66,000		\$11,000.00																			
	7		\$70,000		\$10,000.00				7		\$52,500		\$7,500.00											
	10		\$90,000		\$9,000.00				10		\$70,000		\$7,000.00	6,500.00										
	15		\$127,500		\$8,500.00				15		\$90,000		\$6,000.00	6,000.00										
	20		\$160,000		\$8,000.00				20		\$110,000		\$5,500.00											
	25		\$187,500		\$7,500.00				25		\$125,000		\$5,000.00											
	30		\$210,000		\$7,000.00				30		\$132,000		\$4,400.00											
	40		\$230,000		\$5,750.00				40		\$155,000		\$3,875.00											
	50		\$250,000		\$5,000.00				50		\$175,000		\$3,500.00											
	100		\$400,000		\$4,000.00				100		\$250,000		\$2,500.00											