4800W RESIDENTIAL WATERFRONT 2024 LAND RATES

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	Other Parcels in Sale	Land Table
28-355-0034-000	2570 STRAWBERRY	09/03/20	$225,000	WD	03-ARM'S LENGT	$225,000	$93,700	41.64	$264,485	$141,046	$180,531	83.3	500.9	1.18	1.18	$1,693	$119,531	$2.74	102.62	4800W	5246/382		4800W RES WATERFRO
28-540-0055-000	**3284 WALDHEIM**	**05/07/21**	**$0**	**MLC**	**03-ARM'S LENG**	**$340,000**	**$127,500**	**37.50**	**$356,738**	**$133,552**	**$150,290**	**190.0**	**206.5**	**0.90**	**0.90**	**$703**	**$148,226**	**$3.40**	**190.00**	**4800W**	**5364/177**		**4800W RES WATERFRO**
28-540-0068-000	2880 WALDHEIM	02/22/21	$444,000	WD	03-ARM'S LENGT	$444,000	$152,000	34.23	$401,671	$160,979	$118,650	150.0	612.0	2.11	2.11	$1,073	$76,402	$1.75	150.00	4800W	5328/662		4800W RES WATERFRO
28-540-0071-000	2630 WOODLAND	05/15/23	$392,000	WD	03-ARM'S LENGT	$392,000	$138,000	35.20	$288,117	$216,996	$113,113	143.0	240.6	0.79	0.79	$1,517	$274,678	$6.31	143.00	4800W	5624/557		4800W RES WATERFRO
28-764-0003-000	3623 STRAWBERRY	09/08/23	$435,000	WD	03-ARM'S LENGT	$435,000	$149,700	34.41	$311,815	$210,972	$87,787	40.5	158.8	0.46	0.46	$5,208	$462,658	$10.62	125.11	4800W	5658/191		4800W RES WATERFRO
28-766-0040-000	3204 STRAWBERRY	04/13/23	$500,000	WD	03-ARM'S LENGT	$500,000	$231,500	46.30	$474,398	$330,322	$304,720	246.2	1071.8	4.06	4.06	$1,342	$81,360	$1.87	165.00	4800W	5617/331		4800W RES WATERFRO
28-766-0060-000	2960 STRAWBERRY	05/01/20	$270,000	WD	03-ARM'S LENGT	$270,000	$84,000	31.11	$226,634	$159,234	$115,868	53.5	679.6	0.81	0.81	$2,978	$197,806	$4.54	51.60	4800W	5184/124		4800W RES WATERFRO
28-864-0037-000	**4013 ALETHA**	**11/15/21**	**$350,000**	**WD**	**19-MULTI PARC**	**$350,000**	**$148,800**	**42.51**	**$307,900**	**$148,238**	**$106,138**	**400.1**	**427.5**	**2.34**	**1.40**	**$370**	**$63,350**	**$1.45**	**474.65**	**4800W**	**5458/223**	**28-864-0036-000**	
06-598-0037-000	2821 ELMWOOD ST V	09/08/21	$65,000	WD	03-ARM'S LENGT	$65,000	$19,900	30.62	$73,235	$65,000	$64,000	80.0	160.0	0.29	0.29	$813	$221,088	$5.08	80.00	1-01	5429-978		1-01 BLACK RIVER PG TO
15-036-2003-000	ATKINS RD	11/29/22	$70,000	WD	03-ARM'S LENGT	$70,000	$9,800	14.00	$19,600	$70,000	$19,600	98.0	965.0	2.18	2.18	$714	$32,081	$0.74	97.00	R&W	5582/70		RIVER AND WATER LINE
15-036-4026-000	N RIVER RD	09/21/22	$55,000	WD	03-ARM'S LENGT	$55,000	$14,800	26.91	$29,600	$55,000	$29,600	0.0	0.0	8.35	8.35	#DIV/0!	$6,587	$0.15	0.00	RES2	5569/986		RES IN SOUTHEAST (WA
20-091-0035-000	NORTH RIVER RD	12/30/22	$29,900	WD	03-ARM'S LENGT	$29,900	$25,200	84.28	$50,331	$29,900	$50,331	83.9	132.7	0.42	0.42	$356	$71,875	$1.65	135.85	4310	5603/0040		NORTH RIVER (SOUTH)
		Totals:	**$2,835,900**			**$3,175,900**	**$1,194,900**		**$2,804,524**	**$1,721,239**	**$1,340,628**	**1,568.5**		**23.88**	**22.94**								
							Sale. Ratio =>	**37.62**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**16.73**			**per FF=>**	**$1,097**		**per Net Acre=>**	**72,075.67**		**per SqFt=>**	**$1.65**					

2 SALES FOR RESIDENTIAL WATERFRONT FOR STUDY TIME FRAME 4-1-21 TO 3-31-23
EXPANDED STUDY TIME FRAME TO INCLUDE ALL OF 2021 AND ALL OF 2023 FOR LAND ANALYSIS
ADDED VAC WATERFRONT SALES IN ADJACENT UNITS

STRAWBERRY LN SALES

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	Other Parcels in Sale	Land Table
28-355-0034-000	2570 STRAWBERRY	09/03/20	$225,000	WD	03-ARM'S LENGT	$225,000	$93,700	41.64	$264,485	$141,046	$180,531	83.3	500.9	1.18	1.18	$1,693	$119,531	$2.74	102.62	4800W	5246/382		4800W RES WATERFRO
28-764-0003-000	3623 STRAWBERRY	09/08/23	$435,000	WD	03-ARM'S LENGT	$435,000	$149,700	34.41	$311,815	$210,972	$87,787	40.5	158.8	0.46	0.46	$5,208	$462,658	$10.62	125.11	4800W	5658/191		4800W RES WATERFRO
28-766-0040-000	3204 STRAWBERRY	04/13/23	$500,000	WD	03-ARM'S LENGT	$500,000	$231,500	46.30	$474,398	$330,322	$304,720	246.2	1071.8	4.06	4.06	$1,342	$81,360	$1.87	165.00	4800W	5617/331		4800W RES WATERFRO
28-766-0060-000	2960 STRAWBERRY	05/01/20	$270,000	WD	03-ARM'S LENGT	$270,000	$84,000	31.11	$226,634	$159,234	$115,868	53.5	679.6	0.81	0.81	$2,978	$197,806	$4.54	51.60	4800W	5184/124		4800W RES WATERFRO
		Totals:	**$1,430,000**			**$1,430,000**	**$558,900**		**$1,277,332**	**$841,574**	**$688,906**	**423.5**		**6.50**	**6.50**								
							Sale. Ratio =>	**39.08**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**6.88**			**per FF=>**	**$1,987**		**per Net Acre=>**	**129,453.01**		**per SqFt=>**	**$2.97**					

2024 4800W STRAW-WET W/FL FF RATE USED: $1,987

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	Other Parcels in Sale	Land Table
28-540-0055-000	3284 WALDHEIM	05/07/21	$0	MLC	03-ARM'S LENGT	$340,000	$127,500	37.50	$356,738	$133,552	$150,290	190.0	206.5	0.90	0.90	$703	$148,226	$3.40	190.00	4800W	5364/177		4800W RES WATERFRO
28-540-0068-000	2880 WALDHEIM	02/22/21	$444,000	WD	03-ARM'S LENGT	$444,000	$152,000	34.23	$401,671	$160,979	$118,650	150.0	612.0	2.11	2.11	$1,073	$76,402	$1.75	150.00	4800W	5328/662		4800W RES WATERFRO
28-540-0071-000	2630 WOODLAND	05/15/23	$392,000	WD	03-ARM'S LENGT	$392,000	$138,000	35.20	$288,117	$216,996	$113,113	143.0	240.6	0.79	0.79	$1,517	$274,678	$6.31	143.00	4800W	5624/557		4800W RES WATERFRO
28-864-0037-000	4013 ALETHA	11/15/21	$350,000	WD	19-MULTI PARC	$350,000	$148,800	42.51	$307,900	$148,238	$106,138	400.1	427.5	2.34	1.40	$370	$63,350	$1.45	474.65	4800W	5458/223	28-864-0036-000	
		Totals:	**$1,186,000**			**$1,526,000**	**$566,300**		**$1,354,426**	**$659,765**	**$488,191**	**883.1**		**6.14**	**5.20**								
							Sale. Ratio =>	**37.11**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**3.70**			**per FF=>**	**$747**		**per Net Acre=>**	**107,488.60**		**per SqFt=>**	**$2.47**					

2023 4800W MUELLER-WET FF RATE: $791
2024 4800W MUELLER-WET FF RATE USED: $747

2024 MUELLER-WET FF RATE REDUCED APPROXIMATELY 5.6% FROM 2023 FF RATE
REDUCED RIVW'OD/ALETHA 2023 FF RATE BY 5.6% FOR 2024

2023 4800W RIVW'OD/ALETHA FF RATE: $540
2024 4800W MUELLER-WET FF RATE -5.6% USED: $510

LARGE ACREAGE WATERFRONT PARCELS INCLUDING CLYDE TOWNSHIP VACANT SALES

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	Other Parcels in Sale	Land Table
28-540-0068-000	2880 WALDHEIM	02/22/21	$444,000	WD	03-ARM'S LENGT	$444,000	$152,000	34.23	$401,671	$160,979	$118,650	150.0	612.0	2.11	2.11	$1,073	$76,402	$1.75	150.00	4800W	5328/662		4800W RES WATERFRO
28-766-0040-000	3204 STRAWBERRY	04/13/23	$500,000	WD	03-ARM'S LENGT	$500,000	$231,500	46.30	$474,398	$330,322	$304,720	246.2	1071.8	4.06	4.06	$1,342	$81,360	$1.87	165.00	4800W	5617/331		4800W RES WATERFRO
15-036-2003-000	ATKINS RD	11/29/22	$70,000	WD	03-ARM'S LENGT	$70,000	$9,800	14.00	$19,600	$70,000	$19,600	98.0	965.0	2.18	2.18	$714	$32,081	$0.74	97.00	R&W	5582/70		RIVER AND WATER LINE
15-036-4026-000	N RIVER RD	09/21/22	$55,000	WD	03-ARM'S LENGT	$55,000	$14,800	26.91	$29,600	$55,000	$29,600	1,039.4	0.0	8.35	8.35	$53	$6,587	$0.15	0.00	RES2	5569/986		RES IN SOUTHEAST (WA
		Totals:	**$1,069,000**			**$1,069,000**	**$408,100**		**$925,269**	**$616,301**	**$472,570**	**1,533.6**		**16.70**	**16.70**								
							Sale. Ratio =>	**38.18**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**13.52**			**per FF=>**	**$402**		**per Net Acre=>**	**36,906.46**		**per SqFt=>**	**$0.85**					

15-027-3001-310 VL ON LOG CABIN 2023 LISTING $130,000 2.36A
$55,085 PER ACRE

2023 4800W SECT LAND BUILD/WET ACREAGE RATE: $37,829
2024 4800W 4800W SECT LAND BUILD/WET ACREAGE RATE USED: $36,906

2023 4800W SECT LAND FL PL/RUR ACREAGE RATE: $18,953
2024 4800W 4800W SECT LAND FL PL/RUR ACREAGE RATE -2.44% USED: $18,491

2024 SECTION LAND BUILDABLE/WET ACREAGE RATE REDUCED APPROXIMATELY 2.44% FROM 2023 ACREAGE RATE
REDUCED SECTION LAND FLOOD PLAIN/RURAL BY 2.44% FOR 2024