

2023 LAND VALUE OAK GROVE LF, FOREST BEACH LF, LOEB'S LF, INDIAN LK LF, TICE CONDO'S, BEACHWOOD LF

| Parcel Number | Sale Date | Sale Price | Instr. | Inf. Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Land Table |
|-------------------|-----------|--------------------|--------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|--------------|-------|----------------|-------------------------|
| 14-130-030-046-00 | 07/15/20 | \$530,000 | WD | \$530,000 | \$283,200 | 53.43 | \$560,935 | \$131,565 | \$162,500 | 50.0 | 215.0 | \$2,631 | INDIAN LAKE LAKE FRONT |
| 14-130-030-057-01 | 09/15/21 | \$850,000 | LC | \$850,000 | \$385,400 | 45.34 | \$764,730 | \$341,828 | \$256,558 | 145.9 | 330.6 | \$2,343 | INDIAN LAKE LAKE FRONT |
| 14-130-031-056-10 | 08/07/20 | \$615,000 | WD | \$615,000 | \$306,500 | 49.84 | \$607,513 | \$148,862 | \$141,375 | 43.5 | 125.0 | \$3,422 | INDIAN LAKE LAKE FRONT |
| 14-130-031-105-01 | 11/03/21 | \$205,000 | WD | \$505,000 | \$138,700 | 27.47 | \$275,893 | \$411,007 | \$181,900 | 53.5 | 102.3 | \$7,682 | INDIAN LAKE LAKE FRONT |
| 14-130-141-004-00 | 02/17/21 | \$420,000 | WD | \$720,000 | \$234,500 | 32.57 | \$465,960 | \$458,040 | \$204,000 | 60.0 | 0.0 | \$7,634 | FOREST BEACH LAKEFRONT* |
| 14-130-142-013-40 | 04/30/21 | \$975,000 | OTH | \$975,000 | \$434,800 | 44.59 | \$862,739 | \$452,261 | \$340,000 | 100.0 | 0.0 | \$4,523 | FOREST BEACH LAKEFRONT* |
| 14-130-149-029-00 | 06/05/20 | \$416,000 | WD | \$416,000 | \$172,000 | 41.35 | \$340,190 | \$202,560 | \$126,750 | 39.0 | 100.0 | \$5,194 | FOREST BEACH LAKEFRONT* |
| Totals: | | \$4,011,000 | | \$4,611,000 | \$1,955,100 | | \$3,877,960 | \$2,146,123 | \$1,413,083 | 491.9 | | | |
| | | | | | Sale. Ratio => | 42.40 | | | Average | | | | |
| | | | | | Std. Dev. => | 9.23 | | | per FF=> | | | \$4,363 | |

USED 4300 FF