

2023 MAGICIAN LAKE LAND VALUE

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	Actual Front
14-130-004-018-00	11/30/21	\$899,000	PTA	\$899,000	\$287,600	31.99	\$571,150	\$648,250	\$320,400	132.0	0.0	\$4,911	132.00
14-130-155-081-00	08/21/20	\$532,500	PTA	\$532,500	\$222,200	41.73	\$439,842	\$302,603	\$209,945	101.0	374.0	\$2,996	101.00
14-130-165-001-00	06/29/20	\$480,000	WD	\$480,000	\$309,900	64.56	\$616,190	\$265,110	\$401,300	101.0	124.8	\$2,625	101.00
14-130-165-033-00	08/27/21	\$925,000	WD	\$925,000	\$413,400	44.69	\$819,839	\$370,461	\$265,300	61.0	192.5	\$6,073	61.00
14-130-165-034-00	07/30/21	\$775,000	OTH	\$775,000	\$284,400	36.70	\$564,524	\$471,376	\$260,900	60.0	181.6	\$7,856	60.00
14-130-165-035-00	10/21/20	\$440,000	WD	\$440,000	\$194,700	44.25	\$389,345	\$287,955	\$237,300	60.0	168.8	\$4,799	60.00
14-130-185-031-00	08/21/20	\$532,500	PTA	\$532,500	\$222,200	41.73	\$439,842	\$302,603	\$209,945	101.0	374.0	\$2,996	101.00
14-130-185-034-00	05/07/21	\$475,000	WD	\$475,000	\$156,800	33.01	\$311,625	\$383,375	\$220,000	50.0	150.0	\$7,668	50.00
14-130-185-036-00	08/21/20	\$655,000	OTH	\$655,000	\$263,400	40.21	\$522,535	\$332,465	\$200,000	50.0	150.0	\$6,649	50.00
14-130-185-053-00	10/09/20	\$690,000	WD	\$690,000	\$177,300	25.70	\$351,338	\$498,662	\$160,000	40.0	142.0	\$12,467	40.00
14-130-185-073-01	07/19/20	\$607,000	OTH	\$607,000	\$257,700	42.45	\$511,240	\$376,875	\$281,115	124.5	151.0	\$3,027	124.50
14-130-190-011-00	03/05/21	\$1,250,000	WD	\$1,250,000	\$373,400	29.87	\$755,467	\$714,533	\$220,000	50.0	231.0	\$14,291	50.00
14-130-190-029-00	06/10/21	\$560,000	WD	\$560,000	\$175,400	31.32	\$348,699	\$431,301	\$220,000	50.0	257.0	\$8,626	50.00
14-130-190-035-00	04/09/20	\$755,000	WD	\$755,000	\$258,500	34.24	\$529,249	\$445,751	\$220,000	55.0	300.0	\$8,105	55.00
14-130-190-036-00	09/08/20	\$534,000	WD	\$534,000	\$183,400	34.34	\$364,456	\$389,544	\$220,000	55.0	242.0	\$7,083	55.00
14-130-240-010-01	07/19/20	\$607,000	WD	\$607,000	\$257,700	42.45	\$511,240	\$376,875	\$281,115	124.5	151.0	\$3,027	124.50
14-130-245-030-50	06/04/21	\$375,000	WD	\$375,000	\$187,400	49.97	\$373,092	\$283,508	\$281,600	64.0	200.0	\$4,430	64.00
14-130-305-017-00	05/20/21	\$412,225	WD	\$412,225	\$205,900	49.95	\$409,267	\$271,358	\$268,400	61.0	159.0	\$4,448	61.00
14-130-305-023-00	09/17/21	\$900,000	WD	\$900,000	\$243,600	27.07	\$486,534	\$708,266	\$294,800	67.0	160.0	\$10,571	67.00
14-130-305-030-00	11/09/20	\$752,000	WD	\$752,000	\$266,300	35.41	\$528,501	\$463,499	\$240,000	60.0	158.0	\$7,725	60.00
14-130-305-035-00	09/17/21	\$925,000	WD	\$925,000	\$227,600	24.61	\$452,269	\$736,731	\$264,000	60.0	148.0	\$12,279	60.00
Totals:		\$14,081,225		\$14,081,225	\$5,168,800		\$10,296,244	\$9,061,101	\$5,276,120	1,527.0			
					Sale. Ratio =>		36.71		Average				
					Std. Dev. =>		9.49		per FF=>			\$5,934	

USED 5,900 FF