2023 LAND TABLE GLA GOSHORN LAKE CONDO'S

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
20-170-007-00	3581 65TH ST UNIT #7	06/10/20	$154,500	WD	03-ARM'S LENGTH	$154,500	$43,700	28.28	$144,656	$69,844	$60,000	0.0	0.0	0.75	0.00	#DIV/0!	$93,125	$2.14	0.00	GLA	4475-694		GLA-GOSHORN LAKE AREA 2022	0	1	10/29/2007	RES 1 FAMILY	401			
20-170-011-00	3581 65TH ST UNIT	09/27/21	$192,500	WD	03-ARM'S LENGTH	$192,500	$48,100	24.99	$143,853	$93,647	$45,000	0.0	0.0	0.75	0.00	#DIV/0!	$124,863	$2.87	0.00	GLA	4677-54	20-770-011-00	GLA-GOSHORN LAKE AREA 2022	0	1	10/29/2007	RES 1 FAMILY	401			
20-170-018-00	3581 65TH ST UNIT # 18	06/22/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$56,000	30.27	$174,209	$70,791	$60,000	0.0	0.0	0.75	0.00	#DIV/0!	$94,388	$2.17	0.00	GLA	4485-852		GLA-GOSHORN LAKE AREA 2022	0	1	10/29/2007	RES 1 FAMILY	401			
20-210-005-00	6508 GOSHORN WAY DR	11/30/20	$430,500	WD	03-ARM'S LENGTH	$430,500	$189,000	43.90	$435,607	$54,893	$60,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	GLA	4550-584		GLA-GOSHORN LAKE AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401			
20-210-013-00	6520 GOSHORN WAY DR	01/22/21	$415,000	WD	03-ARM'S LENGTH	$415,000	$160,200	38.60	$366,770	$108,230	$60,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	GLA	4570-373		GLA-GOSHORN LAKE AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401			
20-210-014-00	3584 HIDDEN DUNES DR	02/01/21	$420,000	WD	03-ARM'S LENGTH	$420,000	$157,700	37.55	$315,240	$52,894	$60,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	GLA	4574-408		GLA-GOSHORN LAKE AREA 2022	0	1	7/9/2015	RES 1 FAMILY	401			
20-210-018-00	3568 HIDDEN DUNES DR	09/25/20	$374,000	WD	21-NOT USED/OTHER	$374,000	$168,200	44.97	$391,021	$42,979	$60,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	GLA	4518-132		GLA-GOSHORN LAKE AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401			
20-235-008-00	3574 KINGFISHER COVE DR	09/01/20	$408,000	WD	03-ARM'S LENGTH	$408,000	$163,500	40.07	$376,461	$91,539	$60,000	50.0	40.0	0.05	0.05	$1,831	$1,989,978	$45.68	50.00	GLA	4506-560		GLA-GOSHORN LAKE AREA 2022	0	1	7/31/2007	RES 1 FAMILY	401	CONDO SITE		
20-235-015-00	6449 LILYPAD LN	07/06/20	$424,000	WD	03-ARM'S LENGTH	$424,000	$194,300	45.83	$451,393	$32,607	$60,000	50.0	40.0	0.05	0.05	$652	$708,848	$16.27	50.00	GLA	PTA		GLA-GOSHORN LAKE AREA 2022	0	1	12/12/2006	RES 1 FAMILY	401	CONDO SITE		
20-235-016-00	6445 LILYPAD LN	09/10/21	$499,000	WD	03-ARM'S LENGTH	$499,000	$207,600	41.60	$443,872	$115,128	$60,000	50.0	40.0	0.05	0.05	$2,303	$2,502,783	$57.46	50.00	GLA	4671-860		GLA-GOSHORN LAKE AREA 2022	0	1	12/12/2006	RES 1 FAMILY	401	CONDO SITE		
20-235-017-00	6441 LILYPAD LANE	07/09/20	$410,000	WD	03-ARM'S LENGTH	$410,000	$191,100	46.61	$443,578	$26,422	$60,000	50.0	40.0	0.05	0.05	$528	$574,391	$13.19	50.00	GLA	4487-486		GLA-GOSHORN LAKE AREA 2022	0	1	4/23/2007	RES 1 FAMILY	401	CONDO SITE		
20-235-019-00	3591 CATTAIL CT	10/01/20	$407,500	WD	03-ARM'S LENGTH	$407,500	$192,200	47.17	$443,872	$23,628	$60,000	50.0	40.0	0.05	0.05	$473	$513,652	$11.79	50.00	GLA	4521-392		GLA-GOSHORN LAKE AREA 2022	0	1	NOT INSPECTED	RES 1 FAMILY	401	CONDO SITE		
20-235-022-00	3562 CATTAIL CT	12/17/20	$420,000	WD	03-ARM'S LENGTH	$420,000	$192,200	45.76	$443,872	$36,128	$60,000	50.0	40.0	0.05	0.05	$723	$785,391	$18.03	50.00	GLA	4563-489		GLA-GOSHORN LAKE AREA 2022	0	1	4/26/2007	RES 1 FAMILY	401	CONDO SITE		
20-235-023-00	3563 CATTAIL CT	07/09/20	$399,900	WD	03-ARM'S LENGTH	$399,900	$192,200	48.06	$443,872	$16,028	$60,000	50.0	40.0	0.05	0.05	$321	$348,435	$8.00	50.00	GLA	PTA		GLA-GOSHORN LAKE AREA 2022	0	1	5/14/2007	RES 1 FAMILY	401	CONDO SITE		
		Totals:	**$5,139,900**			**$5,139,900**	**$2,156,000**		**$5,018,276**	**$834,758**	**$825,000**	**350.0**		**2.57**	**0.32**																
							Sale. Ratio =>	**41.95**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**7.51**			**per FF=>**	**$2,385**		**per Net Acre=>**	**324,555.99**		**per SqFt=>**	**$7.45**												

Calculated Site Value	$59,626
Concluded Site Value	$60,000

2023 LAND TABLE GLA GOSHORN LAKE (LAKEFRONT FF)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Avd. when Sold	Avd/Adj. Sale	Cur. Appraisal	Land Residual	Fd. 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
20-005-009-00	6460 136TH AVE	01/04/21	$550,000	WD	03-ARM'S LENGTH	$550,000	$230,200	41.85	$507,151	$293,949	$251,300	162.0	0.0	0.52	0.52	$1,815	$565,287	$12.98	162.00	GLA	4570-887		GLA-GOSHORN LAKE AREA 2022	0	1	1/10/2023	RESIDENTIAL	401	GOSHORN FF		
		Totals:	$550,000			$550,000	$230,200		$507,151	$293,949	$251,300	162.0		0.52	0.52																
							Sale. Ratio =>	41.85			Average			Average			Average														
							Std. Dev. =>	#DIV/0!			per FF=>	$1,815		per Net Acre=>	$65,286.54		per SqFt=>	$12.98												

Concluded FF Rate $ 1,815