2023 Non-Lakefront

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
20-345-026-00	6473 BLUE STAR HWY	08/29/20	$40,000	WD	03-ARM'S LENGTH	$40,000	$14,700	36.75	$32,535	$31,765	$24,300	36.0	80.0	0.07	0.07	$882	$481,288	$11.05	36.00	RV RE	4504-260		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	NEAR LAKE		
20-345-046-00	6473 BLUE STAR HWY	06/30/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$13,100	43.67	$27,491	$26,816	$24,307	36.0	80.0	0.07	0.07	$745	$406,303	$9.33	36.01	RV RE	4641-553		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	NEAR LAKE		
20-345-064-00	6473 BLUE STAR HWY	10/08/20	$35,000	WD	03-ARM'S LENGTH	$35,000	$14,800	42.29	$33,015	$22,910	$20,925	31.0	80.0	0.06	0.06	$739	$401,930	$9.23	31.00	RV RE	4524-446		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	NEAR LAKE		
20-345-045-00	6473 BLUE STAR HWY	08/09/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$20,000	66.67	$43,259	$20,673	$33,932	34.0	80.0	0.06	0.06	$608	$333,435	$7.65	34.00	RV RE	4661-772		RVB.RV CONDO & BOAT SLIPS 2022	1	0	6/10/2010	MOBILE HOME PARK	401	EXCEL BACKLOT'		
20-345-102-00	6473 BLUE STAR HWY	09/03/21	$50,000	WD	03-ARM'S LENGTH	$50,000	$27,500	55.00	$56,803	$42,828	$49,631	49.7	80.0	0.09	0.09	$861	$470,637	$10.80	49.73	RV RE	4668-432		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	EXCEL BACKLOT'		
20-345-098-00	6473 BLUE STAR HWY	06/21/21	$40,000	WD	03-ARM'S LENGTH	$40,000	$19,200	48.00	$42,099	$27,699	$29,798	71.6	80.0	0.13	0.13	$387	$209,841	$4.82	71.63	RV RE	4640-898		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	AVG BACKLOT'		
20-345-079-00	6473 BLUE STAR HWY	08/06/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$14,900	49.67	$30,231	$27,017	$27,248	33.6	95.0	0.07	0.07	$803	$370,096	$8.50	33.64	RV RE	4656-638		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	GOOD BACKLOT'		
20-345-111-00	6473 BLUE STAR HWY	06/24/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$19,000	63.33	$42,112	$16,927	$29,039	35.9	134.0	0.07	0.11	$472	$241,814	$5.55	35.85	RV RE	4648-28		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	GOOD BACKLOT'		
20-345-114-00	6473 BLUE STAR HWY	05/21/21	$45,000	WD	21-NOT USED/OTHER	$45,000	$11,600	25.78	$23,778	$41,826	$20,604	49.5	80.0	0.09	0.09	$844	$459,626	$10.55	49.53	RV RE	4631-616		RVB.RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	AVG BACKLOT'		
		Totals:	**$330,000**			**$330,000**	**$154,800**		**$331,323**	**$258,461**	**$259,784**	**377.4**		**0.71**	**0.75**																
							Sale. Ratio =>	**46.91**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**12.78**			**per FF=>**	**$685**		**per Net Acre=>**	**365,057.91**		**per SqFt=>**	**$8.38**												

Concluded FF Rate 685.0

2023 Lakefront

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
20-345-050-00	6473 BLUE STAR HWY	09/25/20	$83,900	WD	03-ARM'S LENGTH	$83,900	$14,000	16.69	$30,511	$76,749	$23,360	28.8	80.0	0.05	0.05	$2,661	$1,448,004	$33.24	28.84	RV RE	4535-149		RVB RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	SCOOD BACKLOT		
20-345-117-00	6473 BLUE STAR HWY	09/15/21	$51,300	WD	03-ARM'S LENGTH	$51,300	$16,900	32.94	$37,416	$40,877	$26,993	40.0	70.0	0.06	0.06	$1,022	$618,703	$14.06	39.99	RV RE	4673-747		RVB RV CONDO & BOAT SLIPS 2022	1	0	NOT INSPECTED	MOBILE HOME PARK	401	NEAR LAKE		
		Totals:	**$135,200**			**$135,200**	**$30,900**		**$67,927**	**$117,626**	**$50,353**	**68.8**		**0.12**	**0.12**																
							Sale. Ratio =>	**22.86**			**Average**			**Average**																	
							Std. Dev. =>	**11.50**			**per FF=>**	**$1,709**		**per Net Acre=>**	**1,005,350.43**		**per SqFt=>**	**$23.08**												

Concluded FF Rate	1,710.0

2023 Rentalies

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Adj. when Sold	Adj/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	Ultra Prem.	Other Zoning in Sale	Land Table	Grade	Fixed	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
20-150-018-00	RIVERSIDE RD SLIP # 18	04/24/20	$3,000	WD	03-ARM'S LENGTH	$3,000	$600	20.00	$1,315	$2,485	$800	16.0	30.0	0.00	0.00	$155	#DIV/0!	#DIV/0!	16.00	40	4479-926		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		
20-150-026-00	RIVERSIDE RD SLIP # 26	04/24/20	$3,000	WD	03-ARM'S LENGTH	$3,000	$600	20.00	$1,315	$2,485	$800	16.0	30.0	0.01	0.00	$155	$225,909	$5.19	16.00	40	4479-925		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		
20-150-032-00	RIVERSIDE RD SLIP # 32	06/30/21	$2,500	WD	03-ARM'S LENGTH	$2,500	$700	28.00	$1,315	$1,985	$800	16.0	30.0	0.01	0.00	$124	$180,455	$4.14	16.00	40	4626-789		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		
20-150-040-00	RIVERSIDE RD SLIP # 40	06/17/20	$2,000	WD	03-ARM'S LENGTH	$2,000	$600	30.00	$1,315	$1,485	$800	16.0	30.0	0.01	0.01	$93	$135,000	$2.10	16.00	40	4479-924		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		
20-150-048-00	RIVERSIDE RD SLIP # 48	08/17/20	$4,500	WD	03-ARM'S LENGTH	$4,500	$600	13.33	$1,315	$3,885	$800	16.0	30.0	0.01	0.00	$243	$352,273	$8.32	16.00	40	4504-881		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		
		Totals:	**$15,000**			**$15,000**	**$3,100**		**$6,575**	**$12,425**	**$4,000**	**80.0**			**0.04**	**0.00**																
							Sale. Ratio =>	**20.67**			**Average**			**Average**				**Average**														
							Std. Dev. =>	**6.76**			**per FF=>**		**$155**	**per Net Acre=>**	**#########**			**per SqFt=>**	**$6.48**												
								Concluded per site value		$2,485																						
20-150-054-00	RIVERSIDE RD SLIP # 54	02/01/21	$200	WD	03-ARM'S LENGTH	$200	$600	300.00	$1,315	($115)	$800	16.0	30.0	0.01	0.00	($20)	($28,636)	($0.66)	16.00	40	4587-748		RVB/BV CONDO & BOAT SLIPS 2022	0	0	NOT INSPECTED	MISC DOCK	401	GOOD LAKE FRT		