

Diamond Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-006-092-39	21748 LAKE	03/09/21	\$976,000	WD	03-ARM'S LENGTH	\$972,000
14-010-150-003-00	62196 CARLTON	01/13/21	\$591,000	OTH	03-ARM'S LENGTH	\$591,000
14-010-170-002-00	21636 LAKE	03/08/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000
14-010-170-006-00	21578 LAKE	09/10/20	\$935,000	OTH	03-ARM'S LENGTH	\$935,000
Totals:			\$3,002,000			\$2,998,000

Final Conclusion \$8102/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$1,075,881	\$381,682	\$485,563	66.5	0.0	\$5,740	66.50
\$584,904	\$453,311	\$447,215	55.0	0.0	\$8,242	55.00
\$574,424	\$372,791	\$447,215	55.0	0.0	\$6,778	55.00
\$853,539	\$777,137	\$695,676	68.5	0.0	\$11,345	68.50
\$3,088,748	\$1,984,921	\$2,075,669	245.0			
		Average				
		per FF=>				\$8,102