

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		
003-450-006-00	4170 LAKE VIEW	09/04/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,200	39.33	\$141,078	\$12,362	\$33,440	38.0	90.0	0.08	0.08	\$325	\$156,481	\$3.59	38.00		
003-450-038-00	972 MARTIN DR	04/26/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900	37.17	\$159,172	\$47,428	\$61,600	70.0	100.0	0.16	0.16	\$678	\$294,584	\$6.76	70.00		
003-450-085-00	975 CASTER DR	08/19/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$137,257	\$29,983	\$42,240	48.0	100.0	0.11	0.11	\$625	\$272,573	\$6.26	48.00		
003-475-098-00	970 CENTER DR	04/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,600	41.19	\$145,266	\$34,334	\$61,600	70.0	83.0	0.13	0.13	\$490	\$258,150	\$5.93	70.00		
003-500-013-00	705 SUNSET DR	10/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$170,831	\$26,689	\$47,520	54.0	144.0	0.18	0.18	\$494	\$149,101	\$3.42	54.00		
Totals:			\$658,000			\$658,000	\$253,500		\$753,604	\$150,796	\$246,400	280.0		0.66	0.66						
								Sale. Ratio =>	38.53			Average			Average			Average			
								Std. Dev. =>	1.64			per FF=>	\$539			per Net Acre=>	227,788.52			per SqFt=>	\$5.23

2023 Front Foot Calcs for Lake Pleasant
USE \$539 Front Foot value

Parcels below removed from study outliers.

003-450-037-00	970 MARTIN DR	09/21/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,200	42.91	\$133,744	\$7,056	\$30,800	35.0	100.0	0.08	0.08	\$202	\$88,200	\$2.02	35.00
003-450-030-00	926 MARTIN DR	12/17/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,200	48.87	\$157,741	(\$11,941)	\$30,800	35.0	98.0	0.08	0.08	(\$341)	(\$151,152)	(\$3.47)	35.00
003-500-006-00	749 SUNSET DR	07/28/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,500	50.28	\$260,765	(\$35,885)	\$44,880	51.0	140.0	0.16	0.16	(\$704)	(\$218,811)	(\$5.02)	51.00
003-450-083-00	973 CASTER DR	07/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,600	58.15	\$151,145	\$13,155	\$34,300	70.0	200.0	0.16	0.08	\$188	\$82,219	\$1.89	70.00