

BAY POINT SHORES CONDO UNIT 2026 OFF WATER FF RATE

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table	Rate Group 1	
2109-27-3114	03/11/22	\$8,750	WD	\$8,750	\$8,750	\$26,910	117.0	\$75	117.00	BAY POINT SHORES COI OFF WATER		
2109-27-3125	07/31/23	\$480,000	WD	\$480,000	\$43,664	\$98,370	109.3	\$399	109.30	BAY POINT SHORES COI OFF WATER		
Totals:		\$488,750		\$488,750	\$52,414	\$125,280	226.3					
Average												
per FF=>								\$232				

Used \$232.00

BERRY LAKE 2026FF VALUES OFF WATER

BERRY LAKE 2026 FF VALUES OFF WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table	Rate Group 1
2109-BLHS-11	804 ARBUTUS DR	05/31/22	\$272,000	WD	\$272,000	\$30,120	\$59,840	202.0	375.0	\$149	BERRY LAKE	OFF LAKE
Totals:			\$272,000		\$272,000	\$30,120	\$59,840	202.0				
								Average				
								per FF=>		\$149		

Used \$149

Berry lake water frontage rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
2109-BLHS-04	825 ARBUTUS DR	06/28/24	\$550,000	WD	\$550,000	\$153,548	\$106,251	132.8	212.0	\$1,156	BERRY LAKE
2109-FBL-12	625 ARBUTUS DR	08/14/23	\$160,000	MLC	\$160,000	\$128,342	\$66,331	82.9	66.0	\$1,548	BERRY LAKE
2109-FBL-36	319 ARBUTUS DR	04/07/23	\$87,000	WD	\$87,000	\$38,905	\$50,912	63.6	81.0	\$611	BERRY LAKE
2109-FBL-49B	152 KITSON TRL	03/01/24	\$284,000	WD	\$284,000	\$146,980	\$139,160	117.2	161.0	\$1,254	BERRY LAKE
2109-FBL-62	11085 E 44 RD	07/17/23	\$125,000	MLC	\$125,000	\$71,415	\$40,836	51.0	203.0	\$1,399	BERRY LAKE
Totals:			\$1,206,000		\$1,206,000	\$539,190	\$403,490	447.6			
								Average			
								per FF=>	\$1,204		

used \$1200

CLAM LAKE RURAL 30.01 ACRES AND UP RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2109-11-1401-01	10773 E 40 1/2 RD	12/09/22	\$341,900	WD	\$341,900	\$125,830	\$153,180	66.60	66.60	\$1,889	RURAL M & B RATE
2109-31-3101	11502 S 39 RD	11/07/22	\$181,000	WD	\$181,000	\$169,252	\$184,000	80.00	80.00	\$2,116	RURAL M & B RATE
2109-34-3402	9401 E 52 RD	07/17/23	\$950,000	WD	\$950,000	\$616,806	\$342,554	112.93	18.35	\$5,462	RURAL M & B RATE
Totals:			\$1,472,900		\$1,472,900	\$911,888	\$679,734	259.53	164.95		
								Average per Net Acre=>		3,513.61	

USED 3500

Clam Lake Twp AG Rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
2109-22-1301-02	9360 S 45 RD	02/05/24	\$310,000	WD	\$310,000	\$310,000	\$253,995	73.07	53.00	\$4,243	101
2109-22-3301	9897 S 43 RD	05/23/25	\$400,000	WD	\$400,000	\$214,070	\$276,008	80.00	80.00	\$2,676	101
Totals:			\$710,000		\$710,000	\$524,070	\$530,003	153.07	133.00		
							Average	Average		Average	
							per FF=>	per Net Acre=>	3,423.73	per SqFt=>	

use 3800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
2109-10-4101-01	9701 S 45 RD	06/04/25	\$548,470	MLC	\$548,470	\$541,178	\$323,337	90.52	90.52	\$5,979	101
2109-22-1301-02	9360 S 45 RD	02/05/24	\$310,000	WD	\$310,000	\$310,000	\$253,995	73.07	53.00	\$4,243	101
2109-22-3301	9897 S 43 RD	05/23/25	\$400,000	WD	\$400,000	\$214,070	\$276,008	80.00	80.00	\$2,676	101
2109-27-2101		05/23/25	\$700,000	WD	\$700,000	\$700,000	\$280,974	80.25	80.25	\$8,723	102
2109-36-3101-30		09/05/25	\$385,000	WD	\$385,000	\$374,022	\$250,040	70.00	70.00	\$5,343	101
Totals:			\$2,343,470		\$2,343,470	\$2,139,270	\$1,384,354	393.84	373.77		
							Average	Average		Average	
							per FF=>	per Net Acre=>	5,431.83	per SqFt=>	

CLAM LAKE RURAL 0-1.99 ACRE RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-01-2102	11486 E M-55 HW\	01/11/24	\$135,900	PTA	\$135,900	\$59,820	\$9,779	1.40	1.40	\$42,729
2109-15-3201	8601 S 43 RD	04/26/24	\$255,000	WD	\$255,000	\$31,328	\$7,007	0.98	0.98	\$31,967
2109-17-2312	7121 E M-115 HW\	06/29/23	\$220,000	WD	\$220,000	\$14,922	\$7,084	1.07	1.07	\$13,946
Totals:			\$610,900		\$610,900	\$106,070	\$23,870	3.45	3.45	
								Average	Average	
								per Net Acre=>	30,744.93	per SqFt=>

USED 30000

CLAM LAKE RURAL 2-2.99 ACRE RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-07-4302-01	6627 E 44 RD	01/09/23	\$220,000	WD	\$220,000	\$15,984	\$14,049	2.50	2.50	\$6,394
2109-14-4205	8594 PLEASANT VII	10/07/22	\$430,000	WD	\$430,000	\$40,674	\$11,856	2.01	2.01	\$20,236
2109-22-4302-02	9649 E 48	12/07/23	\$210,000	WD	\$210,000	\$11,220	\$17,250	2.80	2.83	\$4,007
Totals:			\$860,000		\$860,000	\$67,878	\$43,155	7.31	7.34	
								Average		
								per Net Acre=>		9,285.64

USED 9300

clam lake rural 3-9.99 acre rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2109-10-1202	7020 WHALEY RD	08/16/23	\$45,000	WD	\$45,000	\$18,843	\$34,374	5.10	5.10	\$3,695	RURAL M & B RATE
2109-10-1306	9697 E 40 1/2 RD	07/14/23	\$300,000	WD	\$300,000	\$51,465	\$23,355	3.94	3.94	\$13,062	RURAL M & B RATE
2109-11-2404	10405 E 40 1/2 RD	10/30/23	\$360,000	WD	\$360,000	\$123,377	\$35,000	9.50	9.50	\$12,987	RURAL M & B RATE
2109-16-2305-03	COLLEEN DR	10/18/24	\$44,500	WD	\$44,500	\$44,500	\$17,250	3.35	3.35	\$13,276	RURAL M & B RATE
2109-18-2204		08/08/24	\$49,500	WD	\$49,500	\$49,500	\$35,000	9.04	9.04	\$5,476	RURAL M & B RATE
2109-27-1105		02/26/24	\$12,900	QC	\$12,900	\$12,900	\$17,250	3.07	3.07	\$4,202	RURAL M & B RATE
2109-30-1401-01	10394 S 39 RD	04/22/24	\$71,500	WD	\$71,500	\$46,965	\$35,000	8.15	8.15	\$5,763	RURAL M & B RATE
Totals:			\$883,400		\$883,400	\$347,550	\$197,229	42.15	42.15		
								Average			
								per Net Acre		8,245.16	

used 8250

CLAM LAKE RURAL 10-30 ACRE RATE 2026

Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	
8042 S 47 RD	05/23/23	\$70,000	WD	\$70,000	\$70,000	\$41,834	14.02	14.02	\$4,993	RURAL M & B RATE	
8042 S 47 RD	11/09/23	\$100,000	WD	\$100,000	\$100,000	\$41,834	14.02	14.02	\$7,133	RURAL M & B RATE	
S 43 1/2 RD	08/11/23	\$35,000	WD	\$35,000	\$35,000	\$35,000	10.00	10.00	\$3,500	RURAL M & B RATE	
9600 S 43 1/2 RD	10/12/23	\$340,000	WD	\$340,000	\$209,414	\$66,700	23.00	23.00	\$9,105	RURAL M & B RATE	
10678 S MACKINAV	07/19/24	\$399,900	WD	\$399,900	\$33,314	\$56,956	20.00	20.00	\$1,666	RURAL M & B RATE	
10727 E M-115 HW	12/12/23	\$160,000	WD	\$160,000	\$27,260	\$31,926	15.00	5.00	\$1,817	RURAL M & B RATE	
10727 E M-115 HW	06/27/24	\$34,000	QC	\$34,000	\$34,000	\$35,000	10.00	10.00	\$3,400	RURAL M & B RATE	
Totals:		\$1,138,900		\$1,138,900	\$508,988	\$309,250	106.04	96.04			
							Average				
							per Net Acre=>		4,799.96		

USED 4800

CLAM LAKE RURAL SMALL FRONT FOOT RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
2109-01-1103	6060 S 49 RD	08/28/24	\$135,000	WD	\$135,000	\$45,898	\$4,851	149.0	214.0	\$308	149.00	SMALL FF RATE
2109-17-2310	7173 E M-115 HWY	03/28/24	\$219,900	WD	\$219,900	\$67,355	\$5,929	195.0	0.0	\$345	195.00	SMALL FF RATE
Totals:			\$354,900		\$354,900	\$113,253	\$10,780	344.0				
								Average				
								per FF=>		\$329		

USED 330

COMMERCIAL 2026 FF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
10-083-00-046-00	1011 S MITCHELL ST	04/05/24	\$250,000	MLC	03-ARM'S LENGT	\$250,000	\$156,476	110.0	200.0	\$1,423
10-084-00-094-00	903 N MITCHELL ST	02/20/24	\$235,000	WD	19-MULTI PARCE	\$235,000	\$151,705	218.5	284.0	\$694
10-086-00-025-00	109 N MITCHELL ST	04/29/24	\$529,000	WD	03-ARM'S LENGT	\$529,000	\$119,265	75.0	125.0	\$1,590
10-086-00-032-00	207 N MITCHELL ST	08/31/23	\$125,000	MLC	03-ARM'S LENGT	\$125,000	\$56,594	22.0	125.0	\$2,572
10-086-00-082-00	505 N MITCHELL ST	06/21/24	\$375,000	WD	19-MULTI PARCE	\$375,000	\$237,119	201.2	250.0	\$1,179
10-086-00-100-00	707 N MITCHELL ST	08/03/23	\$260,000	WD	03-ARM'S LENGT	\$260,000	\$61,714	225.0	175.6	\$274
10-086-00-180-00	111 S MITCHELL ST	06/14/24	\$175,000	MLC	03-ARM'S LENGT	\$175,000	\$21,585	26.0	144.0	\$830
10-086-00-231-00	118 STIMSON ST	08/01/24	\$245,000	WD	03-ARM'S LENGT	\$245,000	\$70,252	100.0	144.0	\$703
2109-08-1403	811 SUNNYSIDE DR	01/31/25	\$260,000	WD	03-ARM'S LENGT	\$260,000	\$51,404	130.0	120.0	\$395
2110-01-4104	236 E LAKE MITCHELL	04/18/24	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$55,000	153.0	968.0	\$359
2209-20-4101		08/02/24	\$105,500	WD	19-MULTI PARCE	\$105,500	\$105,500	968.0	1015.0	\$109
2209-20-4303	3841 WALKER AV	11/29/23	\$279,000	WD	03-ARM'S LENGT	\$279,000	\$143,433	164.0	299.0	\$875
2209-20-4404	7825 E 34 RD	06/10/24	\$200,000	WD	03-ARM'S LENGT	\$200,000	\$14,002	165.0	655.0	\$85
2209-28-1319	180 WORKS AV	02/04/25	\$180,000	WD	03-ARM'S LENGT	\$180,000	\$116,555	125.0	212.0	\$932
2209-28-1321	205 BELL AV	04/17/23	\$454,000	WD	19-MULTI PARCE	\$454,000	\$190,123	300.0	295.2	\$634
2309-16-1407	3571 N MACKINAW TF	04/24/24	\$85,000	WD	19-MULTI PARCE	\$85,000	\$36,940	198.0	678.0	\$187
2312-11-2202	7980 W M-115 HWY	02/28/25	\$600,000	MLC	03-ARM'S LENGT	\$600,000	\$204,200	297.0	231.0	\$688
MN-CC-01-03A	112 W MAIN ST	04/05/24	\$75,000	WD	03-ARM'S LENGT	\$75,000	\$7,551	26.0	144.0	\$290
MN-CC-01-05	124 W MAIN ST	10/15/24	\$70,000	WD	03-ARM'S LENGT	\$70,000	\$6,632	25.0	144.0	\$265
Totals:			\$4,557,500			\$4,557,500	\$1,806,050	3,528.7		
									Average	
									per FF=>	\$512

USED 500

COMMERCIAL 2026 ACRE RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-35-4204-01	10727 E M-115 HWY	12/12/23	\$160,000	WD	\$160,000	\$27,260	\$31,926	15.00	5.00	\$1,817
2109-10-1202	7020 WHALEY RD	08/16/23	\$45,000	WD	\$45,000	\$18,843	\$34,374	5.10	5.10	\$3,695
2109-15-4302-02	S 43 1/2 RD	08/11/23	\$35,000	WD	\$35,000	\$35,000	\$35,000	10.00	10.00	\$3,500
2109-21-3101	9671 S 41 RD	03/26/25	\$135,000	OTH	\$135,000	\$31,615	\$35,720	10.00	10.00	\$3,162
2109-35-4204-02	10727 E M-115 HWY	06/27/24	\$34,000	QC	\$34,000	\$34,000	\$35,000	10.00	10.00	\$3,400
2109-14-1101-02	8042 S 47 RD	05/23/23	\$70,000	WD	\$70,000	\$70,000	\$41,834	14.02	14.02	\$4,993
2109-10-1304		05/09/24	\$60,000	WD	\$60,000	\$60,000	\$59,955	17.50	17.50	\$3,429
2109-28-3103	10678 S MACKINAW	07/19/24	\$399,900	WD	\$399,900	\$33,314	\$56,956	20.00	20.00	\$1,666
2109-27-1101		02/05/24	\$310,000	WD	\$310,000	\$310,000	\$253,995	73.07	20.07	\$4,243
2109-22-2101-03	S 43 1/2 RD	11/16/23	\$107,680	WD	\$107,680	\$107,680	\$80,500	23.00	23.00	\$4,682
2109-22-1301-02	9360 S 45 RD	02/05/24	\$310,000	WD	\$310,000	\$310,000	\$253,995	73.07	53.00	\$4,243
2109-30-2202	10334 S 37 1/2 RD	06/13/24	\$250,000	WD	\$250,000	\$232,794	\$248,710	75.20	75.20	\$3,096
2109-22-2101	9600 S 43 1/2 RD	10/12/23	\$340,000	WD	\$340,000	\$209,414	\$274,400	80.00	80.00	\$2,618
Totals:			\$2,256,580		\$2,256,580	\$1,479,920	\$1,442,365	425.96	342.89	
								Average per Net Acre=		3,474.32

USED 3400

CRESTVIEW 2026 FF LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	
2109-OF-08	142 S MEADOW	05/06/24	\$46,000	WD	\$46,000	\$46,000	\$12,040	172.0	271.0	\$267	180.00	
2109-OF-10		06/14/24	\$23,000	WD	\$23,000	\$23,000	\$11,503	164.3	273.0	\$140	165.00	
Totals:			\$69,000		\$69,000	\$69,000	\$23,543	336.3				
								Average				
								per FF=>		\$205		

USED 205

FREEDOM HILLS SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
2109-FRH-054	9832 FREEDOM RD	04/10/24	\$149,900	WD	\$149,900	\$77,442	\$57,152	152.0	101.0	\$509	152.00	FREEDOM HILL SUB
2109-FRH-074	8323 CONSTITUTION BLVD	05/31/24	\$148,000	WD	\$148,000	\$64,131	\$18,000	100.0	167.0	\$641	100.00	FREEDOM HILL SUB
Totals:			\$297,900		\$297,900	\$141,573	\$75,152	252.0				
								Average				
								per FF=>			\$562	

USED 550

HARMONY HILLS SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
2109-HH-10		09/15/22	\$18,000	WD	\$18,000	\$18,000	\$27,000	120.0	154.0	\$150	120.00	HARMONY HILLS SUBI
2109-HH-15	9444 WINDSONG LN	01/17/25	\$309,900	WD	\$309,900	\$124,302	\$30,080	125.3	254.0	\$992	146.00	HARMONY HILLS SUBI
2109-HH-28-01	9095 WINDSONG LN	04/22/22	\$370,000	WD	\$370,000	\$112,643	\$24,437	210.7	455.0	\$535	236.00	HARMONY HILLS SUBI
2109-HH-40		05/16/22	\$18,500	WD	\$18,500	\$18,500	\$27,647	238.3	508.0	\$78	250.00	HARMONY HILLS SUBI
2109-HH-41		05/16/22	\$18,500	WD	\$18,500	\$18,500	\$27,647	238.3	508.0	\$78	250.00	HARMONY HILLS SUBI
2109-HH2-097	9222 MOCKINGBIRD LI	08/12/22	\$385,000	WD	\$385,000	\$82,285	\$27,000	120.0	156.0	\$686	122.00	HARMONY HILLS SUBI
2109-HH2-097	9222 MOCKINGBIRD LI	08/13/24	\$417,900	WD	\$417,900	\$119,245	\$27,000	120.0	156.0	\$994	122.00	HARMONY HILLS SUBI
2109-HH3-114	8952 LAMPLIGHTER LN	09/16/22	\$423,500	WD	\$423,500	\$1,707	\$28,200	125.3	177.0	\$14	122.00	HARMONY HILLS SUBI
2109-HH3-136		07/17/23	\$9,500	WD	\$9,500	\$9,500	\$25,350	112.7	170.0	\$84	119.00	HARMONY HILLS SUBI
2109-HH3-154		05/05/23	\$10,200	WD	\$10,200	\$10,200	\$27,825	123.7	211.0	\$82	100.00	HARMONY HILLS SUBI
Totals:			\$1,981,000		\$1,981,000	\$514,882	\$272,186	1,534.3				
								Average per FF=>		\$336		

USED 300

LAKE GROVE LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	
2109-LKG-24	6607 E M-115 HWY	12/08/22	\$130,050	WD	\$130,050	\$48,863	\$20,625	75.0	181.0	\$652	75.00	LAKE GROVE	
2109-LKG-71	398 INDIANA AVE	07/07/23	\$220,000	WD	\$220,000	\$18,459	\$37,199	161.7	240.0	\$114	142.00	LAKE GROVE	
2109-LKG-97	401 INDIANA AV	09/13/24	\$305,000	WD	\$305,000	\$41,584	\$27,060	117.7	231.2	\$353	37.00	LAKE GROVE	
Totals:			\$655,050		\$655,050	\$108,906	\$84,884	354.4					
								Average per FF=>		\$307			

USED 300

MEADOW HEIGHTS SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
2109-MH-11	119 DORAL DR	04/02/24	\$362,000	PTA	\$362,000	\$106,558	\$72,325	263.0	210.0	\$405	263.00	MEADOW HEIGHTS
2109-MH-17	150 DORAL DR	10/21/22	\$275,000	WD	\$275,000	\$22,092	\$49,225	179.0	172.0	\$123	179.00	MEADOW HEIGHTS
2109-MH-20	7811 S 41 RD	07/11/23	\$375,000	WD	\$375,000	\$65,367	\$38,500	140.0	234.0	\$467	140.00	MEADOW HEIGHTS
Totals:			\$1,012,000		\$1,012,000	\$194,017	\$160,050	582.0				
								Average per FF=>		\$333		

USED 325

OVERLOOK ESTATES SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
2109-OF-08	142 S MEADOW	05/06/24	\$46,000	WD	\$46,000	\$46,000	\$12,040	172.0	271.0	\$267	180.00	OVERLOOK ESTATE
2109-OF-10		06/14/24	\$23,000	WD	\$23,000	\$23,000	\$11,503	164.3	273.0	\$140	165.00	OVERLOOK ESTATE
Totals:			\$69,000		\$69,000	\$69,000	\$23,543	336.3				
								Average				
								per FF=>	\$205			

USED 205

POINT EAST SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
2109-PE-17	6313 SOMERSET LN	06/27/23	\$196,000	WD	\$196,000	\$69,393	\$43,208	163.7	182.0	\$424	115.00	POINT EAST SUBD.
2109-PE-22	6375 SOMERSET LN	07/21/22	\$317,500	WD	\$317,500	\$6,335	\$33,968	128.7	182.0	\$49	85.00	POINT EAST SUBD.
2109-PE-26	6328 BERKSHIRE	10/31/23	\$250,000	WD	\$250,000	\$45,178	\$33,968	128.7	182.0	\$351	85.00	POINT EAST SUBD.
Totals:			\$763,500		\$763,500	\$120,906	\$111,144	421.0				
								Average per FF=>		\$287		

USED 287

SCENIC WOODS SUB LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Land Table
2109-SW-03	134 SCENIC WOODS	06/24/24	\$15,000	WD	\$15,000	\$15,000	\$10,300	SCENIC WOODS SUBDIVISION
2109-SW-09	182 SCENIC WOODS DR	07/14/23	\$285,000	WD	\$285,000	\$12,781	\$3,000	SCENIC WOODS SUBDIVISION
2109-SW-10	190 SCENIC WOODS DR	05/24/23	\$279,900	WD	\$279,900	\$37,896	\$3,000	SCENIC WOODS SUBDIVISION
Totals:			\$579,900		\$579,900	\$65,677	\$16,300	
							SITE VALUE	
								\$20,000

USED 20000

Stoneledge and Baypoint water front rat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table
2109-27-3104	9368 E 48 1/2 RD	10/10/23	\$155,000	WD	\$155,000	\$21,938	\$22,950	54.0	\$406	54.00	STONE LEDGE LA
2109-27-3125	9355 POINT LOOKOUT DR	07/31/23	\$480,000	WD	\$480,000	\$43,664	\$98,370	109.3	\$399	109.30	BAY POINT SHORI
2109-27-3128	9311 POINT LOOKOUT DR	06/17/24	\$518,000	WD	\$518,000	\$220,806	\$35,650	155.0	\$1,425	155.00	BAY POINT SHORI
2109-34-2106	9285 E 50 RD	10/24/24	\$220,000	WD	\$220,000	\$70,485	\$51,688	56.0	\$1,259	56.00	STONE LEDGE LA
Totals:			\$1,373,000		\$1,373,000	\$356,893	\$208,658	374.3			
								Average			
								per FF=>	\$953		

Stoneledge lake used 950
 baypoint sh 1000.0

SUNSETVIEW SUB 2026 FF RATE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	Rate Group 1	
2109-02-2207	6105 S CROSBY RD	08/19/22	WD	\$160,000	\$30,347	\$3,812	100.0	\$303	RURAL M & B RATE	SMALL FF RATE	
2109-17-2310	7173 E M-115 HWY	03/28/24	WD	\$219,900	\$67,355	\$5,929	195.0	\$345	RURAL M & B RATE	SMALL FF RATE	
2109-21-4411-01	8907 E M-115 HWY	02/17/23	WD	\$130,000	\$43,644	\$48,300	210.0	\$208	RURAL M & B RATE	SMALL FF RATE	
Totals:				\$509,900	\$141,346	\$58,041	505.0				
							Average				
							per FF=>	\$280			

USED \$280