

5100 Residential FF Value for 2024

Lake Rate

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	Class	Rate Group 1				
03-7700-0002-00-5	636 N CYGNET LAKE DR	06/13/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$121,800	37.71	\$330,234	\$25,314	\$32,548	49.2	133.4	0.15	0.15	\$514	\$167,642	\$3.85	49.24	5100	3378/2275		5100 TRUMPETER BAY	401	LAKE RATE				
03-7700-0011-00-4	600 N CYGNET LAKE DR	08/10/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$118,900	37.99	\$303,190	\$58,724	\$48,914	74.0	144.0	0.25	0.25	\$794	\$239,690	\$5.50	74.00	5100	3382/3345		5100 TRUMPETER BAY	401	LAKE RATE				
03-7700-0071-00-7	609 TRUMPETER BAY DR	05/12/22	\$276,141	CD	03-ARM'S LENGTH	\$276,141	\$116,200	42.08	\$281,196	\$27,995	\$33,050	50.0	150.0	0.17	0.17	\$560	\$162,762	\$3.74	50.00	5100	3374/1894		5100 TRUMPETER BAY	401	LAKE RATE				
03-7700-0077-00-5	587 TRUMPETER BAY DR	08/21/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$18,200	56.88	\$315,863	\$32,000	\$52,880	80.0	130.0	0.24	0.24	\$400	\$133,891	\$3.07	80.00	5100	3342/1933		5100 TRUMPETER BAY	402	LAKE RATE				
03-7700-0104-00-2	580 TRUMPETER BAY DR	05/14/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$140,100	41.57	\$374,495	\$21,995	\$59,490	90.0	110.0	0.23	0.23	\$244	\$96,894	\$2.22	90.00	5100	3328/1335		5100 TRUMPETER BAY	401	LAKE RATE				
03-7701-0023-00-0	564 N CYGNET LAKE DR	12/15/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$11,600	55.24	\$334,075	\$20,172	\$33,050	50.0	134.8	0.16	0.16	\$403	\$130,142	\$2.99	50.00	5100	3358/1213		5100 TRUMPETER BAY	401	LAKE RATE				
03-7701-0024-00-0	568 N CYGNET LAKE DR	08/10/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$11,600	55.24	\$33,050	\$20,172	\$33,050	50.0	134.8	0.16	0.16	\$403	\$130,142	\$2.99	50.00	5100	3341/0508		5100 TRUMPETER BAY	401	LAKE RATE				
03-7701-0025-00-0	572 N CYGNET LAKE DR	03/09/23	\$85,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$85,500	\$21,000	24.56	\$67,756	\$83,844	\$66,100	100.0	269.5	0.31	0.16	\$838	\$270,465	\$6.21	100.00	5100		03-7701-0021-00-0	5100 TRUMPETER BAY	402	LAKE RATE				
Totals:			\$1,408,641			\$1,408,641	\$559,400		\$2,039,859	\$290,216	\$359,082	543.2		1.65	1.50														
								Sale. Ratio =>	39.71					Average				Average											
								Std. Dev. =>	11.22					per FF=>	\$534			per Net Acre=>	175,463.12			per SqFt=>	\$4.03						

Used \$534 per FF for Neighborhood 5100 "Lake Rate"