

6 Twin Lakes Front Land Values 2021

Neighborhood Table: 00050 Twin Lake Woods Lake Front, 00060 Twin Lakes Lake Front, 00070 Twin Lake Woods on Lake, 00080 Twin Lake Woods on Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	Asd/Adj.	Sale	Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/Ft
14-150-218-020-00	TWIN SHORES DR	06/24/20	\$240,000	WD	03-ARM'S LENGTH		\$240,000	\$86,200	35.92			\$170,779	\$144,681	\$75,460	77.0	\$1,879
14-150-219-019-00	TWIN SHORES DR	07/10/20	\$216,000	WD	03-ARM'S LENGTH		\$216,000	\$87,100	40.32			\$172,588	\$113,854	\$70,442	71.9	\$1,584
14-150-163-041-00	WAYNE ST	07/27/20	\$42,000	WD	03-ARM'S LENGTH		\$42,000	\$11,400	27.14			\$22,882	\$21,368	\$2,250	50.0	\$427
14-150-217-005-00	24980 TWIN SHO	08/07/20	\$130,000	WD	03-ARM'S LENGTH		\$130,000	\$64,400	49.54			\$128,804	\$74,696	\$73,500	75.0	\$996
14-150-119-006-00	24876 RIDGE RD	09/15/20	\$296,000	WD	03-ARM'S LENGTH		\$296,000	\$97,500	32.94			\$192,831	\$175,689	\$72,520	74.0	\$2,374
14-150-118-006-02	LAKE SHORE DR	09/24/20	\$160,000	WD	03-ARM'S LENGTH		\$160,000	\$101,000	63.13			\$196,449	\$27,251	\$63,700	65.0	\$419
14-150-205-002-00	55437 LAKE SHOR	02/12/21	\$115,000	WD	03-ARM'S LENGTH		\$115,000	\$40,700	35.39			\$82,351	\$69,649	\$37,000	37.0	\$1,882
14-150-205-009-00	52501 LAKE SHOF	06/04/21	\$280,000	WD	03-ARM'S LENGTH		\$280,000	\$83,100	29.68			\$164,312	\$190,688	\$75,000	75.0	\$2,543
14-150-169-007-00	PORTAGE ST	06/29/21	\$110,000	WD	03-ARM'S LENGTH		\$110,000	\$23,700	21.55			\$46,514	\$68,986	\$5,500	100.0	\$690
14-150-153-015-00	52462 LAKEVIEW	07/06/21	\$308,000	WD	03-ARM'S LENGTH		\$308,000	\$101,900	33.08			\$201,781	\$184,219	\$78,000	78.0	\$2,362
14-150-127-013-00	RIDGE RD	08/13/21	\$280,000	WD	03-ARM'S LENGTH		\$280,000	\$94,400	33.71			\$187,086	\$157,914	\$65,000	125.0	\$1,263
14-150-151-011-00	52698 LAKEVIEW	09/10/21	\$182,000	WD	03-ARM'S LENGTH		\$182,000	\$59,800	32.86			\$117,978	\$93,022	\$29,000	29.0	\$3,208
14-150-178-001-00	52495 ARNOLD A	09/30/21	\$150,000	WD	03-ARM'S LENGTH		\$150,000	\$38,500	25.67			\$75,906	\$85,094	\$11,000	200.0	\$425
14-150-221-029-00	LAKE SHORE DR	09/30/21	\$169,000	WD	03-ARM'S LENGTH		\$169,000	\$54,600	32.31			\$108,308	\$114,692	\$54,000	54.0	\$2,124
14-150-152-001-00	LAKEVIEW/DR	01/21/22	\$150,000	WD	03-ARM'S LENGTH		\$150,000	\$50,700	33.80			\$118,797	\$94,953	\$63,750	50.0	\$1,899

Totals: \$2,828,000

\$2,828,000

\$995,000

Sale. Ratio =>

35.18

Average

Std. Dev. =>

10.96

per $FF=\lambda$

\$1,393

Used Acreage Table Values from Rural Residential Sales

Use

1,400

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\$1,616,756

\$116,122

191

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