# 3 Mill Pond Lake Front Values 2023

Land Table: 130 Davis Estates, 350L.Four Winds Estates L.F, 18.Mill Pond,

| 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/FF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14-150-032-040-00 | 26930 DUTCH SET | 06/19/20 | $542,000 | WD | 03-ARM'S LENGTH | $542,000 | $144,900 | 26.73 | $289,838 | $284,632 | $32,470 | 450.0 | $633 |
| 14-150-033-015-03 | 55628 NUBOUR ST | 08/07/20 | $225,000 | WD | 03-ARM'S LENGTH | $225,000 | $90,300 | 40.13 | $178,429 | $73,651 | $27,080 | 290.0 | $254 |
| 14-150-350-020-00 | ALAN TER | 09/16/20 | $70,000 | WD | 03-ARM'S LENGTH | $70,000 | $107,600 | 153.71 | $162,380 | $70,000 | $162,380 | 353.0 | $198 |
| 14-150-350-067-00 | 26265 RANDALL R | 03/12/21 | $54,900 | WD | 03-ARM'S LENGTH | $54,900 | $32,400 | 59.02 | $65,074 | $28,006 | $38,180 | 83.0 | $337 |
| 14-150-032-037-20 | 26311 NUBOUR ST | 06/28/21 | $95,000 | WD | 03-ARM'S LENGTH | $95,000 | $43,700 | 46.00 | $87,400 | $95,000 | $87,400 | 190.0 | $500 |
| 14-150-032-003-51 | DUTCH SETTLEME | 12/15/21 | $40,000 | WD | 03-ARM'S LENGTH | $40,000 | $0 | 0.00 | $62,390 | $40,000 | $62,390 | 100.0 | $400 |
| 14-150-360-008-00 | 55755 DAVIS LN | 01/12/22 | $765,000 | WD | 03-ARM'S LENGTH | $765,000 | $382,100 | 49.95 | $792,906 | $29,134 | $57,040 | 124.0 | $235 |
| | | **Totals:** | **$1,791,900** | | | **$1,791,900** | **$801,000** | | **$1,638,417** | **$620,423** | **$466,940** | **1,590.0** | |
| | | | | | | | **Sale. Ratio =>** | **44.70** | | | **Average** | | |
| | | | | | | | **Std. Dev. =>** | **48.13** | | | **per FF=>** | | **$390** |

| | | | | | |
|---|---|---|---|---|---|
| | | | | **Use** | **$390** |
| Used Rural Residential Site Values | $ 17,000 | and Land Value | $5,000 | | |
| Used Twin Lakes back lot front foot values | | | $120 | | |

# 3 Mill Pond Lake Front ECF 2023

Land Table: 130 Davis Estates, 350L.Four Winds Estates L.F, 18.Mill Pond,

| Parcel Number | Street Address | Sale Date | Sale Price | Instr | Terms of Sale | Inf. Adj. Sale $ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14-150-033-015-03 | 55628 NUBOUR ST | 08/07/20 | $225,000 | WD | 03-ARM'S LENGTH | $225,000 | $90,300 | 40.13 | $178,429 | $27,080 | $197,920 | $161,181 | 1.228 |
| 14-150-350-030-00 | 26090 ALAN TER | 11/23/20 | $140,000 | WD | 03-ARM'S LENGTH | $140,000 | $98,800 | 70.57 | $192,825 | $36,270 | $103,730 | $166,725 | 0.622 |
| 14-150-350-067-00 | 26265 RANDALL RI | 03/12/21 | $54,900 | WD | 03-ARM'S LENGTH | $54,900 | $32,400 | 59.02 | $65,074 | $38,180 | $16,720 | $27,927 | 0.599 |
| 14-150-360-008-00 | 55755 DAVIS LN | 01/12/22 | $765,000 | WD | 03-ARM'S LENGTH | $765,000 | $382,100 | 49.95 | $792,906 | $57,040 | $707,960 | $724,991 | 0.977 |
| | | **Totals:** | **$1,184,900** | | | **$1,184,900** | **$603,600** | | **$1,229,234** | | **$1,026,330** | **$1,080,825** | |
| | | | | | | | **Sale. Ratio =>** | **50.94** | | | | **E.C.F. =>** | **0.950** |
| | | | | | | | **Std. Dev. =>** | **12.98** | | | | **Ave. E.C.F. =>** | **0.856** |
| | | | | | | | | | | | | **Use** | **0.950** |