

Map # 2023 DONNELL LAKE NORTH SHORE LV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class	Rate	Group 1
24	14-100-035-008-00	17031 LAKEVIEW DR	08/20/21	\$762,300	OTH	03-ARM'S LENGTH	\$762,300	\$262,300	34.41	\$645,433	\$455,667	\$338,800	115.4	420.0	0.94	0.94	\$3,947	\$484,237	\$11.12	97.56	DOLKN 1202/1394	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
25	14-100-290-003-00	16969 LAKEVIEW DR	07/16/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$272,100	46.91	\$673,513	\$51,762	\$145,275	49.5	294.0	0.34	0.34	\$1,046	\$153,596	\$3.53	50.00	DOLKN 1191/1742	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
26	14-100-290-005-00	16951 LAKEVIEW DR	10/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,200	52.63	\$400,649	\$96,101	\$146,750	50.0	300.0	0.34	0.34	\$1,922	\$279,363	\$6.41	50.00	DOLKN 1206/1890	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
27	14-100-290-019-01	16793 LAKEVIEW DR	06/03/20	\$610,000	CD	03-ARM'S LENGTH	\$610,000	\$317,900	52.11	\$411,894	\$549,038	\$350,932	180.1	234.5	1.02	1.02	\$3,049	\$539,860	\$12.39	189.00	DOLKN 1174/1369	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
28	14-100-321-006-00	16279 LAKEVIEW DR	10/26/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$173,200	41.73	\$397,818	\$161,717	\$144,535	49.2	259.0	0.32	0.32	\$3,284	\$513,387	\$11.79	53.00	DOLKN 1183/1385	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
29	14-100-360-020-00	17307 LAKEVIEW DR	10/09/20	\$290,000	CD	03-ARM'S LENGTH	\$290,000	\$148,800	51.31	\$313,581	\$130,753	\$154,334	52.6	209.0	0.30	0.30	\$2,487	\$432,957	\$9.94	63.00	DOLKN 1182/1659	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
30	14-100-360-024-00	17315 LAKEVIEW DR	10/20/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$149,200	67.82	\$230,051	\$74,675	\$84,736	28.9	100.0	0.12	0.12	\$2,587	\$649,348	\$14.91	50.00	DOLKN 1184/1360	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		
31	14-100-360-025-00	17317 LAKEVIEW DR	01/07/22	\$654,900	WD	03-ARM'S LENGTH	\$654,900	\$209,000	31.91	\$531,130	\$239,941	\$116,171	39.6	188.0	0.22	0.22	\$6,062	\$1,110,838	\$25.50	50.00	DOLKN 1210/2465	DONNELL LAKE NORTH SHORE	401	LAKEFRONT		

Totals: \$3,882,200 \$3,882,200 \$1,716,700 \$3,604,069 \$1,759,654 \$1,481,523 565.3 3.59 3.59
 Sale. Ratio => 44.22 Average per FF=> \$3,113 Average per Net Acr 490,564.26
 Std. Dev. => 11.48 USE > \$3,100 Average per SqFt=> \$11.26

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32	14-100-026-006-01	DONNELL RD	12/23/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$43,500	32.46	\$87,004	\$134,000	\$87,004	467.8	258.0	2.08	2.08	\$286	\$64,361	\$1.48	367.00	DOLKN 1187/77	14-100-026-006-30	DONNELL LAKE NORTH SHORE	402	BACK LOTS	
33	14-100-026-006-10	DONNELL RD	12/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$16,100	10.06	\$36,191	\$160,000	\$36,191	173.3	252.0	0.77	0.79	\$924	\$209,150	\$4.80	129.00	DOLKN 1187/936	14-100-026-006-20	DONNELL LAKE NORTH SHORE	402	BACK LOTS	
34	14-100-026-006-20	60937 DONNELL RD	12/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,200	57.63	\$181,927	\$14,264	\$36,191	194.6	220.0	0.77	0.77	\$73	\$18,646	\$0.43	179.00	DOLKN 1187/936	14-100-026-006-10	DONNELL LAKE NORTH SHORE	401	BACK LOTS	
35	14-100-036-002-00	16015 VANS LN	07/24/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$74,100	46.02	\$169,801	\$1,140	\$9,941	53.4	85.0	0.14	0.14	\$21	\$8,201	\$0.19	71.00	DOLKN 1177/1984	14-100-036-003-00	DONNELL LAKE NORTH SHORE	401	BACK LOTS	
36	14-100-290-027-50	16868 LAKEVIEW DR	06/10/20	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$36,900	105.43	\$46,128	\$35,000	\$46,128	65.3	256.0	0.29	0.29	\$536	\$119,048	\$2.73	50.00	DOLKN		DONNELL LAKE NORTH SHORE	402	BACK LOTS	
37	14-100-370-057-01	17154 LAKEVIEW DR	11/19/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,700	33.95	\$168,923	\$64,097	\$13,020	70.0	150.0	0.24	0.24	\$916	\$265,963	\$6.11	70.00	DOLKN 1185/497	14-100-370-058-00	DONNELL LAKE NORTH SHORE	401	BACK LOTS	
38	14-100-370-058-00	17154 LAKEVIEW DR	11/19/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$4,700	2.14	\$13,020	\$220,000	\$13,020	50.0	150.0	0.24	0.17	\$4,400	\$912,863	\$20.96	50.00	DOLKN 1185/497	14-100-370-057-01	DONNELL LAKE NORTH SHORE	402	BACK LOTS	
39	14-100-370-090-00	17364 LAKEVIEW DR	03/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,700	33.85	\$157,830	\$65,970	\$23,800	119.0	150.0	0.41	0.41	\$554	\$160,902	\$3.69	119.00	DOLKN 1192/1537	14-100-370-092-00	DONNELL LAKE NORTH SHORE	401	BACK LOTS	
40	14-100-370-092-00	17364 LAKEVIEW DR	03/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$7,400	3.70	\$23,800	\$200,000	\$23,800	80.0	150.0	0.41	0.28	\$2,500	\$487,805	\$11.20	80.00	DOLKN 1192/1537	14-100-370-090-00	DONNELL LAKE NORTH SHORE	402	BACK LOTS	
41	14-100-380-019-00	MYRTLE DR	12/29/20	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$6,600	60.00	\$28,267	\$11,000	\$28,267	70.7	162.0	0.25	0.25	\$156	\$43,478	\$1.00	68.00	DOLKN 1187/1989		DONNELL LAKE NORTH SHORE	402	BACK LOTS	
42	14-100-390-093-00	17374 LAKEVIEW DR	08/10/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$95,100	32.68	\$247,533	\$85,602	\$42,135	105.3	142.8	0.35	0.35	\$813	\$241,814	\$5.55	108.00	DOLKN 1202/1344		DONNELL LAKE NORTH SHORE	401	BACK LOTS	

\$359,497 1,449.4
 Per/ff \$248
 USE> \$250