

2023 DIAMOND LK WEST SHORE LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Isd/Adj. SaliCur.	Appraisal	Land Residual	st. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual FrontCF	Area Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1						
107	14-100-182-015-00	21965 HOWELL DR	09/03/21	\$2,300,000	WD	03-ARM'S LENGTH	\$2,097,480	\$716,700	34.17	\$1,599,173	\$843,307	\$345,000	50.0	134.0	0.15	0.15	\$16,866	\$5,476,019	\$125.71	50.00	DIWS 1203/351	14-100-180-020-00	DIAMOND LAKE	401	WEST SHORE						
108	14-100-187-009-00	21677 HOWELL DR	07/02/21	\$850,000	WD	03-ARM'S LENGTH	\$807,500	\$314,000	38.89	\$358,852	\$471,148	\$22,500	50.0	157.0	0.17	0.18	\$9,423	\$2,739,233	\$62.88	50.00	DIWS 1199/535	14-100-186-007-00	DIAMOND LAKE	401	WEST SHORE						
109	14-100-187-021-00	21775 HOWELL DR	01/06/22	\$1,275,000	WD	03-ARM'S LENGTH	\$1,150,000	\$426,500	37.09	\$1,069,884	\$565,116	\$485,000	50.0	173.0	0.20	0.20	\$11,302	\$2,839,779	\$65.19	50.00	DIWS 1210/2183		DIAMOND LAKE	401	WEST SHORE						
Totals:				\$4,425,000			\$4,054,980	\$1,457,200		\$3,027,909	\$1,879,571	\$852,500	150.0		0.53	0.53															
								Sale. Ratio =>	35.94									Average			Average										
								Std. Dev. =>	2.38									per FF=>	\$12,530	Average	per Net Acre=>	3,580,135.24	Average	per SqFt=>	\$82.19						
												USE>	8,050.0	Same as North Shore																	