

2023 DIAMOND LK EAST SHORE LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sa	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
97	14-100-031-024-01	21032 CARLTON	07/01/20	\$2,400,000	CD	03-ARM'S LENGTH	\$2,400,000	\$710,300	29.60	\$3,289,068	\$3,432	\$892,500	105.0	205.0	0.49	0.49	\$33	\$6,947	\$0.16	105.00	DIES 1176/569			DIAMOND LAKE	401	EAST SHORE
98	14-100-150-022-01	20784 DIAMOND SHORES DR	07/27/20	\$1,150,000	CD	03-ARM'S LENGTH	\$1,104,000	\$662,400	60.00	\$1,120,796	\$673,204	\$690,000	115.0	175.0	0.46	0.46	\$5,854	\$1,457,152	\$33.45	115.00	DIES 1176/1649	14-100-032-029-20		DIAMOND LAKE	401	EAST SHORE
99	14-100-270-007-00	21150 CARLTON	06/03/21	\$1,251,500	WD	03-ARM'S LENGTH	\$1,236,500	\$472,800	38.24	\$1,580,162	\$81,338	\$425,000	50.0	163.0	0.19	0.19	\$1,627	\$434,963	\$9.99	50.00	DIES 1198/439			DIAMOND LAKE	401	EAST SHORE
100	14-100-270-013-00	21210 CARLTON	02/28/22	\$1,150,000	WD	03-ARM'S LENGTH	\$690,000	\$232,400	33.68	\$480,411	\$584,589	\$375,000	50.0	182.0	0.21	0.21	\$11,692	\$2,797,077	\$64.21	50.00	DIES 1213/281	14-100-270-014-00		DIAMOND LAKE	401	EAST SHORE
101	14-100-270-014-00	CARLTON	02/28/22	\$1,150,000	WD	03-ARM'S LENGTH	\$460,000	\$148,800	32.35	\$375,000	\$460,000	\$375,000	50.0	185.0	0.21	0.21	\$9,200	\$2,200,957	\$50.53	50.00	DIES 1213/281	14-100-270-013-00		DIAMOND LAKE	402	EAST SHORE

Totals:	\$7,101,500			\$5,890,500	\$2,226,700				37.80	\$6,845,437	\$1,802,563	\$2,757,500	370.0		1.56	1.56												
					Sale. Ratio =>				12.27			Average per FF=>		4,872	Average per Net Acr	1,154,748.88			Average per SqFt=>	\$26.51								
					Std. Dev. =>				12.27			Average per FF=>		4,872	Average per Net Acr	1,154,748.88			Average per SqFt=>	\$26.51								

USE> 5,000

BACK LOTS

102	14-100-032-029-20	20785 DIAMOND SHORES DR	07/27/20	\$1,150,000	CD	03-ARM'S LENGTH	\$46,000	\$25,000	54.35	\$690,000	\$46,000	\$690,000	100.0	150.0	0.46	0.34	\$460	\$99,567	\$2.29	100.00	DIES 1176/1649	14-100-150-022-01		DIAMOND LAKE	401	BL EAST SHORE
103	14-100-032-053-02	CARLTON	10/15/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$167,500	30.45	\$565,333	\$550,000	\$565,333	400.0	150.0	26.56	26.56	\$1,375	\$20,708	\$0.48	400.00	DIES 1207/2163			DIAMOND LAKE	402	BL EAST SHORE
104	14-100-330-065-00	LEIGH AVE	06/23/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$25,000	4.90	\$300,000	\$510,000	\$300,000	100.0	112.5	0.19	0.26	\$5,100	\$2,727,273	\$62.61	100.00	DIES 1174/2526	14-100-330-005-00		DIAMOND LAKE	402	BL EAST SHORE

Totals:	\$2,210,000			\$1,106,000	\$217,500				19.67	\$1,555,333	\$1,106,000	\$1,555,333	600.0		27.21	27.16											
					Sale. Ratio =>				19.67			Average per FF=>		460	Average per Net Acr	40,648.31			Average per SqFt=>	\$0.93							
					Std. Dev. =>				24.73			Average per FF=>		460	Average per Net Acr	40,648.31			Average per SqFt=>	\$0.93							