

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
002-019-006-0102	22 E NESTEL RD	05/24/22	\$360,222	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,222	\$122,500	34.01	\$38,061	\$112,083	234.0	541.3	\$163	175.00	002-019-006-0101	LK JAMES
002-036-016-0283	5945 QUAIL DR	09/10/24	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$139,900	39.69	\$103,165	\$59,163	123.5	188.5	\$835	135.85		W TWIN LAKE
003-685-024-0000	VACANT	09/29/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$20,300	42.29	\$48,000	44,550.0	90.0	216.0	\$533	75.00		LKONW- DENTON
003-475-192-1000	VACANT	03/18/24	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$24,100	48.20	\$50,000	47,718.0	96.4	80.0	\$519	132.00		LKJONW- DENTON
Totals:			\$810,722			\$810,722	\$306,800		\$239,226	\$263,514	543.9					
								Sale. Ratio =>			Average					
								Std. Dev. =>			per FF=>					
									37.84				\$440			
									5.89							

2026 LAKE JAMES & W TWIN LAKE ON WATER PER FF
UTILIZED & APPLIED: \$440/FF

DUE TO LACK OF VACANT LAND SALES ON LAKE JAMES & W TWIN LAKE IN BACKUS TOWNSHIP, ONE OLDER SALE OUTSIDE OF SALES STUDY PERIOD AND TWO VACANT LAND SALES FROM NEIGHBORING DENTON TOWNSHIP ON LAKE JAMES WERE UTILIZED TO DETERMINE LAND VALUE PER FRONT FOOT.