

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	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
002-019-005-1000	419 E SHADOW LAKE RD	07/22/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$153,800	38.46	\$327,266	\$272,283	\$199,649	646.1	150.0	10.00	12.23	\$421	646.14	LKJSL
002-019-008-0030	335 E SHADOW LAKE RD	08/17/21	\$205,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$205,000	\$89,600	43.71	\$221,063	\$50,133	\$66,196	367.0	443.9	0.00	0.48	\$137	299.94	LKJSL
002-019-008-0040	333 E SHADOW LAKE RD	01/17/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$119,800	96.61	\$258,715	(\$92,747)	\$41,968	167.5	226.7	0.71	0.71	(\$554)	136.27	LKJSL
Totals:			\$728,900			\$728,900	\$363,200		\$807,044	\$229,669	\$307,813	1,180.7		10.71	13.41			
Sale. Ratio =>								49.83	Average					Average				
Std. Dev. =>								32.17	per FF=>				\$195	per Net Acre=>				21,446.35

2026 SHADOW LAKE UTILIZED & APPLIED \$195 PER FF

A sale that predates the current study period was used as verification with the market and analysis with subsequent sales confirms that the sale remains representative of ongoing land value trends. It serves as a reliable data point within the overall front foot land determination.