

Upper Lake

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sold \$	Adj. when Sold	Cost/Adj. Sale	Cur. Appraisal	Land Acquisition	1 yr Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dist. to 1st	Dist. to 2nd	Dist. to 3rd	Altitude	ECF Area	Other Parcels in Sale	Lead Time	Inspected Date	Use Code	Class
41-02-03-277-005	3118 RAU DR NE	06/16/23	\$304,500	WD	03 ARMY LENGTH	\$304,500	\$111,100	\$6,438	\$287,400	\$127,350	\$110,500	118.0	70.0	1.38	0.00	\$3,000	\$88,514	\$7.00	118.60	UPLX 2 02307E*14	41-02-03-277-004, 41-02-03-220-013	UPPER LAKE	4/19/2022	401	
41-02-03-277-015	4272 RAU DR NE	04/19/24	\$400,000	WD	03 ARMY LENGTH	\$390,000	\$73,200	\$11.10	\$292,000	\$65,466	\$50,000	51.6	93.0	0.00	0.00	\$1,200	\$0.00	\$0.00	51.00	UPLX 2 02400E*14		UPPER LAKE	6/19/2024	401	
41-02-03-276-005	17760 SIMONS AVENE	08/04/23	\$300,000	WD	03 ARMY LENGTH	\$300,000	\$98,200	\$22.52	\$196,378	\$63,625	\$55,000	60.0	0.0	0.00	0.00	\$1,000	\$0.00	\$0.00	60.00	UPLX 2 02308E*14		UPPER LAKE	10/19/2017	401	
41-02-32-372-008	13306 PINE ISLAND DR NE	12/27/24	\$575,000	WD	03 ARMY LENGTH	\$575,000	\$201,800	\$6.10	\$558,391	\$91,619	\$75,000	100.0	0.0	1.22	1.22	\$916	\$75,098	\$1.72	0.00	LINE 2 02501E*14		UPPER LAKE PROPERTY	10/16/2024	401	
41-02-32-451-014	13354 PINE LAKE DR NE	05/22/23	\$280,000	WD	03 ARMY LENGTH	\$280,000	\$96,700	\$7.13	\$241,125	\$70,875	\$60,000	68.0	0.0	0.71	0.71	\$1,100	\$111,000	\$2.55	0.00	LINE 2 02300E*14		UPPER LAKE PROPERTY	6/23/2018	401	
Totals:			\$1,744,500			\$1,744,500	\$602,100		\$1,076,043	\$418,737	\$350,280	397.0		3.31	1.83										
			Sale Ratio **				34.51			Average				Average		per Net Acres**	128,586.65			Average					
			Std. Dev. **				2.80			per FT**				per SqFt**						\$2.90					

\$1000 Applied

Used (Concluded Land Value)

Upper
Lake

Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
A:	354.96	43,560	1.000	0.89	\$38,768	\$38,768
B:	-0.5606	65,340	1.500	0.71	\$30,928	\$46,391
		87,120	2.000	0.6	\$26,136	\$52,272
		108,900	2.500	0.53	\$23,087	\$57,717
		130,680	3.000	0.48	\$20,909	\$62,726
		174,240	4.000	0.41	\$17,860	\$71,438
		217,800	5.000	0.36	\$15,682	\$78,408
		304,920	7.000	0.3	\$13,068	\$91,476
		435,600	10.000	0.24	\$10,454	\$104,544
		653,400	15.000	0.2	\$8,712	\$130,680
		871,200	20.000	0.17	\$7,405	\$148,104
		1,089,000	25.000	0.15	\$6,534	\$163,350
		1,306,800	30.000	0.13	\$5,663	\$169,884
		1,742,400	40.000	0.11	\$4,792	\$191,664
		2,178,000	50.000	0.1	\$4,356	\$217,800
		4,356,000	100.000	0.07	\$3,049	\$304,920