

10925 Iron Mill Pond Lake Front

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
P -16-28-260-005,									
P -16-28-260-006,									
P -16-28-260-007	13270 SHARON HOLLOW RD	11/24/2021	107,000	18,100	151,602	104,806	89,562	159.9342	655.3070073
P -16-28-260-014	13568 SHARON HOLLOW RD	1/13/2023	155,000	58,550	125,054	79,548	49,602	88.57423	898.0941444
P -16-28-260-017,									
P -16-28-260-018	SHARON HOLLOW RD	9/3/2021	93,000	26,650	105,629	87,695	66,756	119.2079	735.6474795
P -16-28-260-030	13580 SHARON HOLLOW RD	8/12/2021	275,000	80,950	270,514	102,619	98,133	188.3796	544.7459027
Totals:			630,000	184,250	652,799	374,668	304,053	556.0959	
								2024 Average per FF=>	670

10925 Iron Mill Pond Lake 2024 Front Foot rate = 670

Table A

Acres	Value	Acres	Value	Acres	Value	Acres	Value
1	84,400	3	105,500	10	118,900	30	300,000
1.5	88,200	4	106,000	15	134,000	40	342,000
2	92,100	5	106,800	20	178,700	50	427,500
2.5	95,900	7	107,600	25	223,400	100	855,000

10925 Iron Mill Pond Rate Tables

Underwater	275
Wetlands	275
Ag/Rec	5,100