

12023 Twin Lake, Lake Front Land Values

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front
P -16-31-421-014	1628 MULL RD	8/18/2022	255,000	115,900	242,363	57,235	44,598	79.62808	718.779077	74
P -16-31-421-042	1648 MULL RD	1/13/2022	250,000	81,400	229,964	87,099	67,063	119.7555	727.306906	107
P -16-31-481-026	1254 LAKEVIEW DR	7/1/2021	255,000	127,000	311,841	65,580	122,421	218.608	299.9889707	200
Totals:			760,000	324,300	784,168	209,914	234,082	417.9916		
								2024 Average per FF=>	500	

12023 Twin Lake front foot rate = 500

Acres	Value	Acres	Value	Acres	Value
1	55,700	3	66,000	10	89,460
1.5	56,700	4	75,300	15	100,100
2	57,200	5	77,700	20	111,900
2.5	57,600	7	81,270	25	124,300

Rate Table per acre

Underwater	275
Wetlands	275