Inverness Township

Mullett Lake Extraction Method Land Value Improved Sales

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
MULLETT LAKE	091-024-400-015-00	371 FOOTE	06/04/24	$879,000	WD	03-ARM'S LENGTH	$879,000	$320,700	36.48	$716,925	$452,075	$290,000	100.0	150.0	0.34	0.34	$4,521
MULLETT LAKE	092-F11-000-013-00	1827 BAYSHORE	10/31/24	$900,000	WD	03-ARM'S LENGTH	$900,000	$302,100	33.57	$598,896	$540,244	$239,140	222.4	112.0	0.24	0.17	$2,429
MULLETT LAKE	104-029-100-042-00	7331 MCDONALD	08/10/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$174,200	29.03	$497,785	$452,215	$350,000	100.0	450.0	1.03	1.03	$4,522
MULLETT LAKE	104-029-100-043-00	7343 MCDONALD	06/28/24	$940,000	WD	03-ARM'S LENGTH	$940,000	$366,200	38.96	$726,412	$516,226	$302,638	100.0	444.0	13.59	1.02	$5,162
MULLETT LAKE	104-029-100-051-01	7449 MCDONALD	12/22/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$0	0.00	$1,177,319	$232,566	$509,885	145.7	440.0	1.62	1.62	$1,596
MULLETT LAKE	104-030-200-004-00	8000 JEROME	06/06/24	$760,000	WD	03-ARM'S LENGTH	$760,000	$364,300	47.93	$907,576	$274,359	$421,935	120.6	175.0	0.51	0.51	$2,276
MULLETT LAKE	130-023-100-001-00	2509 BOY SCOUT	07/20/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$442,700	49.19	$1,103,263	$284,245	$487,508	174.1	500.0	2.30	2.30	$1,633
MULLETT LAKE	130-024-200-001-08	454 BRIEN	11/16/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$0	0.00	$689,387	$496,157	$285,544	100.0	305.0	1.20	1.20	$4,962
MULLETT LAKE	130-026-100-016-01	1654 BIRCH BARK COVE	06/04/24	$792,004	WD	03-ARM'S LENGTH	$792,004	$314,000	39.65	$653,187	$449,652	$310,835	111.0	2093.0	5.48	5.48	$4,050
MULLETT LAKE	130-026-100-018-01	1781 THUL	08/25/23	$780,000	WD	03-ARM'S LENGTH	$780,000	$275,000	35.26	$737,433	$240,210	$197,643	70.6	1099.0	1.63	1.63	$3,403
MULLETT LAKE	130-031-200-007-00	868 GIAUQUE BEACH	09/27/24	$570,000	WD	03-ARM'S LENGTH	$570,000	$157,800	27.68	$326,985	$421,179	$178,164	63.6	48.5	0.06	0.06	$6,619
MULLETT LAKE	130-031-200-014-00	776 GIAUQUE BEACH	01/10/25	$770,000	WD	03-ARM'S LENGTH	$770,000	$182,700	23.73	$384,603	$554,015	$168,618	122.4	228.9	0.30	0.13	$4,525
MULLETT LAKE	130-031-400-006-00	102 N GRANDVIEW BEACH	10/13/23	$745,000	WD	03-ARM'S LENGTH	$745,000	$197,900	26.56	$471,049	$553,951	$280,000	100.0	125.8	0.29	0.29	$5,540
MULLETT LAKE	130-L07-000-016-00	4152 LONG POINT	01/03/25	$840,000	WD	03-ARM'S LENGTH	$840,000	$264,600	31.50	$553,036	$521,187	$234,223	83.7	168.0	0.31	0.31	$6,230
MULLETT LAKE	130-L07-000-060-00	4408 LONG POINT	07/09/24	$520,000	WD	03-ARM'S LENGTH	$520,000	$188,000	36.15	$396,225	$249,408	$125,633	77.4	153.3	0.26	0.26	$3,224
MULLETT LAKE	130-R17-000-005-00	2569 JACKPINE	06/11/24	$865,000	WD	03-ARM'S LENGTH	$865,000	$322,500	37.28	$674,583	$470,417	$280,000	100.0	451.0	1.04	1.04	$4,704
MULLETT LAKE	140-N19-000-012-00	819 NEEDLE POINT	09/12/24	$900,000	WD	03-ARM'S LENGTH	$900,000	$311,200	34.58	$956,211	$233,789	$290,000	100.0	256.0	0.59	0.59	$2,338
			Totals:	**$13,561,004**			**$13,561,004**	**$4,183,900**		**$11,570,875**	**$6,941,895**	**$4,951,766**	**1,891.5**		**30.79**	**17.98**	**$3,670**
								Sale. Ratio =>	**30.85**			**Average**	**USED**		**Average**		
								Std. Dev. =>	**13.46**			**per FF=>**	**$3,670**		**per Net Acre=>**	**225,488.70**	