								Used woods/ Scrub/ Low Wet Woods/ Swamp / Pasture from Agriculture Land Value Studies.	ire from Agricultu	Swamp / Pastu	/ Low Wet Woods/	ised woods/ Scrub/
								3	s Wayne Township	and Twin Lakes	Used Lake Front Sales From Rush Lake and Twin Lakes Wayne Township	sed Lake Front Sale
0.984	Use											
1.131	Ave. E.C.F. =>				10.75	Std. Dev. =>						
0.984	E.C.F. =>				49.98	Sale. Ratio =>						
	\$268,278	\$254,083		\$639,649		\$322,600	\$645,500		\$645,500	Totals:	_	
1.131	\$53,042	\$60,000	\$120,000	\$165,881	46.06	\$82,900	\$180,000	03-ARM'S LENGTH	\$180,000 WD	11/19/21	48873 RUSH LAKE	80-11-006-008-00 48873 RUSH LAKE
1.957	\$36,945	\$72,283	\$97,717	\$129,674	38.18	\$64,900	\$170,000	03-ARM'S LENGTH	\$170,000 WD	10/22/21	48020 68TH ST	80-11-005-030-00 48020 68TH ST
0.668	\$53,175	\$35,500	\$100,000	\$147,645	54.46	\$73,800	\$135,500	03-ARM'S LENGTH	\$135,500 WD		48873 RUSH LAKE	80-11-006-008-00 48873 RUSH LAKE
0.770	\$125,117	\$96,300	\$63,700	\$196,449	63.13	\$101,000	\$160,000	03-ARM'S LENGTH	\$160,000 WD	09/24/20	LAKE SHORE DR	14-150-118-006-02 LAKE SHORE DR
E.C.F.	Cost Man. \$	Bldg. Residual	Land + Yard	Cur. Appraisal	Asd/Adj. Sale	Cur. Asmnt.	Adj. Sale \$	Terms of Sale	Sale Price Instr.	Sale Date S	Street Address	Parcel Number
												ECF Table: WFT
										ECF 2023	4 Rush Lake Lake Front ECF 2023	1 Rush Lake

4 Rush Lake Lake Front Land Values 2023	nd Value	s 2023								
Land Neighborhood:WFT										
Parcel Number Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Inf. Adj. Sale\$	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-150-119-006-00 24876 RIDGE RD	09/15/20	\$296,000 WD	03-ARM'S LENGTH	\$296,000	\$97,500	\$192,831	\$175,689	\$72,520	74.0	\$2,374
80-11-505-001-00 49904 68TH ST	10/16/20	\$242,500 WD	03-ARM'S LENGTH	\$242,500	\$176,000	\$351,959	\$185,541	\$295,000	295.0	\$629
80-11-006-008-00 48873 RUSH LAKE RE	12/29/20	\$135,500 WD	03-ARM'S LENGTH	\$135,500	\$73,800	\$147,645	\$87,855	\$100,000	100.0	\$879
14-150-153-015-00 52462 LAKEVIEW DR	07/06/21	\$308,000 WD	03-ARM'S LENGTH	\$308,000	\$101,900	\$201,781	\$184,219	\$78,000	78.0	\$2,362
14-150-127-013-00 RIDGE RD	08/13/21	\$280,000 WD	03-ARM'S LENGTH	\$280,000	\$94,400	\$187,086	\$157,914	\$65,000	175.0	\$1,263
80-11-005-030-00 48020 68TH ST	10/22/21	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$64,900	\$129,674	\$136,326	\$96,000	80.0	\$1,704
80-11-006-008-00 48873 RUSH LAKE RC	11/19/21	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$82,900	\$165,881	\$134,119	\$120,000	100.0	\$1,341
	Totals:	\$1,612,000		\$1,612,000	\$691,400	\$1,376,857	\$1,061,663	\$826,520	852.0	
				S	Sale. Ratio =>			Average		
				Ş	Std. Dev. =>			per FF=>		\$1,246
									Use	\$1,250
Used Lake Front Sales From Rush Lake and Twin Lakes Wayne Township	Twin Lakes W	ayne Township								