

Aloha 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				
									Std. Dev. =>	13.46				per FF=>	\$3,670	per Net Acre=>	225,488.70		