

**2023 LONG LAKE  
LAND SALES STUDY**

| CODE | PARCEL NUMBER | DATE       | SALE PRICE | IMP VALUE | RES SP  | SIZE FF | PER   | COMMENTS        |
|------|---------------|------------|------------|-----------|---------|---------|-------|-----------------|
| 1    | 11-18-390-111 | 4/14/2021  | 25,000     | 0         | 25,000  | 63.3    | 395   | ACCESS ONLY     |
| 4    | 11-19-226-430 | 11/19/2021 | 325,000    | 125,407   | 199,593 | 50      | 3,992 | CHANNEL         |
| 4    | 11-19-226-410 | 6/23/2021  | 345,000    | 122,590   | 222,410 | 46      | 4,835 | CHANNEL         |
| 4    | 11-19-156-310 | 8/6/2021   | 195,000    | 119,097   | 75,903  | 40.67   | 1,866 | INFLUENCE       |
| 4    | 11-19-376-380 | 10/21/2020 | 255,000    | 192,901   | 62,099  | 50      | 1,242 | INFLUENCE       |
| 4    | 11-19-226-070 | 2/24/2022  | 385,000    | 73,033    | 311,967 | 51      | 6,117 | LAKE FRONT      |
| 4    | 11-30-101-170 | 8/31/2021  | 250,000    | 66,834    | 183,166 | 40.56   | 4,516 | LAKE FRONT      |
| 4    | 11-30-101-200 | 7/30/2021  | 400,000    | 87,311    | 312,689 | 40.56   | 7,709 | LAKE FRONT      |
| 4    | 11-19-157-490 | 7/13/2021  | 327,000    | 42,327    | 284,673 | 42.7    | 6,667 | LAKE FRONT      |
| 4    | 11-19-127-181 | 6/24/2021  | 440,000    | 130,192   | 309,808 | 61.4    | 5,046 | LAKE FRONT      |
| 4    | 11-19-226-520 | 6/17/2021  | 565,000    | 241,848   | 323,152 | 64      | 5,049 | LAKE FRONT      |
| 4    | 11-19-157-601 | 6/4/2021   | 494,000    | 267,715   | 226,285 | 54      | 4,190 | LAKE FRONT      |
| 4    | 11-19-226-270 | 5/20/2021  | 681,000    | 339,489   | 341,511 | 80      | 4,269 | LAKE FRONT      |
| 4    | 11-30-126-160 | 3/26/2021  | 422,000    | 208,518   | 213,482 | 50      | 4,270 | LAKE FRONT      |
| 4    | 11-19-157-450 | 11/13/2020 | 362,000    | 143,194   | 218,806 | 40      | 5,470 | LAKE FRONT      |
| 1    | 11-19-127-120 | 10/16/2020 | 165,000    | 0         | 165,000 | 44      | 3,750 | LAKE FRONT LESS |
| 4    | 11-30-101-270 | 1/28/2022  | 370,000    | 107,267   | 262,733 | 42.1    | 6,241 | LAKE FRONT LESS |
| 4    | 11-19-127-230 | 10/29/2021 | 720,000    | 320,327   | 399,673 | 110.45  | 3,619 | LAKE FRONT LESS |
| 4    | 11-19-127-030 | 10/15/2021 | 300,000    | 58,718    | 241,282 | 98.7    | 2,445 | LAKE FRONT LESS |
| 4    | 11-19-226-010 | 10/8/2021  | 539,900    | 195,435   | 344,465 | 80      | 4,306 | LAKE FRONT LESS |
| 4    | 11-19-157-240 | 6/14/2021  | 327,000    | 129,519   | 197,481 | 40      | 4,937 | LAKE FRONT LESS |
| 4    | 11-19-226-200 | 3/19/2021  | 425,000    | 151,700   | 273,300 | 100     | 2,733 | LAKE FRONT LESS |

| KEY |                     |
|-----|---------------------|
| 1-  | VACANT SALES        |
| 2-  | BORROWED SALES      |
| 3-  | TIME ADJUSTED SALES |
| 4-  | EXTRACTED SALES     |

| CONCLUSION      | 2022 RATE | SALE/PER | SALE/PER | SALE/PER | SALE/PER | SALE/PER | SALE/PER | SALE/PER | SALE/PER | SALE/PER | 2023 RATE |
|-----------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| LOT TYPE/SIZE   |           |          |          |          |          |          |          |          |          |          |           |
| LAKE FRONT      | 5366      | 6,117    | 4,516    | 7,709    | 6667     | 5,046    | 4190     | 4269     | 4270     | 5470     | 6000      |
| GARAGE LOT      | 300       |          |          |          |          |          |          |          |          |          | 400       |
| CHANNEL LOTS    | 2500      | 3,992    | 4,835    |          |          |          |          |          |          |          | 3000      |
| INFLUENCE       | 134       | 1,866    | 1,242    |          |          |          |          |          |          |          | 200       |
| ACCESS ONLY     | 400       | 395      |          |          |          |          |          |          |          |          | 410       |
| POND FRONT      | 800       |          |          |          |          |          |          |          |          |          | 820       |
| LAKE FRONT LESS | 3774      | 3,750    | 6,241    | 3,619    | 2445     | 4,306    | 4937     | 2733     |          |          | 4000      |