

2023 DONNELL LAKE WATERFRONT SOUTH SHORE LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	% Sold/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
48	14-100-280-002-00	17488 DONNELL LAKE ST	12/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$88,200	33.28	\$166,411	\$186,628	\$88,039	43.4	221.0	0.20	0.20	\$4,303	\$919,350	\$21.11	40.00	DOLKS 1209/1089		DONNELL LK SOUTH SHORE	401	WATERFRONT	
49	14-100-280-004-00	17472 DONNELL LAKE ST	12/06/21	\$925,000	WD	03-ARM'S LENGTH	\$860,400	\$320,600	37.26	\$758,076	\$184,186	\$81,862	40.3	201.0	0.18	0.18	\$4,567	\$1,023,256	\$23.49	39.00	DOLKS 1208/2596		DONNELL LK SOUTH SHORE	401	WATERFRONT	
50	14-100-280-012-00	DONNELL LAKE ST	08/07/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$45,300	119.21	\$35,000	\$38,000	\$35,000	45.3	154.0	0.18	0.18	\$840	\$214,689	\$4.93	50.00	DOLKS 1178/132		DONNELL LK SOUTH SHORE	402	WATERFRONT	
51	14-100-280-056-00	61274 W DONALD RDWY	05/07/21	\$385,000	WD	03-ARM'S LENGTH	\$335,000	\$100,200	29.91	\$190,576	\$241,226	\$96,802	47.7	171.0	0.20	0.20	\$5,059	\$1,230,745	\$28.25	50.00	DOLKS 1196/669		DONNELL LK SOUTH SHORE	401	WATERFRONT	
52	14-100-280-063-01	61256 DONALD RDWY	09/10/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$8,800	11.43	\$56,619	\$77,000	\$56,619	27.9	58.5	0.07	0.07	\$2,761	\$1,149,254	\$26.38	50.00	DOLKS 1180/676		DONNELL LK SOUTH SHORE	402	WATERFRONT	
53	14-100-280-078-00	61351 DONALD RDWY	07/09/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,700	32.81	\$117,877	\$134,564	\$67,441	33.2	83.0	0.10	0.10	\$4,050	\$1,416,463	\$32.52	50.00	DOLKS 1175/2247		DONNELL LK SOUTH SHORE	401	WATERFRONT	
54	14-100-280-079-00	61352 DONALD RDWY	06/24/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$218,500	29.13	\$548,968	\$341,487	\$140,455	69.2	90.0	0.21	0.21	\$4,936	\$1,649,696	\$37.87	100.00	DOLKS 1198/1881		DONNELL LK SOUTH SHORE	401	WATERFRONT	
55	14-100-300-030-00	16528 DONNELL LAKE ST	09/15/20	\$510,000	CD	03-ARM'S LENGTH	\$510,000	\$243,300	47.71	\$415,628	\$386,003	\$291,631	143.7	388.0	0.89	0.89	\$2,687	\$433,224	\$9.95	100.00	DOLKS 1180/2565		DONNELL LK SOUTH SHORE	401	WATERFRONT	
56	14-100-310-008-01	16921 DONNELL LAKE ST	10/02/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$253,700	66.94	\$311,128	\$249,199	\$181,327	89.3	150.0	0.34	0.34	\$2,790	\$724,416	\$16.63	100.00	DOLKS 1181/1942		DONNELL LK SOUTH SHORE	401	WATERFRONT	
57	14-100-310-014-00	16875 DONNELL LAKE ST	04/23/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$36,800	30.16	\$67,998	\$122,000	\$67,998	67.0	150.0	0.26	0.26	\$1,821	\$472,868	\$10.86	75.00	DOLKS 1194/2148		DONNELL LK SOUTH SHORE	401	WATERFRONT	
58	14-100-340-008-01	61437 ALEXANDER ST	08/26/20	\$696,000	WD	03-ARM'S LENGTH	\$596,000	\$270,300	45.35	\$502,667	\$265,164	\$171,831	84.6	362.0	0.49	0.49	\$3,133	\$545,605	\$12.53	66.00	DOLKS 1179/2583		DONNELL LK SOUTH SHORE	401	WATERFRONT	
Totals:				\$4,332,000			\$4,117,400	\$1,646,400	39.99	\$3,170,948	\$2,225,457	\$1,279,005	691.6	3.10	3.10											
							Sale. Ratio =>	39.99			Average				Average			Average								
							Std. Dev. =>	28.56			per FF=>	\$3,218			per Net Acre	716,964.24		per SqFt=>	\$16.46							

NOT USED

DONNELL LAKE WATERFRONT SOLD W/BACK LAND

59	14-100-280-037-00	61422 DONALD RDWY	10/22/20	\$415,000	WD	03-ARM'S LENGTH	\$372,255	\$113,600	30.52	\$194,937	\$290,305	\$112,987	56.5	240.0	0.28	0.28	\$5,139	\$1,055,655	\$24.23	50.00	DOLKS 1183/764	14-100-280-152-00	DONNELL LK SOUTH SHORE	401	WATERFRONT
60	14-100-280-152-00	DONALD RDWY	10/22/20	\$415,000	WD	03-ARM'S LENGTH	\$42,745	\$13,100	30.65	\$142,045	\$13,687	\$112,987	45.4	100.0	0.28	0.12	\$301	\$49,771	\$1.14	50.00	DOLKS 1183/764	14-100-280-037-00	DONNELL LK SOUTH SHORE	401	BACK LAND
61	14-100-340-014-00	61421 ALEXANDER ST	09/29/20	\$265,000	WD	03-ARM'S LENGTH	\$211,250	\$99,900	47.29	\$165,128	\$148,039	\$101,917	51.0	221.0	0.24	0.24	\$2,905	\$622,013	\$14.28	47.00	DOLKS 1182/171	14-100-340-056-00	DONNELL LK SOUTH SHORE	401	WATERFRONT
62	14-100-340-056-00	ALEXANDER ST	09/29/20	\$265,000	WD	03-ARM'S LENGTH	\$38,750	\$18,400	47.48	\$101,917	\$38,750	\$101,917	81.6	100.0	0.24	0.23	\$475	\$162,815	\$3.74	100.00	DOLKS 1182/171	14-100-340-014-00	DONNELL LK SOUTH SHORE	402	BACK LAND
Back Lot																									
63	14-100-310-006-01	DONNELL LAKE ST	07/28/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$12,500	33.78	\$25,000	\$37,000	\$25,000	50.0	150.0	0.17	0.17	\$740	\$215,116	\$4.94	50.00	DOLKS 1200/1687		DONNELL LK SOUTH SHORE	402	BACK LAND