

**2026 VL1 Vineyard Lakefront Land Values**

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front |  |         |
|----------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|----------------|--------------------|------------------|------------------|--------------|---------|----------------|-------------|------------|--------------|--------------|--------------|--|---------|
| 000-20-29-303-005-00 | 772 SPICER DR  | 08/21/24  | \$1,150,000        | WD     | 03-ARM'S LENGTH | \$1,150,000        | \$418,600          | 36.40          | \$1,149,115        | \$217,971        | \$217,086        | 60.3         | 391.5   | 0.63           | 0.63        | \$3,615    | \$346,536    | \$7.96       | 80.00        |  |         |
| 000-20-29-488-003-00 | 32 FORDS DR    | 06/24/22  | \$305,000          | WD     | 03-ARM'S LENGTH | \$305,000          | \$83,200           | 27.28          | \$244,392          | \$196,677        | \$136,069        | 37.8         | 113.0   | 0.10           | 0.10        | \$5,204    | \$1,891,125  | \$43.41      | 40.00        |  |         |
| 000-20-29-490-007-00 | 35 NORTH DR    | 12/18/25  | \$410,000          | WD     | 03-ARM'S LENGTH | \$410,000          | \$177,200          | 43.22          | \$391,286          | \$205,329        | \$186,615        | 51.8         | 115.0   | 0.16           | 0.16        | \$3,961    | \$1,275,335  | \$29.28      | 42.00        |  |         |
| 000-20-29-491-001-00 | 19 POINT DR    | 10/13/25  | \$550,000          | WD     | 03-ARM'S LENGTH | \$550,000          | \$216,100          | 39.29          | \$488,389          | \$233,177        | \$171,566        | 76.3         | 118.0   | 0.22           | 0.22        | \$3,058    | \$1,074,548  | \$24.67      | 80.00        |  |         |
| 000-20-32-201-003-01 | 1004 TEION     | 03/03/25  | \$870,000          | WD     | 03-ARM'S LENGTH | \$775,000          | \$308,500          | 39.81          | \$808,270          | \$91,166         | \$124,436        | 34.6         | 230.0   | 0.33           | 0.33        | \$2,637    | \$280,511    | \$6.44       | 70.00        |  |         |
| <b>Totals:</b>       |                |           | <b>\$3,285,000</b> |        |                 | <b>\$3,190,000</b> | <b>\$1,203,600</b> |                | <b>\$3,081,452</b> | <b>\$944,320</b> | <b>\$835,772</b> | <b>260.8</b> |         | <b>1.44</b>    | <b>1.44</b> |            |              |              |              |  |         |
|                      |                |           |                    |        |                 |                    |                    | Sale. Ratio => | 37.73              | Average          |                  |              |         | Average        |             |            |              |              |              |  |         |
|                      |                |           |                    |        |                 |                    |                    | Std. Dev. =>   | 6.05               | per FF=>         |                  |              | \$3,622 | per Net Acre=> |             | 657,604.46 | Average      |              | per SqFt=>   |  | \$15.10 |

use 3600 per ff  
 offlake ff use 400 per ff from VL3 offlake value