

Stans Dreamland Land Analysis 2025

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	
09 160 011 00	13784 STANLEY DR	05/08/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$130,200	42.69	\$323,279	\$33,972	\$52,251	110.9	182.6	0.46	0.46	
Totals:			\$305,000			\$305,000	\$130,200		\$323,279	\$33,972	\$52,251	110.9		0.46	0.46	
							Sale. Ratio =>	42.69				Average			Average	
							Std. Dev. =>	#DIV/0!				per FF=>	\$306	per Net Acre=>		74,663.74

After Analysis, Used \$306 FF for 2025

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
\$306	\$74,664	\$1.71	108.61	4160	2023R08165		DREAMLAND SUB	0	1	7/19/1990		401	FF VALUE			

**Average
per SqFt=> \$1.71**

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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