

**LAND 272 R- BAY NORTH 4-1-20 TO 3-31-22 FOR 2023**

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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2		
010-K10-000-007-00	346 KILLARNEY BEACH RD	09/27/21	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$257,000	32.74	\$578,825	\$373,908	\$170,233	135.1	331.5	0.43	0.24	\$2,768	\$877,718	\$20.15	160.03	472	202116627	010-038-100-018-99, 010-038-100-019-99	R- BAY NORTH	0	1	10/4/2021	401	401	A:@200 ST.DEPTH			
010-K10-000-017-00	356 KILLARNEY BEACH RD	09/11/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$114,650	44.52	\$263,437	\$95,796	\$99,355	73.2	282.0	0.26	0.17	\$1,309	\$369,869	\$8.49	80.11	472	202012904	010-038-100-025-99	R- BAY NORTH	0	1	9/16/2020	401	401	A:@200 ST.DEPTH			
010-K10-000-028-00	367 KILLARNEY BEACH RD	08/31/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$110,400	40.29	\$225,368	\$191,411	\$142,779	57.4	325.0	0.33	0.33	\$3,337	\$587,150	\$13.48	47.50	472	202012139		R- BAY NORTH	0	1	11/17/2021	401	401	A:@200 ST.DEPTH			
010-L40-000-001-00	338 KILLARNEY BEACH RD	09/17/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$55,600	61.78	\$113,087	\$43,009	\$46,096	26.6	104.6	0.10	0.10	\$1,620	\$413,548	\$9.49	23.50	472	202013316		R- BAY NORTH	0	1	9/21/2020	401	401	A:@200 ST.DEPTH			
010-L40-000-002-00	336 KILLARNEY BEACH RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$240,900	46.78	\$339,308	\$187,342	\$226,785	98.2	187.4	0.49	0.42	\$1,908	\$385,477	\$8.85	89.00	472	202015760	010-L40-000-049-00, 010-038-400-011-99	R- BAY NORTH	0	1	10/30/2020	401	401	A:@200 ST.DEPTH	A:@200 ST.DEPTH		
010-L40-000-004-00	332 KILLARNEY BEACH RD	05/08/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$208,900	43.98	\$494,538	\$161,265	\$176,775	130.2	211.1	0.51	0.35	\$1,239	\$316,827	\$7.27	130.99	472	202006414	010-038-400-009-99	R- BAY NORTH	0	1	5/29/2020	401	401	A:@200 ST.DEPTH	A:@200 ST.DEPTH		
010-L40-000-013-00	316 KILLARNEY BEACH RD	08/19/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$139,700	26.87	\$319,423	\$293,841	\$94,663	54.8	166.6	0.16	0.12	\$5,362	\$1,859,753	\$42.69	77.00	472	202114512	010-L40-000-050-15	R- BAY NORTH	0	1	9/14/2021	401	401	A:@200 ST.DEPTH			
010-L40-000-016-00	309 KILLARNEY BEACH RD	09/20/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$173,600	45.70	\$359,727	\$188,521	\$168,348	86.9	164.4	0.51	0.51	\$2,169	\$368,205	\$8.45	66.00	472	202116122		R- BAY NORTH	0	1	9/29/2021	001	401	A:@200 ST.DEPTH	A:@200 ST.DEPTH		
010-L40-000-046-00	252 KILLARNEY BEACH RD	07/21/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$205,600	35.15	\$454,578	\$278,785	\$148,363	74.5	244.8	0.53	0.53	\$3,742	\$522,069	\$11.99	50.00	472	202114527		R- BAY NORTH	0	1	7/28/2021	401	401	A:@200 ST.DEPTH	A:@200 ST.DEPTH		
010-L40-000-049-00	KILLARNEY BEACH RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$240,900	46.78	\$554,033	\$187,342	\$226,785	98.2	187.4	0.49	0.07	\$1,908	\$385,477	\$8.85	89.00	472	202015760	010-L40-000-002-00, 010-038-400-011-99	R- BAY NORTH	0	1	2/2/2021	402	401	A:@200 ST.DEPTH			
010-P20-000-007-01	94 TOBICO BEACH	09/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,200	41.28	\$212,665	\$156,632	\$119,297	47.9	183.8	0.21	0.21	\$3,268	\$742,332	\$17.04	50.00	472	202012508		R- BAY NORTH	0	1	10/13/2021	401	401	A:@200 ST.DEPTH			
010-P20-000-007-01	94 TOBICO BEACH	10/05/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,050	41.22	\$212,665	\$156,632	\$119,297	47.9	183.8	0.21	0.21	\$3,268	\$742,332	\$17.04	50.00	472	202117148		R- BAY NORTH	0	1	10/13/2021	401	401	A:@200 ST.DEPTH			
010-T10-000-001-00	242 ATHLONE BEACH	07/28/20	\$424,700	WD	03-ARM'S LENGTH	\$424,700	\$185,300	43.63	\$393,271	\$257,106	\$225,677	90.7	204.5	0.46	0.46	\$2,836	\$563,829	\$12.94	74.60	472	202011159		R- BAY NORTH	0	1	8/5/2020	401	401	A:@200 ST.DEPTH			
<b>Totals:</b>			<b>\$5,321,100</b>			<b>\$5,321,100</b>	<b>\$2,138,800</b>		<b>\$4,520,925</b>	<b>\$2,571,590</b>	<b>\$1,984,453</b>	<b>1,021.4</b>		<b>4.68</b>	<b>3.72</b>																	
			<b>Sale. Ratio =&gt;</b>			<b>40.19</b>		<b>40.19</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>per FF=&gt;</b>	<b>\$2,518</b>				<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>\$49,719.97</b>		<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$12.62</b>			

**Used \$2,518 For 2023**