

LAND 474 R- BAY SOUTH 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-A16-000-011-00 | 705 BAY RD | 05/27/20 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$98,350 | 32.31 | \$215,156 | \$166,581 | \$76,737 | 42.7 | 348.0 | 0.32 | 0.32 | \$3,899 | \$523,840 | \$12.03 | 39.50 | 474 | 202007058 | | R- BAY SOUTH | 0 | 1 | 6/2/2020 | 401 | | D:APLIN BCH | |
| 010-A16-000-039-00 | 777 BAY RD | 06/28/21 | \$271,000 | WD | 03-ARM'S LENGTH | \$271,000 | \$113,750 | 41.97 | \$237,656 | \$97,071 | \$63,727 | 35.5 | 329.3 | 0.26 | 0.26 | \$2,736 | \$379,184 | \$8.70 | 33.80 | 474 | 202111376 | | R- BAY SOUTH | 0 | 1 | 1/6/2022 | 401 | | D:APLIN BCH | |
| 010-A16-000-042-00 | 783 BAY RD | 09/16/21 | \$297,000 | WD | 03-ARM'S LENGTH | \$297,000 | \$73,950 | 24.90 | \$158,725 | \$216,296 | \$78,021 | 43.4 | 343.2 | 0.33 | 0.33 | \$4,979 | \$661,456 | \$15.18 | 38.90 | 474 | 202116028 | | R- BAY SOUTH | 0 | 1 | 9/23/2021 | 401 | | D:APLIN BCH | |
| 010-D10-000-001-00 | 237 DONOHUE DR | 09/08/21 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$138,100 | 48.34 | \$374,800 | \$174,646 | \$184,446 | 102.7 | 190.0 | 0.55 | 0.55 | \$1,701 | \$318,697 | \$7.32 | 136.02 | 474 | 202115619 | | R- BAY SOUTH | 0 | 1 | 9/14/2021 | 401 | | B:DONAHUE BCH | |
| 010-D10-000-016-00 | 267 DONOHUE DR | 07/01/20 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$161,000 | 41.28 | \$370,248 | \$199,352 | \$179,600 | 100.0 | 300.0 | 0.69 | 0.69 | \$1,994 | \$289,335 | \$6.64 | 100.00 | 474 | 202009021 | | R- BAY SOUTH | 0 | 1 | 2/8/2022 | 401 | | B:DONAHUE BCH | |
| 010-D10-000-016-00 | 267 DONOHUE DR | 02/04/22 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$179,550 | 32.65 | \$371,408 | \$358,192 | \$179,600 | 100.0 | 300.0 | 0.69 | 0.69 | \$3,582 | \$519,872 | \$11.93 | 100.00 | 474 | 202201904 | | R- BAY SOUTH | 0 | 1 | 2/8/2022 | 401 | | B:DONAHUE BCH | |
| 010-A16-000-001-00 | 681 BAY RD | 10/01/20 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$71,650 | 62.30 | \$161,244 | \$16,531 | \$62,775 | 61.2 | 183.4 | 0.33 | 0.33 | \$270 | \$49,643 | \$1.14 | 79.00 | 474 | 202014107 | | R- BAY SOUTH | 0 | 1 | 8/25/2021 | 401 | | D:APLIN BCH | D:APLIN BCH |
| 010-S26-000-004-00 | 1007 SHADY SHORES RD | 04/28/20 | \$366,000 | WD | 03-ARM'S LENGTH | \$366,000 | \$140,350 | 38.35 | \$327,157 | \$134,622 | \$95,779 | 266.6 | 948.0 | 3.26 | 3.26 | \$505 | \$41,244 | \$0.95 | 150.00 | 474 | 202006005 | | R- BAY SOUTH | 0 | 1 | 5/29/2020 | 401 | | SHADY SHORES | |

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|----------------|--------------------|--|--------------------------|--|------------------|--|--------------------|--|--------------------|--|--------------------|--|--------------|--|----------------|--|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Totals: | \$2,559,000 | | \$2,559,000 | | \$966,900 | | \$2,116,394 | | \$1,363,291 | | \$920,685 | | 752.2 | | 6.42 | | 6.42 | | | | | | | | | | | | | | | | | |
| | | | Sale. Ratio => | | | | 37.78 | | | | Average | | | | Average | | per Net Acre=> | | | | | | | | | | | | | | | | | |
| | | | Std. Dev. => | | | | 11.44 | | | | per FF=> | | | | | | \$1,812 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 212,218.40 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | Average | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | per SqFt=> | | | | | | | | | | | | | | | | | |

Used \$1,812 For 2023