

LAND 272 BAY NORTH 4-1-20 TO 3-31-23 FOR 2024

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				
010-K10-000-007-00	346 KILLARNEY BEACH RD	09/27/21	\$785,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$785,000	\$257,000	32.74	\$581,325	\$373,908	\$170,233	135.1	331.5	0.43	0.24	\$2,768	\$877,718	\$20.15				
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	\$261,059	\$95,796	\$99,355	73.2	282.0	0.26	0.17	\$1,309	\$369,869	\$8.49				
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	\$236,081	\$182,361	\$144,442	57.4	325.0	0.33	0.33	\$3,179	\$559,390	\$12.84				
010-K10-000-029-00	368 KILLARNEY BEACH RD	09/09/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$162,850	42.30	\$341,167	\$185,810	\$141,977	56.4	314.0	0.32	0.32	\$3,295	\$589,873	\$13.54				
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	\$119,206	\$37,661	\$66,867	26.6	104.6	0.10	0.10	\$1,418	\$362,125	\$8.31				
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	\$554,443	\$187,342	\$226,785	98.2	187.4	0.49	0.42	\$1,908	\$385,477	\$8.85				
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	\$490,510	\$161,265	\$176,775	130.2	211.1	0.51	0.35	\$1,239	\$316,827	\$7.27				
010-L40-000-013-00	316 KILLARNEY BEACH RD	08/19/21	\$520,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$520,000	\$139,700	26.87	\$320,822	\$293,841	\$94,663	54.8	166.6	0.16	0.12	\$5,362	\$1,859,753	\$42.69				
010-L40-000-016-01	KILLARNEY BEACH RD	09/20/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$0	0.00	\$135,443	\$379,900	\$121,948	48.4	104.5	0.16	0.16	\$7,844	\$2,345,062	\$53.84				
010-L40-000-020-00	304 KILLARNEY BEACH RD	10/14/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$209,450	35.20	\$460,200	\$269,747	\$134,947	92.0	171.3	0.39	0.39	\$2,930	\$684,637	\$15.72				
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	\$494,156	\$240,936	\$150,092	74.5	244.8	0.53	0.53	\$3,234	\$451,191	\$10.36				
010-L40-000-049-00	KILLARNEY BEACH RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$240,900	46.78	\$554,443	\$187,342	\$226,785	98.2	187.4	0.49	0.07	\$1,908	\$385,477	\$8.85				
010-P20-000-004-00	80 TOBICO BEACH	09/17/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$98,550	34.22	\$213,614	\$194,140	\$119,754	47.6	180.9	0.21	0.21	\$4,082	\$933,365	\$21.43				
010-P20-000-005-01	86 TOBICO BEACH	12/10/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$118,100	25.40	\$282,007	\$303,120	\$120,127	47.7	182.1	0.21	0.21	\$6,354	\$1,450,335	\$33.30				
010-P20-000-007-01	94 TOBICO BEACH	09/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,200	41.28	\$225,200	\$145,487	\$120,687	47.9	183.8	0.21	0.21	\$3,035	\$689,512	\$15.83				
010-P20-000-007-01	94 TOBICO BEACH	10/05/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,050	41.22	\$225,200	\$145,487	\$120,687	47.9	183.8	0.21	0.21	\$3,035	\$689,512	\$15.83				
010-T10-000-001-00	242 ATHLONE BEACH	07/28/20	\$424,700	WD	03-ARM'S LENGTH	\$424,700	\$185,300	43.63	\$416,579	\$236,428	\$228,307	90.7	204.5	0.46	0.46	\$2,608	\$518,482	\$11.90				
Totals:			\$7,054,100			\$7,054,100	\$2,554,150		\$5,911,455	\$3,620,571	\$2,464,431	1,226.6		5.45	4.49							
							Sale. Ratio =>	36.21							Average							
							Std. Dev. =>	12.89							per FF=>	\$2,952	Average	per Net Acre=>	663,837.73	Average	per SqFt=>	\$15.24

USED \$2,952 FOR 2024