

LAND 2024 476 RES BOAT SLIP 2023 4-1-20 to 3-31-23

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-S36-008-014-00	4960 OAK ST	04/22/20	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$4,550	91.00	\$9,136	\$4,110	\$8,246	16.7	100.0	0.04	0.04	\$246	\$108,158	\$2.48			
010-S36-008-014-00	4960 OAK ST	05/27/20	\$5,500	QC	03-ARM'S LENGTH	\$5,500	\$4,550	82.73	\$9,136	\$4,610	\$8,246	16.7	100.0	0.04	0.04	\$276	\$121,316	\$2.79			
010-S36-008-014-00	4960 OAK ST	09/28/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,550	65.00	\$9,136	\$6,110	\$8,246	16.7	100.0	0.04	0.04	\$366	\$160,789	\$3.69			
010-S36-008-014-00	4960 OAK ST	06/14/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,750	31.67	\$9,503	\$14,120	\$8,623	16.7	100.0	0.04	0.04	\$846	\$353,000	\$8.10			
010-S36-008-015-00	4970 OAK ST	06/29/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$4,700	94.00	\$9,356	\$3,890	\$8,246	16.7	100.0	0.04	0.04	\$233	\$102,368	\$2.35			
010-S36-008-016-00	4972 OAK ST	11/25/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,500		\$13,008	\$15,238	\$8,246	16.7	100.0	0.04	0.04	\$912	\$380,950	\$8.75			
010-S36-008-016-02	4972 OAK ST	01/07/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$4,600	57.50	\$9,246	\$7,000	\$8,246	16.7	100.0	0.04	0.04	\$419	\$184,211	\$4.23			
010-S36-008-019-02	OAK ST	05/27/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$5,150	73.57	\$8,112	\$5,076	\$6,188	16.7	100.0	0.04	0.04	\$304	\$133,579	\$3.07			
010-S36-008-020-00	OAK ST	06/29/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$3,600	51.43	\$7,179	\$6,009	\$6,188	16.7	100.0	0.04	0.04	\$360	\$158,132	\$3.63			
010-S36-008-008-01	4928 OAK ST	05/06/21	\$15,000	WD	ARM'S LENGTH	\$15,000	\$6,000	40.00	\$12,142	\$12,142		16.7	100.0	0.04	0.04	\$727	\$303,550	\$6.97			
010-S36-008-008-01	4928 OAK ST	02/24/22	\$12,000	WD	ARM'S LENGTH	\$12,000	\$6,000	50.00	\$12,142	\$9,144		16.7	100.0	0.04	0.04	\$548	\$228,600	\$5.25			
010-S36-008-008-01	4928 OAK ST	02/18/21	\$11,000	WD	ARM'S LENGTH	\$11,000	\$6,050	55.00	\$12,085	\$8,104		16.7	100.0	0.04	0.04	\$485	\$202,600	\$4.65			
010-S36-008-008-02	4928 OAK ST	03/25/21	\$9,000	WD	ARM'S LENGTH	\$9,000	\$5,000	55.56	\$10,022	\$8,120		16.7	100.0	0.04	0.04	\$486	\$203,000	\$4.66			
010-S36-008-009-01	4932 OAK ST	07/15/21	\$20,000	WD	ARM'S LENGTH	\$20,000	\$6,750	33.75	\$13,496	\$15,646		16.7	100.0	0.04	0.04	\$937	\$391,150	\$8.98			
Totals:			\$146,500			\$146,500	\$72,750		\$143,699	\$119,319	\$70,475	233.8		0.55	0.55						
								Sale. Ratio =>	49.66			Average			Average			Average			
								Std. Dev. =>	20.33			per FF=>	\$510	Average		per Net Acre=>	218,532.97	Average		per SqFt=>	\$5.02

USED \$510 FF FOR 2024