

Land 470 Bay Central & 474 Bay South 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	Land Table
010-033-400-050-00	405 DONOHUE DR	12/30/21	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$196,550	39.31	\$446,435	\$300,264	\$246,699	304.6	556.7	1.61	0.79	\$986	\$187,080	\$4.29	R- BAY SOUTH
010-033-400-050-01	405 DONOHUE DR	12/30/21	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$196,550	39.31	\$446,435	\$300,264	\$246,699	304.6	556.7	1.61	1.00	\$986	\$187,080	\$4.29	R- BAY SOUTH
010-526-000-011-00	1049 SHADY SHORES RD	11/29/22	\$465,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$465,000	\$178,100	38.30	\$367,354	\$302,028	\$204,382	569.0	3036.0	7.20	2.47	\$531	\$41,977	\$0.96	R- BAY SOUTH
010-A16-000-011-00	705 BAY RD	05/27/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$98,550	32.31	\$226,667	\$155,753	\$77,420	42.7	348.0	0.32	0.32	\$3,645	\$489,789	\$11.24	R- BAY SOUTH
010-A16-000-039-00	777 BAY RD	06/28/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,750	41.97	\$253,025	\$82,269	\$64,294	35.5	329.3	0.26	0.26	\$2,319	\$321,363	\$7.38	R- BAY SOUTH
010-A16-000-039-00	777 BAY RD	11/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,350	47.74	\$253,025	\$61,269	\$64,294	35.5	329.3	0.26	0.26	\$1,727	\$239,332	\$5.49	R- BAY SOUTH
010-A16-000-042-00	783 BAY RD	09/16/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$73,950	24.90	\$165,602	\$210,114	\$78,716	43.4	343.2	0.33	0.33	\$4,837	\$642,550	\$14.75	R- BAY SOUTH
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,300	49.95	\$380,444	\$250,248	\$265,692	146.6	387.6	1.18	1.18	\$1,707	\$212,977	\$4.89	R- BAY SOUTH
010-D10-000-001-00	237 DONOHUE DR	09/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,100	48.34	\$283,467	\$167,622	\$186,089	102.7	190.0	0.55	0.55	\$1,632	\$305,880	\$7.02	R- BAY SOUTH
010-D10-000-016-00	267 DONOHUE DR	07/01/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$161,000	41.28	\$387,107	\$184,093	\$181,200	100.0	300.0	0.69	0.69	\$1,841	\$267,189	\$6.13	R- BAY SOUTH
010-D10-000-016-00	267 DONOHUE DR	02/04/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$179,550	32.65	\$387,107	\$344,093	\$181,200	100.0	300.0	0.69	0.69	\$3,441	\$499,409	\$11.46	R- BAY SOUTH
010-D10-000-042-00	321 DONOHUE DR	07/14/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,450	41.26	\$165,622	\$135,803	\$106,425	58.7	300.0	0.40	0.40	\$2,312	\$338,661	\$7.77	R- BAY SOUTH
010-L10-000-054-00	61 BAY SHORE DR	08/19/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,500	32.22	\$153,913	\$164,325	\$93,238	67.0	218.0	0.30	0.30	\$2,454	\$547,750	\$12.57	R- BAY CENTRAL
010-L10-000-056-00	57 BAY SHORE DR	02/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,850	41.40	\$261,447	\$85,199	\$71,646	51.5	219.0	0.23	0.23	\$1,656	\$368,827	\$8.47	R- BAY CENTRAL
010-L10-000-079-00	23 BAY SHORE DR	07/08/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,950	40.46	\$194,306	\$89,076	\$78,382	129.0	282.5	0.40	0.18	\$691	\$223,248	\$5.13	R- BAY CENTRAL
010-L10-000-082-00	19 BAY SHORE DR	03/17/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$90,500	32.04	\$196,137	\$157,066	\$70,703	53.3	184.0	0.22	0.22	\$2,946	\$713,936	\$16.39	R- BAY CENTRAL
010-L10-000-086-00	11 BAY SHORE DR	01/26/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$42,150	26.34	\$89,682	\$125,293	\$54,975	41.5	188.0	0.17	0.17	\$3,022	\$724,237	\$16.63	R- BAY CENTRAL
010-L10-000-091-00	1 BAY SHORE DR	11/28/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$146,450	30.20	\$305,789	\$343,141	\$163,930	145.4	187.0	0.60	0.60	\$2,359	\$568,114	\$13.04	R- BAY CENTRAL
010-L12-000-867-00	143 BAY SHORE DR	06/16/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,900	33.25	\$380,788	\$380,404	\$211,192	286.2	213.1	1.33	1.27	\$1,329	\$285,803	\$6.56	R- BAY CENTRAL
Totals:			\$6,535,500			\$6,535,500	\$2,439,500		\$5,344,352	\$3,838,324	\$2,647,176	2,617.3		18.32	11.89				
								Sale. Ratio =>	37.33	Average		Average		Average					
								Std. Dev. =>	7.15	per FF=>		per Net Acre=>		per SqFt=>					
										\$1,467		209,492.63		\$4.81					

Used \$1,467 for 2024