

2024 Land 470 & 474 04/01/2021 - 03/31/2024

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
010-033-400-050-00	405 DONOHUE DR	12/30/21	\$500,000	WD	19-MULTI PARCEL ARMS LENGTH	\$500,000	\$196,550	39.31	\$446,435	\$300,264	\$246,699	304.6	556.7	1.61	0.79
010-033-400-050-01	405 DONOHUE DR	12/30/21	\$500,000	WD	19-MULTI PARCEL ARMS LENGTH	\$500,000	\$196,550	39.31	\$446,435	\$300,264	\$246,699	304.6	556.7	1.61	1.00
010-A16-000-039-00	777 BAY RD	06/28/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,750	41.97	\$257,422	\$65,631	\$52,053	35.5	329.3	0.26	0.26
010-A16-000-039-00	777 BAY RD	11/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,350	47.74	\$257,422	\$44,631	\$52,053	35.5	329.3	0.26	0.26
010-A16-000-042-00	783 BAY RD	09/16/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$73,950	24.90	\$157,473	\$203,256	\$63,729	43.4	343.2	0.33	0.33
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,300	49.95	\$339,234	\$240,871	\$215,105	146.6	387.6	1.18	1.18
010-D10-000-001-00	237 DONOHUE DR	09/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,100	48.34	\$255,855	\$159,803	\$150,658	102.7	190.0	0.55	0.55
010-D10-000-016-00	267 DONOHUE DR	02/04/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$179,550	32.65	\$369,732	\$326,968	\$146,700	100.0	300.0	0.69	0.69
010-D10-000-016-00	267 DONOHUE DR	12/28/23	\$600,500	WD	03-ARM'S LENGTH	\$600,500	\$196,650	32.75	\$369,732	\$377,468	\$146,700	100.0	300.0	0.69	0.69
010-D10-000-042-00	321 DONOHUE DR	07/14/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,450	41.26	\$149,980	\$131,182	\$86,162	58.7	300.0	0.40	0.40
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	\$173,511	\$154,642	\$103,153	67.0	218.0	0.30	0.30
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	\$213,763	\$146,958	\$78,221	53.3	184.0	0.22	0.22
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	\$97,717	\$123,104	\$60,821	41.5	188.0	0.17	0.17
010-L10-000-087-00	9 BAY SHORE DR	05/05/23	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$63,450	23.51	\$136,116	\$194,605	\$60,821	41.5	188.0	0.17	0.17
010-L10-000-091-00	1 BAY SHORE DR	11/29/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$146,450	30.20	\$345,235	\$321,126	\$181,861	145.4	187.0	0.60	0.60
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	\$430,993	\$352,656	\$233,649	286.2	213.1	1.33	1.27
010-S26-000-011-00	1049 SHADY SHORES RD	11/29/22	\$465,000	WD	19-MULTI PARCEL ARMS LENGTH	\$465,000	\$178,100	38.30	\$367,354	\$302,028	\$204,382	569.0	3036.0	7.20	2.47
Totals:			\$6,230,900			\$6,230,900	\$2,243,250		\$4,814,409	\$3,745,457	\$2,328,966	2,435.6		17.55	11.34
									Sale. Ratio =>						
									Std. Dev. =>	36.00		Average per FF=>		Average per Net Acre=>	
										8.06		\$1,538		213,452.84	

Used \$1,538 per FF