

2024 Land 272 Bay North 04/01/2020 - 03/31/24

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-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		
010-K10-000-026-00	365 KILLARNEY BEACH RD	11/14/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$264,850	41.08	\$574,274	\$210,889	\$148,863	50.5	311.0	0.29	0.29		
010-K10-000-028-00	367 KILLARNEY BEACH RD	08/31/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$110,400	40.20	\$271,500	\$169,338	\$169,338	57.4	325.0	0.33	0.33		
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	\$390,615	\$160,833	\$166,448	56.4	314.0	0.32	0.32		
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		
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		
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	\$525,290	\$227,916	\$158,206	92.0	171.3	0.39	0.39		
010-L40-000-026-00	294 KILLARNEY BEACH RD	05/17/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$203,950	35.47	\$445,994	\$266,766	\$199,760	66.7	201.4	0.31	0.47		
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	\$354,166	\$196,793	\$175,961	74.5	244.8	0.53	0.53		
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		
010-P20-000-002-00	72 TOBICO BEACH	08/09/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$137,700	27.27	\$327,723	\$384,578	\$207,301	70.2	180.1	0.31	0.31		
010-P20-000-004-00	80 TOBICO BEACH	09/17/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$98,550	34.22	\$245,462	\$182,933	\$140,395	47.6	180.9	0.21	0.21		
010-P20-000-005-01	86 TOBICO BEACH	12/10/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$118,100	25.40	\$323,431	\$282,401	\$140,832	47.7	182.1	0.21	0.21		
010-P20-000-007-01	94 TOBICO BEACH	09/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,200	41.28	\$259,032	\$132,456	\$141,488	47.9	183.8	0.21	0.21		
010-P20-000-007-01	94 TOBICO BEACH	10/05/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,650	41.22	\$259,032	\$132,456	\$141,488	47.9	183.8	0.21	0.21		
010-T10-000-001-00	242 ATHLONE BEACH	07/28/20	\$424,700	WD	03-ARM'S LENGTH	\$424,700	\$185,300	43.63	\$480,102	\$212,255	\$267,657	90.7	204.5	0.46	0.46		
Totals:			\$7,531,700			\$7,531,700	\$2,850,800		\$6,847,344	\$3,502,771	\$2,818,415	1,213.0		5.67	5.00		
									Sale. Ratio =>	37.85	Average						
									Std. Dev. =>	6.39	per FF=>		\$2,888	Average		per Net Acre=>	617,554.83

Used \$2,898 per FF