

## 2025 Land 476 R Boat Slips 04-01-2019 to 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
010-536-008-002-00	OAK ST	04/18/23	\$32,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$32,500	\$12,050	39.85	\$25,980	\$32,500	\$18,524	36.3	200.0	0.08	0.04
010-536-008-012-02	4952 OAK ST	07/06/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,400	54.00	\$10,911	\$10,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-013-02	4954 OAK ST	05/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,250	26.25	\$10,515	\$20,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-014-01	4960 OAK ST	12/26/23	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$5,200	31.52	\$10,415	\$16,500	\$8,497	16.7	100.0	0.04	0.04
010-536-008-014-02	4960 OAK ST	12/27/23	\$18,000	QC	03-ARM'S LENGTH	\$18,000	\$5,250	29.17	\$10,515	\$18,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-016-00	4972 OAK ST	11/25/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,500	32.50	\$14,997	\$20,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-018-02	OAK ST	10/04/19	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,800	63.33	\$10,906	\$6,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-020-00	OAK ST	06/29/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,600	65.71	\$10,415	\$7,000	\$8,497	16.7	100.0	0.04	0.04
010-536-008-020-01	OAK ST	09/17/19	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,550	59.17	\$10,315	\$6,000	\$8,497	16.7	100.0	0.04	0.04
<b>Totals:</b>			<b>\$136,000</b>			<b>\$136,000</b>	<b>\$52,500</b>		<b>\$114,569</b>	<b>\$136,000</b>	<b>\$86,500</b>	<b>169.6</b>		<b>0.38</b>	<b>0.34</b>
						Sale. Ratio >>		<b>38.60</b>		Average				Average	
						Std. Dev. >>		<b>15.86</b>		per FF=>				per Net Acre=>	<b>357,894.74</b>

Used \$802 for FF