

2026 Land 470 Bay Central & 474 Bay South 04-01-2021 to 03-31-2025

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	Effic. Front	Depth	Net Acres	
010-A16-000-010-00	703 BAY RD	06/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,150	44.08	\$222,769	\$43,778	\$66,547	43.3	345.3	0.32	
010-A16-000-010-00	703 BAY RD	02/28/25	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$88,150	29.19	\$222,769	\$145,778	\$66,547	43.3	345.3	0.32	
010-A16-000-027-00	751 BAY RD	06/20/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$82,450	27.03	\$192,427	\$169,290	\$56,717	36.9	336.2	0.27	
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,300	49.95	\$390,383	\$200,133	\$225,516	146.6	387.6	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	\$297,239	\$125,711	\$157,950	102.7	190.0	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	\$454,163	\$249,637	\$153,800	100.0	300.0	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	\$454,163	\$300,137	\$153,800	100.0	300.0	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	\$175,846	\$109,486	\$90,332	58.7	300.0	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	\$201,601	\$131,544	\$108,145	67.0	218.0	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	\$266,920	\$97,587	\$82,007	53.3	184.0	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	\$120,740	\$103,024	\$63,764	41.5	188.0	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	\$162,912	\$170,752	\$63,764	41.5	188.0	0.17	
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	\$407,290	\$267,849	\$190,139	145.4	187.0	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	\$505,245	\$289,712	\$244,957	286.2	213.1	1.33	
010-S26-000-006-00	1019 SHADY SHORES RD	01/26/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$262,150	69.91	\$550,610	(\$118,975)	\$56,635	184.1	1017.0	2.34	
Totals:			\$5,129,900			\$5,129,900	\$1,885,900		\$4,625,077	\$2,285,443	\$1,780,620	1,450.5		9.55	
								Sale. Ratio =>	36.76	Average					
								Std. Dev. =>	12.09	per FF=>		\$1,576	Average		
										per Net Acre=>					
Used \$1,576 per FF															