

2026 Land 476 R Boat Slips 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
010-S36-008-012-02	4952 OAK ST	07/06/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,400	54.00	\$15,744	\$10,000	\$13,361	16.7	100.0	0.04	0.04	\$600	\$263,158	\$6.04	
010-S36-008-013-02	4954 OAK ST	05/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,250	26.25	\$15,358	\$20,000	\$13,361	16.7	100.0	0.04	0.04	\$1,200	\$526,316	\$12.08	
010-S36-008-014-01	4960 OAK ST	12/26/23	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$5,200	31.52	\$15,341	\$16,500	\$13,361	16.7	100.0	0.04	0.04	\$990	\$434,211	\$9.97	
010-S36-008-014-02	4960 OAK ST	12/27/23	\$18,000	QC	03-ARM'S LENGTH	\$18,000	\$5,250	29.17	\$15,441	\$18,000	\$13,361	16.7	100.0	0.04	0.04	\$1,080	\$473,684	\$10.87	
010-S36-008-020-02	OAK ST	06/04/24	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$6,100	67.78	\$16,990	\$5,288	\$13,361	16.7	100.0	0.04	0.04	\$317	\$139,158	\$3.19	
Totals:			\$73,500			\$73,500	\$27,200		\$78,874	\$69,788	\$66,805	83.3		0.19	0.19				
						Sale. Ratio =>			37.01	Average			Average		Average				
						Std. Dev. =>			18.24	per FF=>			\$838	per Net Acre=>		367,305.26	per SqFt=>		\$8.43
										Used \$838 for FF									