

Forest Beach

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2400-0022-00-3	18342 FOREST BEACH DR	09/14/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000
13-2400-0027-00-5	18405 STAR GRASS	04/15/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000
13-2400-0034-00-1	13118 ROYAL DUNE	08/18/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000
13-2400-0036-00-4	18421 STAR GRASS	07/12/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,040,000
13-2400-0045-00-3	FOREST BEACH	08/10/21	\$233,383	WD	03-ARM'S LENGTH	\$233,383
<b>Totals:</b>			<b>\$2,548,383</b>			<b>\$2,538,383</b>

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Final Conclusion \$1875/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$379,028	\$425,000	\$379,028	197.0	150.0	\$2,157	185.00
\$379,028	\$410,000	\$379,028	197.0	306.0	\$2,081	152.00
\$379,028	\$430,000	\$379,028	197.0	400.0	\$2,183	90.00
\$1,070,911	\$348,117	\$379,028	197.0	260.0	\$1,767	165.00
\$379,028	\$233,383	\$379,028	197.0	332.0	\$1,185	80.00
<b>\$2,587,023</b>	<b>\$1,846,500</b>	<b>\$1,895,140</b>	<b>985.0</b>			
		<b>Average per FF=&gt;</b>		<b>\$1,875</b>		

V-Off

V-Off

V-Off

I-Off

V-Off