

Gowdy Shores 12850 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2850-0006-01-8	10420 SMITH RD	07/24/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
13-2850-0006-04-2	16260 FOURTH ST	07/09/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000
13-2850-0055-05-1	10370 ALICE AVE	02/12/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000
13-2850-0063-00-3	10358 RANDALL AVE	08/04/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000
Totals:			\$1,380,000			\$1,380,000

Final Conclusion \$2981/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$184,992	\$350,000	\$184,992	94.0	200.0	\$3,723	94.00
\$301,104	\$330,000	\$301,104	153.0	93.0	\$2,157	153.00
\$184,992	\$340,000	\$184,992	94.0	118.0	\$3,617	94.00
\$240,096	\$360,000	\$240,096	122.0	122.0	\$2,951	122.00
\$911,184	\$1,380,000	\$911,184	463.0			
		Average				
		per FF=>			\$2,981	