

Gowdy Shores Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2850-0063-00-3	10358 RANDALL AVE	08/04/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000
13-2850-0079-01-5	10450 MILLARD AVE	08/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000
Totals:			\$790,000			\$790,000

Final Conclusion \$2845/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$363,682	\$360,000	\$363,682	122.0	122.0	\$2,951	122.00
\$456,035	\$263,122	\$289,157	97.0	125.0	\$2,713	97.00
\$819,717	\$623,122	\$652,839	219.0			
	Average					
	per FF=>		\$2,845			