

Lake Michigan Riveria Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-4500-0185-00-7	17300 SLOAN LN	11/30/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$308,206
13-4500-0205-00-8	11705 RIVIERA DR	05/06/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$285,673
13-4500-0231-01-7	11848 MARQUETTE DR	07/22/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$283,341
13-4500-0233-01-0	11825 RIVIERA DR	01/04/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$335,538
13-4500-0289-00-7	11612 RIVIERA DR	10/09/20	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$257,695
13-4500-0316-01-2	11442 RIVIERA DR	04/18/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$365,425
13-4500-0350-00-8	11666 PROSPECT DR	03/23/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$271,847
Totals:			\$3,871,000			\$3,871,000	\$2,107,725

Final Conclusion \$3082/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$216,000	\$308,206	103.5	65.0	\$2,086	84.00
\$625,000	\$285,673	188.0	140.0	\$3,324	188.00
\$485,000	\$283,341	95.2	207.0	\$5,096	60.00
\$350,000	\$335,538	112.7	137.0	\$3,105	118.00
\$1,175,000	\$257,695	514.0	98.0	\$2,286	514.00
\$335,000	\$365,425	122.7	168.0	\$2,729	166.00
\$685,000	\$271,541	120.0	204.0	\$5,708	120.00
\$3,871,000	\$2,107,419	1,256.2			
	Average				
	per FF=>	\$3,082			

Other Parcels in Sale

13-4500-0206-00-4, 13-4500-0207-00-1

13-4500-0290-00-5, 13-4500-0301-00-7, 13-4500-0302-00-3, 13-4500-0303-00-0, 13-4500-0304-00-6; 13-4500-0291-00-1

13-4500-0352-02-7
