

Lakeshore Cottages 14600 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-4600-0015-00-1	9954 COTTAGE LN	12/04/20	\$383,000	WD	03-ARM'S LENGTH	\$373,000	\$362,476
13-4600-0024-00-0	9990 COTTAGE LN	06/23/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$446,554
13-4600-0025-00-6	9996 COTTAGE LN	03/02/21	\$862,000	WD	03-ARM'S LENGTH	\$862,000	\$855,456
13-4600-0037-00-4	9977 COTTAGE LN	12/17/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$485,747
Totals:			\$2,335,000			\$2,325,000	\$2,150,233

Final Conclusion \$2058/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$134,480	\$123,956	76.0	104.0	\$1,769	76.00
\$302,723	\$109,277	67.0	118.0	\$4,518	67.00
\$254,456	\$247,912	152.0	110.0	\$1,674	152.00
\$150,187	\$185,934	114.0	78.0	\$1,317	114.00
\$841,846	\$667,079	409.0			
	Average				
	per FF=>	\$2,058			