

Lakeshore Cottages Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
13-4600-0001-00-0	9900 COTTAGE LN	05/25/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$827,715	\$548,969
13-4600-0001-00-0	9900 COTTAGE LN	02/14/23	\$1,410,000	WD	03-ARM'S LENGTH	\$1,410,000	\$1,007,572	\$604,112
13-4600-0003-00-2	9912 COTTAGE LN	03/29/23	\$859,000	WD	03-ARM'S LENGTH	\$809,000	\$663,325	\$332,953
13-4600-0024-00-0	9990 COTTAGE LN	06/23/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$637,767	\$140,119
Totals:			\$4,084,000			\$4,034,000	\$3,136,379	\$1,626,153

Final Conclusion \$4594/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$201,684	98.0	102.0	\$5,602	98.00
\$201,684	98.0	102.0	\$6,164	98.00
\$187,278	91.0	92.0	\$3,659	91.00
\$137,886	67.0	118.0	\$2,091	67.00
\$728,532	354.0			
Average				
per FF=>	\$4,594			