

Sturgeon Beach Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-1850-0027-03-6	MARQUETTE DR	02/11/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$78,912
13-1860-0019-00-6	10970 BASSWOOD DR	07/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$53,163
13-1860-0028-01-0	10894 BASSWOOD DR	08/19/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$107,400
Totals:			\$725,000			\$725,000	\$239,475

Final Conclusion \$2710/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$355,000	\$78,912	88.2	93.4	\$4,026	88.17
\$210,000	\$53,163	59.4	249.3	\$3,535	59.40
\$160,000	\$107,400	120.0	189.9	\$1,333	120.00
\$725,000	\$239,475	267.6			
	Average				
	per FF=>	\$2,710			