

Sturgeon Beach Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1850-0027-03-6	MARQUETTE DR	02/11/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000
13-1850-0039-02-6	16797 BASSWOOD DR	03/15/22	\$875,000	WD	03-ARM'S LENGTH	\$855,000
13-1860-0008-03-9	11048 RIVERVIEW DR	04/29/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000
13-1860-0019-00-6	10970 BASSWOOD DR	07/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000
13-1860-0043-00-4	10995 BASSWOOD DR	10/13/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000
13-1860-0048-01-4	10938 RIVERVIEW DR	03/18/22	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000
Totals:			\$3,850,000			\$3,830,000

Final Conclusion \$2518/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$78,912	\$355,000	\$78,912	88.2	93.4	\$4,026	88.17
\$749,943	\$292,112	\$187,055	209.0	0.0	\$1,398	209.00
\$975,388	\$157,579	\$82,967	92.7	159.8	\$1,700	92.70
\$53,163	\$210,000	\$53,163	59.4	249.3	\$3,535	59.40
\$254,015	\$119,375	\$88,390	98.8	98.5	\$1,209	98.76
\$643,798	\$533,322	\$102,120	114.1	132.9	\$4,674	114.10
\$2,755,219	\$1,667,388	\$592,607	662.1			
		Average per FF=>	\$2,518			