

Tier 2 Lakefront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2400-0003-00-9	13047 EDGE WATER	09/08/20	\$2,285,000	WD	03-ARM'S LENGTH	\$2,285,000
13-2400-0012-00-8	13183 ROYAL DUNE	07/14/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000
13-2400-0016-00-3	13255 ROYAL DUNE	08/06/20	\$1,484,409	WD	03-ARM'S LENGTH	\$1,484,409
39-5250-0016-01-6	50011 CALLA AVE	11/08/21	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000
39-5250-0044-04-4	50005 HIGH POINT LN	06/23/22	\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000
39-5250-0072-00-5	49019 SKYHI RD	07/16/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000
39-6750-0012-00-0	48003 RIDGE RD	10/28/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000
39-7250-0001-01-0	49019 E MC KEAN DR	08/21/20	\$1,375,000	WD	03-ARM'S LENGTH	\$1,373,600
39-7250-0008-00-6	49005 E MC KEAN DR	07/31/20	\$1,630,000	OTH	03-ARM'S LENGTH	\$1,630,000
<b>Totals:</b>			<b>\$18,064,409</b>			<b>\$18,063,009</b>

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Final Conclusion \$7095/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$1,831,243	\$1,477,917	\$1,024,160	148.0	303.0	\$9,986	148.00
\$2,065,666	\$1,783,054	\$1,148,720	166.0	337.0	\$10,741	166.00
\$1,676,529	\$686,720	\$878,840	127.0	325.0	\$5,407	127.00
\$1,838,370	\$1,229,070	\$567,440	82.0	301.0	\$14,989	82.00
\$3,113,545	\$1,639,855	\$1,003,400	145.0	327.0	\$11,309	145.00
\$1,141,921	\$477,589	\$669,510	281.0	221.0	\$1,700	281.00
\$1,250,788	\$817,372	\$678,160	98.0	293.0	\$8,341	98.00
\$1,686,993	\$593,127	\$906,520	131.0	253.0	\$4,528	131.00
\$1,959,145	\$362,855	\$692,000	100.0	192.0	\$3,629	100.00
<b>\$16,564,200</b>	<b>\$9,067,559</b>	<b>\$7,568,750</b>	<b>1,278.0</b>			
		<b>Average</b>				
		<b>per FF=&gt;</b>	<b>\$7,095</b>			

**Other Parcels in Sale**

39-5251-0214-00-2