

Tier 2 Lakefront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
13-2400-0012-00-8	13183 ROYAL DUNE	07/14/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$2,065,666	\$1,783,054
39-5250-0003-01-1	52013 LAKE PARK AVE	03/30/23	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	\$546,315	\$1,575,000
39-5250-0016-01-6	50011 CALLA AVE	11/08/21	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,838,370	\$1,229,070
39-5250-0044-04-4	50005 HIGH POINT LN	06/23/22	\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$3,113,545	\$1,639,855
39-5250-0072-00-5	49019 SKYHI RD	07/16/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$1,141,921	\$477,589
39-6750-0012-00-0	48003 RIDGE RD	10/28/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$1,250,788	\$817,372
41-4850-0052-00-4	LAKE SHORE DR	05/13/21	\$1,695,000	OTH	03-ARM'S LENGTH	\$1,695,000	\$189,092	\$1,695,000
Totals:			\$14,560,000			\$14,560,000	\$10,145,697	\$9,216,940

Final Conclusion \$9805/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$1,148,720	166.0	337.0	\$10,741	166.00	
\$546,315	77.0	302.0	\$20,455	77.00	
\$567,440	82.0	301.0	\$14,989	82.00	
\$1,003,400	145.0	327.0	\$11,309	145.00	
\$669,510	281.0	221.0	\$1,700	281.00	39-5251-0214-00-2
\$678,160	98.0	293.0	\$8,341	98.00	
\$189,092	91.0	190.0	\$18,626	91.00	41-4850-0070-00-2
\$4,802,637	940.0				
Average					
per FF=>	\$9,805				