

Union Pier Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2780-0015-02-1	16128 MEADOW DR	12/08/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000
13-6250-0004-00-1	16208 QUALITY LN	03/04/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500
13-8560-0003-01-0	16167 LAKESHORE RD	11/26/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000
13-8560-0015-01-8	16195 WILLIAMS CT	01/09/23	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000
Totals:			\$2,508,500			\$2,508,500

Final Conclusion \$2590/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$592,442	\$467,558	\$310,000	248.0	86.0	\$1,885	248.00
\$105,000	\$208,500	\$105,000	84.0	114.0	\$2,482	84.00
\$451,400	\$181,600	\$133,000	106.4	195.0	\$1,707	106.40
\$703,295	\$529,065	\$182,360	97.0	202.0	\$5,454	97.00
\$1,852,137	\$1,386,723	\$730,360	535.4			
		Average				
		per FF=>	\$2,590			