

Village of Michiana Lake View Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
41-4850-0071-00-9	3935 LAKE SHORE DR	10/18/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$757,313
41-4850-0077-00-7	3957 LAKE SHORE DR	05/26/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$917,538
41-4850-0172-00-0	3777 LAKE SHORE DR	09/08/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,525,000	\$1,583,154
41-5050-0010-00-4	4071 LAKE SHORE DR	08/26/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$880,267
<b>Totals:</b>			<b>\$4,850,000</b>			<b>\$4,675,000</b>	<b>\$4,138,272</b>

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Final Conclusion \$6728/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$464,887	\$222,200	50.0	170.0	\$9,298	50.00
\$499,102	\$266,640	60.0	170.0	\$8,318	60.00
\$230,706	\$288,860	65.0	151.0	\$3,549	65.00
\$386,373	\$266,640	60.0	144.0	\$6,440	60.00
<b>\$1,581,068</b>	<b>\$1,044,340</b>	<b>235.0</b>			
	<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$6,728</b>			