

2023 BAYVIEW, SECONDARY LAKE LOTS DRAGON SHORES

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
150-022-100-045-01	07/08/21	\$12,000	WD	\$12,000	\$0	0.00	\$15,629	\$12,000	\$15,629	52.1	117.8	\$230	48.00
150-D70-000-013-00	06/02/20	\$100,000	WD	\$100,000	\$60,100	60.10	\$118,397	\$49,607	\$68,004	75.6	124.0	\$657	80.00
Totals:		\$112,000		\$112,000	\$60,100		\$134,026	\$61,607	\$83,633	127.7			
						Sale. Ratio =>	53.66	Average					
						Std. Dev. =>	42.50	per FF=>		\$483			

USED 400 FF