

2023 HEARLS LAVINE BEACH OAK SHADE HUYACKS LAKE LAND VALUE

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
150-H30-000-004-00	04/16/21	\$200,000	WD	\$200,000	\$45,160	22.55	\$89,295	\$128,627	\$17,922	35.8	106.0	\$3,588
150-H30-000-011-00	06/29/21	\$200,000	WD	\$200,000	\$32,300	16.15	\$48,440	\$154,697	\$3,137	37.0	113.0	\$4,180
150-O15-000-009-00	12/09/21	\$163,500	WD	\$163,500	\$28,400	17.37	\$56,117	\$120,528	\$13,145	65.7	120.0	\$1,834
150-O15-000-013-00	12/10/21	\$125,000	MLC	\$125,000	\$26,200	20.96	\$54,209	\$85,470	\$14,679	73.4	120.0	\$1,165
150-O15-000-018-00	06/18/21	\$140,000	WD	\$140,000	\$24,300	17.36	\$48,072	\$100,303	\$8,375	67.0	120.0	\$1,497
Totals:		\$828,500		\$828,500	\$156,300		\$296,133	\$589,625	\$57,258	279.0		
						Sale. Ratio =>	18.87		Average			
						Std. Dev. =>	2.73		per FF=>			\$2,114

USED 2100 FF BEST