

2023 BAY VIEW SUB, GEORGETOWN, LONG BRANCH, GRAND VIEW BEACH, CANADA SHORES, KOPE KON POINT SHAWNEE SHORES 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-B15-000-009-00	09/09/20	\$575,000	OTH	\$575,000	\$319,300	55.53	\$628,423	\$152,680	\$206,103	76.3	202.0	\$2,000
150-B15-000-022-00	08/18/20	\$359,900	PTA	\$359,900	\$114,600	31.84	\$237,271	\$232,011	\$109,382	78.8	184.5	\$2,943
150-B15-000-023-00	02/25/21	\$380,000	WD	\$380,000	\$113,600	29.89	\$292,768	\$215,144	\$127,912	81.3	194.0	\$2,645
150-C10-003-004-00	09/08/20	\$105,500	WD	\$105,500	\$41,800	39.62	\$82,989	\$50,011	\$27,500	50.0	100.0	\$1,000
150-C10-004-007-00	07/19/21	\$544,900	WD	\$544,900	\$178,200	32.70	\$354,512	\$389,927	\$199,539	49.9	99.5	\$7,817
150-C10-004-008-00	10/09/20	\$510,000	PTA	\$510,000	\$227,400	44.59	\$501,332	\$207,665	\$198,997	49.7	99.0	\$4,174
150-C10-005-003-00	03/15/21	\$68,000	WD	\$68,000	\$10,300	15.15	\$25,000	\$68,000	\$25,000	50.0	100.0	\$1,360
150-G30-000-001-00	09/04/20	\$347,000	WD	\$347,000	\$146,700	42.28	\$291,811	\$222,256	\$167,067	111.4	310.7	\$1,996
150-G30-000-002-00	05/28/21	\$475,500	WD	\$475,500	\$163,400	34.36	\$324,228	\$290,310	\$139,038	92.7	299.0	\$3,132
150-G30-000-006-00	04/12/21	\$375,000	WD	\$375,000	\$105,400	28.11	\$209,232	\$247,136	\$81,368	74.0	191.0	\$3,341
150-G30-000-006-00	01/06/22	\$395,000	WD	\$395,000	\$105,400	26.68	\$229,455	\$258,009	\$92,464	74.0	191.0	\$3,488
150-K70-000-060-00	04/19/21	\$579,000	WD	\$579,000	\$192,500	33.25	\$383,116	\$431,509	\$235,625	63.7	148.7	\$6,776
150-K70-000-087-00	08/07/20	\$580,000	PTA	\$580,000	\$237,100	40.88	\$478,427	\$266,420	\$164,847	59.9	110.0	\$4,444
150-K70-000-090-00	06/18/21	\$610,000	WD	\$610,000	\$230,000	37.70	\$457,343	\$412,616	\$259,959	70.3	181.0	\$5,873
150-L60-002-005-00	10/01/21	\$141,000	WD	\$141,000	\$50,100	35.53	\$99,181	\$60,569	\$18,750	50.0	100.0	\$1,211
<b>Totals:</b>		<b>\$6,045,800</b>		<b>\$6,045,800</b>	<b>\$2,235,800</b>		<b>\$4,595,088</b>	<b>\$3,504,263</b>	<b>\$2,053,551</b>	<b>1,032.0</b>		
					<b>Sale. Ratio =&gt;</b>	<b>36.98</b>			<b>Average</b>			
					<b>Std. Dev. =&gt;</b>	<b>9.20</b>			<b>per FF=&gt;</b>			<b>\$3,395</b>

USED 3400 FF