

2023 LONG BRANCH , FLINT HAVEN IYOPAWA ISLAND 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
150-003-200-065-02	07/07/21	\$262,500	WD	\$262,500	\$88,800	33.83	\$176,665	\$182,021	\$96,186	76.9	79.4	\$2,365
150-003-200-065-03	07/22/21	\$125,000	WD	\$125,000	\$42,400	33.92	\$84,726	\$125,000	\$84,726	94.6	144.2	\$1,322
Totals:		\$387,500		\$387,500	\$131,200		\$261,391	\$307,021	\$180,912	171.5		
						Sale. Ratio =>	33.86			Average		
						Std. Dev. =>	0.06			per FF=>	\$1,790	

USED 1700 FF