

Beacon Pointe Condominium Assn Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
62-0700-0011-00-3	1000 W Buffalo Street	10/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$178,184
62-0700-0021-00-9	1000 W Buffalo Street	05/31/22	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$171,803
62-0700-0022-00-5	1000 W Buffalo Street	11/22/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$204,986
62-0700-0029-00-0	1000 W Buffalo Street	10/27/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$184,968
Totals:			\$627,400			\$627,400	\$739,941

Final Conclusion \$44687/Site

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$24,639	\$72,823	1.00	1.00	\$24,639
\$41,520	\$72,823	1.00	1.00	\$41,520
\$34,837	\$72,823	1.00	1.00	\$34,837
\$77,755	\$72,823	1.00	1.00	\$77,755
\$178,751	\$291,292	4.00	4.00	
Average per FF=>	Average per Net Acre=>	44,687.75	Average per SqFt=>	