

Sunset Shores Away From Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
62-0340-0079-02-7	216 W Mechanic Street	07/10/20	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$406,741	\$113,839	\$173,580	66.0	99.0	\$1,725	66.00	
62-2000-0001-00-4	315 Creek Drive	10/09/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$356,363	\$329,187	\$225,550	85.0	119.0	\$3,873	85.00	62-2000-0001-01-2
62-8550-0131-00-6	805 W Water Street	06/04/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$379,065	\$122,515	\$173,580	66.0	132.0	\$1,856	66.00	
62-8550-0132-00-2	809 W Water Street	12/04/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$468,750	\$89,830	\$173,580	66.0	132.0	\$1,361	66.00	
62-8550-0132-00-2	809 W Water Street	11/23/22	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$468,750	\$253,830	\$173,580	66.0	132.0	\$3,846	66.00	
Totals:			\$2,069,000			\$2,069,000	\$2,079,669	\$909,201	\$919,870	349.0				
										Average				
										per FF=>	\$2,605			

Final Conclusion \$2605/FF