

Sunset Shores Lake Front 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
62-7210-0004-00-1	910 Lake Drive	11/17/21	\$1,750,000	WD	03-ARM'S LENGTH	\$1,700,000	\$1,750,618	\$134,055	\$184,673	25.6	113.0	\$5,236	47.50
62-7210-0027-00-1	600 Lake Drive	01/20/21	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$1,048,189	\$443,377	\$216,566	45.0	161.0	\$9,845	70.00
Totals:			\$3,025,000			\$2,975,000	\$2,798,807	\$577,432	\$401,239	70.6			
										Average per FF=>		\$8,175	

Final Conclusion \$8175/FF