

Warwick #1 Lakefront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
62-8401-0011-00-6	1501 W Water Street	12/09/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$575,195	\$31,105	\$66,300	1.00	1.00	\$31,105	\$0.71
62-8401-0013-00-9	1501 W Water Street	08/11/22	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$524,440	\$173,860	\$66,300	1.00	1.00	\$173,860	\$3.99
62-8401-0015-00-1	1501 W Water Street	10/06/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$469,060	\$172,240	\$66,300	1.00	1.00	\$172,240	\$3.95
62-8402-0025-00-5	1501 W Water Street	12/09/20	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$594,603	\$81,697	\$66,300	1.00	1.00	\$81,697	\$1.88
62-8402-0027-00-8	1501 W Water Street	11/18/20	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$562,490	\$48,810	\$66,300	1.00	1.00	\$48,810	\$1.12
Totals:			\$2,902,000			\$2,902,000	\$2,725,788	\$507,712	\$331,500	5.00	5.00		
										Average	Average	Average	
										per FF=>	per Net Acre=>	per SqFt=>	\$2.33

Final Conclusion \$101,542/Site