

Davidson Shores Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	
10-032-00-054-00	129 DAVIDSEN SHORE DR	07/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,700	44.62	\$245,446	\$74,754	\$45,200	
10-032-00-056-00	DAVIDSEN SHORE DR	07/02/21	\$314,029	WD	03-ARM'S LENGTH	\$314,029	\$156,200	49.74	\$312,391	\$46,838	\$45,200	
10-032-00-062-00	114 DAVIDSEN SHORE DR	10/18/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,900	40.48	\$323,734	\$121,466	\$45,200	
10-032-00-065-00	1401 SUNNYSIDE DR	09/29/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,800	43.32	\$307,554	\$92,646	\$45,200	
Totals:			\$1,344,029			\$1,344,029	\$594,600		\$1,189,125	\$335,704	\$180,800	
								Sale. Ratio =>	44.24	Average		
								Std. Dev. =>	3.88	per FF=>		

Site Value \$83,926
 Use \$84,000