

Lakeview

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	
10-060-00-001-00	1303 SUNNYSIDE DR	11/19/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,400	51.29	\$348,870	\$65,024	\$73,894	69.0	153.0	0.24	0.24	\$942	\$268,694	\$6.17	69.00		Y 691/1787	
10-060-00-003-00	1307 SUNNYSIDE DR	06/23/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$122,600	34.06	\$245,245	\$170,315	\$55,560	60.0	150.0	0.21	0.21	\$2,839	\$822,778	\$18.89	60.00		Y 693/832	
10-066-00-034-00	2412 NORTH BLVD	08/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$55,600	27.80	\$111,120	\$135,180	\$46,300	50.0	101.6	0.12	0.12	\$2,704	\$1,155,385	\$26.52	50.00		P 693/1831	
10-093-00-021-00	2009 SUNNYSIDE DR	12/02/21	\$428,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,500	\$177,700	41.47	\$355,550	\$187,270	\$114,320	160.0	244.0	0.45	0.29	\$1,170	\$416,196	\$9.55	160.00		Y 691/2048	
10-093-00-021-00	2009 SUNNYSIDE DR	09/03/21	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$177,700	47.39	\$355,550	\$133,770	\$114,320	160.0	244.0	0.45	0.29	\$836	\$297,267	\$6.82	160.00		Y 690/2985	
10-093-00-057-00	2203 SUNNYSIDE DR	11/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,300	73.31	\$234,602	\$41,148	\$115,750	125.0	155.0	0.45	0.45	\$329	\$92,467	\$2.12	125.00		Y 691/1324	
10-093-00-061-03	2233 SUNNYSIDE DR	08/17/21	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$209,600	58.22	\$419,179	\$43,144	\$102,323	221.0	212.9	2.16	1.08	\$195	\$19,974	\$0.46	221.00		Y 690/2609	
10-102-00-020-03	NORTH BLVD	08/18/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$44,300	30.76	\$88,646	\$144,000	\$88,646	95.7	180.0	0.40	0.40	\$1,504	\$363,636	\$8.35	95.73		Y 690/2700	
10-105-00-041-00	1511 SUNNYSIDE DR	09/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$88,100	37.49	\$176,283	\$149,001	\$90,284	184.0	68.9	0.25	0.29	\$810	\$596,004	\$13.68	184.00		Y 691/374	
Totals:			\$2,602,500			\$2,602,500	\$1,167,300		\$2,335,045	\$1,068,852	\$801,397	1,124.7		4.72	3.35							
								Sale. Ratio =>	44.85			Average			Average			Average				
								Std. Dev. =>	14.61			per FF=>	\$950		per Net Acre=>	226,595.72		per SqFt=>	\$5.20			
												USED	\$		950							