Northshore Condo Land Water front

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
10-102-00-015-03	103 NORTH SHORE DR W	10/19/21	$314,500	WD	03-ARM'S LENGTH	$314,500	$157,200	49.98	$314,435	$163,233	$163,168	1.0	0.0	0.00	0.00	$163,233	#DIV/0!	#DIV/0!	1.00	32	691/1050
10-102-00-015-05	107 NORTH SHORE DR W	06/23/21	$285,000	WD	03-ARM'S LENGTH	$285,000	$165,900	58.21	$331,827	$116,341	$163,168	1.0	0.0	0.00	0.00	$116,341	#DIV/0!	#DIV/0!	1.00	32	690/1319
10-102-00-015-22	113 NORTH SHORE DR E	07/15/21	$289,900	WD	03-ARM'S LENGTH	$289,900	$125,000	43.12	$249,979	$149,244	$109,323	1.0	0.0	0.00	0.00	$149,244	#DIV/0!	#DIV/0!	1.00	32	690/1913
10-102-00-015-23	115 NORTH SHORE DR E	06/04/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$122,300	47.04	$244,634	$131,215	$115,849	1.0	0.0	0.00	0.00	$131,215	#DIV/0!	#DIV/0!	1.00	32	690/973
		Totals:	**$1,149,400**			**$1,149,400**	**$570,400**		**$1,140,875**	**$560,033**	**$551,508**	**4.0**		**0.00**	**0.00**						
							Sale. Ratio =>	**49.63**			**Average**			**Average**			**Average**				
							Std. Dev. =>	**6.40**			**per FF=>**	**$140,008**		**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**			
									site Value	$142,939											

Northshore Condo Land Common Area

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
10-102-00-015-16	144 NORTH SHORE DR W	04/19/21	$177,000	WD	03-ARM'S LENGTH	$177,000	$99,300	56.10	$198,532	$38,190	$59,722	1.0	0.0	0.00	0.00	$38,190	#DIV/0!	#DIV/0!	1.00	32	689/2668
10-102-00-015-33	181 NORTH SHORE DR E	07/30/21	$259,900	WD	03-ARM'S LENGTH	$259,900	$120,500	46.36	$241,041	$78,581	$59,722	1.0	0.0	0.00	0.00	$78,581	#DIV/0!	#DIV/0!	1.00	32	690/2320
		Totals:	**$436,900**			**$436,900**	**$219,800**		**$439,573**	**$116,771**	**$119,444**	**2.0**		**0.00**	**0.00**						
							Sale. Ratio =>	**50.31**			**Average**			**Average**			**Average**				
							Std. Dev. =>	**6.89**			**per FF=>**	**$58,386**		**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**			
										Site value	$58,386										