



36 018 01 0245 000	13221	LESLIE	10/18/21	\$127,000	\$46,800	36.85	\$38,285	\$27,880	40.0	115.0	0.11	0.11	\$957	\$361,179	\$8.29	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0248 000	13249	LESLIE	08/21/20	\$120,000	\$47,400	39.50	\$22,167	\$27,880	40.0	115.0	0.11	0.11	\$554	\$209,123	\$4.80	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0405 000	13637	WRIGHT	08/10/20	\$115,000	\$46,800	40.70	\$15,999	\$27,880	40.0	115.0	0.11	0.11	\$400	\$150,934	\$3.46	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0439 000	13401	ROSE	04/23/21	\$190,000	\$51,000	26.84	\$95,977	\$31,365	45.0	115.0	0.12	0.12	\$2,133	\$806,529	\$18.52	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0451 000	13629	ROSE	10/27/20	\$138,000	\$47,000	34.06	\$43,390	\$27,880	40.0	115.0	0.11	0.11	\$1,085	\$409,340	\$9.40	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0454 000	13663	ROSE	06/03/21	\$200,000	\$85,600	42.80	\$56,228	\$62,730	90.0	115.0	0.24	0.24	\$625	\$236,252	\$5.42	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0468 000	13440	ROSE	12/20/21	\$153,000	\$60,700	39.67	\$27,743	\$27,880	40.0	150.0	0.14	0.14	\$694	\$201,036	\$4.62	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0543 000	29950	ADAMS	08/28/20	\$185,000	\$83,700	45.24	\$25,910	\$55,760	80.0	109.0	0.20	0.20	\$324	\$129,550	\$2.97	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0570 300	13615	GRANDVIEW	06/18/21	\$127,000	\$55,800	43.94	\$23,044	\$34,850	50.0	117.0	0.13	0.13	\$461	\$171,970	\$3.95	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT

<b>Totals:</b>				<b>\$9,696,699</b>	<b>\$3,846,500</b>		<b>\$2,232,764</b>	<b>\$2,245,160</b>	<b>3,153.6</b>		<b>8.57</b>	<b>8.24</b>						
				<b>Sale. Ratio =&gt;</b>	<b>39.67</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>					
				<b>Std. Dev. =&gt;</b>	<b>6.26</b>		<b>per FF=&gt;</b>		<b>\$708</b>	<b>per Net Acre=&gt;</b>	<b>260,562.96</b>		<b>per SqFt=&gt;</b>		<b>\$5.98</b>			

36 018 01 0484 000	13327	STOEFLET	11/04/21	\$229,000	\$74,700	32.62	\$115,341	\$64,473	92.5	150.0	0.32	0.32	\$1,247	\$361,571	\$8.30	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0264 000	30718	ADAMS	10/15/21	\$73,000	\$46,900	64.25	(\$21,074)	\$29,971	43.0	120.0	0.12	0.12	(\$490)	(\$178,593)	(\$4.10)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 017 01 1212 002	14449	NAVARRE	01/08/21	\$193,800	\$98,800	50.98	(\$44,233)	\$43,035	57.0	120.0	0.16	0.16	(\$776)	(\$281,739)	(\$6.47)	00172	PAGE 17 OFF WATER	FRONT FOOT
36 018 01 0482 002	30108	ADAMS	10/18/21	\$25,000	\$48,500	194.00	\$25,000	\$96,674	138.7	98.0	0.31	0.31	\$180	\$80,128	\$1.84	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 017 01 0711 301	14100	NAVARRE	11/12/20	\$225,000	\$141,200	62.76	(\$836)	\$57,101	75.6	120.0	0.21	0.21	(\$11)	(\$4,019)	(\$0.09)	00172	PAGE 17 OFF WATER	FRONT FOOT
36 018 01 0361 301	13425	GERALD	03/11/21	\$207,500	\$118,000	56.87	(\$82,812)	\$39,032	56.0	115.0	0.15	0.15	(\$1,479)	(\$559,541)	(\$12.85)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 017 01 1567 000	30333	MARR	09/30/20	\$225,000	\$113,700	50.53	(\$38,119)	\$47,187	67.7	115.0	0.18	0.18	(\$563)	(\$212,955)	(\$4.89)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0174 000	30631	BAYVIEW	09/03/21	\$136,000	\$112,200	82.50	(\$40,633)	\$87,822	126.0	240.0	0.35	0.24	(\$322)	(\$117,098)	(\$2.69)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0205 300	31020	ADAMS	11/05/21	\$230,000	\$123,000	53.48	(\$13,040)	\$62,730	90.0	120.0	0.25	0.25	(\$145)	(\$52,581)	(\$1.21)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT
36 018 01 0229 000	13465	NEELY	02/09/22	\$220,000	\$55,600	25.27	(\$19,290)	\$41,820	60.0	115.0	0.16	0.16	(\$322)	(\$122,089)	(\$2.80)	0018	PAGE 17 & 18 OFF RIVER	FRONT FOOT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 011 01 0195 305	29251 LOWELL	06/29/20	\$585,000	\$210,000	35.90	\$104,213	\$111,480	60.0	70.0	0.10	0.10	\$1,737	\$1,085,552	\$24.92	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 011 02 0175 000	29448 LOWELL	09/03/20	\$490,000	\$192,500	39.29	\$232,824	\$222,960	160.0	120.0	0.22	0.20	\$1,455	\$1,058,291	\$24.30	0011	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0009 002	30091 ADAMS	05/22/20	\$400,000	\$102,900	25.73	\$195,729	\$70,232	37.8	182.0	0.16	0.16	\$5,178	\$1,238,791	\$28.44	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0069 000	31095 ADAMS	08/06/21	\$610,000	\$179,500	29.43	\$111,061	\$92,900	50.0	174.0	0.20	0.20	\$2,221	\$555,305	\$12.75	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0073 000	31130 BAYVIEW	04/24/20	\$374,900	\$149,800	39.96	\$53,010	\$92,900	50.0	197.0	0.23	0.23	\$1,060	\$234,558	\$5.38	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0080 000	31054 BAYVIEW	08/05/21	\$630,000	\$194,300	30.84	\$176,817	\$93,272	50.2	119.0	0.14	0.14	\$3,522	\$1,290,635	\$29.63	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0081 000	31040 BAYVIEW	04/13/21	\$515,000	\$213,500	41.46	\$11,877	\$93,272	50.2	115.0	0.13	0.13	\$237	\$89,301	\$2.05	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 018 01 0123 000	30436 BAYVIEW	08/31/21	\$332,000	\$115,700	34.85	\$119,774	\$92,900	50.0	125.0	0.14	0.14	\$2,395	\$837,580	\$19.23	00112	PAGE 11 & 18 ON RIVER	FRONT FOOT	
36 019 01 0018 000	30579 ISLAND	04/29/21	\$365,000	\$108,100	29.62	\$183,071	\$92,900	50.0	102.0	0.12	0.12	\$3,661	\$1,564,709	\$35.92	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0047 000	31035 ISLAND	09/01/21	\$510,000	\$261,500	51.27	(\$126,639)	\$92,900	50.0	136.0	0.16	0.16	(\$2,533)	(\$811,788)	(\$18.64)	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0051 003	31140 ISLAND	03/08/22	\$605,000	\$189,200	31.27	\$294,906	\$169,078	91.0	96.0	0.20	0.20	\$3,241	\$1,467,194	\$33.68	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0053 003	31110 ISLAND	07/30/20	\$180,000	\$105,700	58.72	(\$20,991)	\$83,610	45.0	99.0	0.10	0.10	(\$466)	(\$205,794)	(\$4.72)	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0053 003	31110 ISLAND	03/08/21	\$205,000	\$105,700	51.56	\$4,009	\$83,610	45.0	99.0	0.10	0.10	\$89	\$39,304	\$0.90	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0054 000	31050 ISLAND	06/14/21	\$610,000	\$174,100	28.54	\$222,424	\$92,900	50.0	138.0	0.16	0.16	\$4,448	\$1,407,747	\$32.32	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0076 000	30666 ISLAND	07/08/20	\$293,000	\$122,700	41.88	\$48,674	\$95,315	51.3	97.0	0.11	0.11	\$949	\$426,965	\$9.80	0019	HORSE ISLAND	FRONT FOOT	
36 019 01 0080 000	30612 ISLAND	09/27/21	\$100,000	\$50,400	50.40	\$100,000	\$92,900	50.0	93.0	0.11	0.11	\$2,000	\$934,579	\$21.45	0019	HORSE ISLAND	FRONT FOOT	
<b>Totals:</b>			<b>\$6,804,900</b>	<b>\$2,475,600</b>		<b>\$1,710,759</b>	<b>\$1,673,129</b>	<b>940.5</b>		<b>2.37</b>	<b>2.35</b>							
					<b>Sale. Ratio =&gt;</b>	<b>36.38</b>	<b>Average</b>						<b>Average</b>					
					<b>Std. Dev. =&gt;</b>	<b>9.87</b>	<b>per FF=&gt;</b>		<b>\$1,819</b>	<b>Average</b>		<b>721,839.24</b>	<b>per SqFt=&gt;</b>		<b>\$16.57</b>			

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 017 01 0882 000	30665 YOUNG	08/24/20	\$168,000	\$82,400	49.05	\$160,004	\$88,798	64.3	120.0	0.18	0.18	\$2,488	\$903,977	\$20.75	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 0883 303	30663 YOUNG	09/28/20	\$117,000	\$42,600	36.41	\$117,000	\$89,351	64.7	120.0	0.18	0.18	\$1,808	\$657,303	\$15.09	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 0949 000	30560 POINTE	11/06/20	\$280,000	\$95,300	34.04	\$71,211	\$60,764	44.0	120.0	0.12	0.12	\$1,618	\$588,521	\$13.51	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 0958 000	30619 POINTE	02/22/21	\$480,000	\$210,400	43.83	\$58,022	\$128,847	93.3	120.0	0.26	0.26	\$622	\$225,767	\$5.18	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 0979 000	30477 E POINTE	12/20/21	\$350,000	\$145,900	41.69	\$129,739	\$124,290	90.0	120.0	0.25	0.25	\$1,442	\$523,141	\$12.01	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1027 000	30133 POINTE	11/22/21	\$282,500	\$90,600	32.07	\$103,491	\$55,240	40.0	120.0	0.11	0.11	\$2,587	\$940,827	\$21.60	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1032 000	30095 POINTE	11/09/21	\$584,900	\$209,900	35.89	\$177,996	\$110,480	80.0	126.0	0.23	0.23	\$2,225	\$770,545	\$17.69	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1059 300	29700 POINTE	10/26/21	\$395,000	\$210,000	53.16	\$118,993	\$213,558	154.6	109.0	0.39	0.39	\$769	\$307,475	\$7.06	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1077 000	30008 POINTE	09/07/21	\$240,000	\$86,000	35.83	\$95,661	\$62,974	45.6	139.0	0.15	0.15	\$2,098	\$655,212	\$15.04	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1091 000	30110 POINTE	03/09/21	\$230,000	\$108,000	46.96	(\$4,806)	\$55,240	40.0	126.0	0.12	0.12	(\$120)	(\$41,431)	(\$0.95)	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1097 000	30160 POINTE	11/20/20	\$325,000	\$109,400	33.66	\$91,845	\$55,240	40.0	121.0	0.11	0.11	\$2,296	\$827,432	\$19.00	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1135 000	30115 WORTH	12/16/20	\$355,000	\$149,800	42.20	\$10,195	\$55,240	40.0	120.0	0.11	0.11	\$255	\$92,682	\$2.13	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1146 300	30015 WORTH	05/17/21	\$335,000	\$103,800	30.99	\$139,999	\$60,764	44.0	120.0	0.12	0.12	\$3,182	\$1,157,017	\$26.56	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1160 000	29829 S GIBALTAR	10/27/20	\$295,000	\$138,100	46.81	\$54,813	\$110,480	80.0	119.0	0.22	0.22	\$685	\$250,288	\$5.75	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 017 01 1162 000	29815 S GIBALTAR	06/03/21	\$64,020	\$55,300	86.38	\$64,020	\$110,894	80.3	119.0	0.22	0.22	\$797	\$292,329	\$6.71	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 018 01 0603 000	29920 BAYVIEW	05/27/20	\$228,000	\$95,100	41.71	\$36,804	\$55,240	40.0	120.0	0.11	0.11	\$920	\$334,582	\$7.68	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
36 018 01 0610 000	29862 BAYVIEW	08/31/21	\$330,000	\$116,700	35.36	\$94,779	\$55,240	40.0	120.0	0.11	0.11	\$2,369	\$861,627	\$19.78	0017	PAGE 17 & 18 ON CANAL	FRONT FOOT	
<b>Totals:</b>			<b>\$5,059,420</b>	<b>\$2,049,300</b>		<b>\$1,519,766</b>	<b>\$1,492,640</b>	<b>1,080.8</b>		<b>2.97</b>	<b>2.97</b>							
					<b>Sale. Ratio =&gt;</b>	<b>40.50</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>					
					<b>Std. Dev. =&gt;</b>	<b>12.97</b>	<b>per FF=&gt;</b>	<b>\$1,406</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>511,533.49</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$11.74</b>				

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 009 01 0008 000	28922 SUGAR ISLAND COURT	06/04/21	\$290,000	\$120,500	41.55	\$29,232	\$37,702	69.6	158.0	0.25	0.25	\$420	\$115,087	\$2.64	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 01 0033 000	28735 SUGAR ISLAND COURT	01/14/21	\$300,000	\$122,100	40.70	\$19,692	\$35,553	65.6	140.5	0.23	0.23	\$300	\$87,133	\$2.00	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 01 0048 000	28985 SUGAR ISLAND COURT	08/13/20	\$287,000	\$114,300	39.83	\$27,136	\$37,940	70.0	160.0	0.26	0.26	\$388	\$105,588	\$2.42	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 01 0049 000	29007 SUGAR ISLAND COURT	08/13/21	\$325,000	\$130,900	40.28	\$37,669	\$37,940	70.0	160.0	0.26	0.26	\$538	\$146,572	\$3.36	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 02 0053 000	13987 CELERON ISLAND LANE	08/31/20	\$320,000	\$125,900	39.34	\$38,730	\$40,650	75.0	160.0	0.28	0.28	\$516	\$140,836	\$3.23	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 02 0077 000	13978 STURGEON BAR COURT	04/21/21	\$430,000	\$158,700	36.91	\$81,408	\$44,220	81.6	189.3	0.33	0.33	\$998	\$249,718	\$5.73	009.1	ISLAND ESTATES SUB	FRONT FOOT	
36 009 02 0096 000	28988 E.W.HEDKE COURT	12/29/21	\$360,000	\$145,700	40.47	\$37,503	\$40,370	74.5	160.6	0.28	0.28	\$504	\$134,419	\$3.09	009.1	ISLAND ESTATES SUB	FRONT FOOT	
<b>Totals:</b>			<b>\$2,312,000</b>	<b>\$918,100</b>		<b>\$271,370</b>	<b>\$274,375</b>	<b>506.2</b>		<b>1.87</b>	<b>1.87</b>							
					<b>Sale. Ratio =&gt;</b>	<b>39.71</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>1.48</b>	<b>per FF=&gt;</b>	<b>\$536</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>144,807.90</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$3.32</b>				

36 009 02 0056 000	13963 CELERON ISLAND	01/05/21	\$25,000	\$18,900	75.60	(\$259,041)	\$41,024	75.7	160.0	0.28	0.28	(\$3,422)	(\$931,802)	(\$21.39)	009.1	ISLAND ESTATES SUB	FRONT FOOT
36 009 02 0084 000	14052 HUMBUG ISLAND COURT	10/02/20	\$315,000	\$155,600	49.40	(\$28,808)	\$57,374	105.9	170.3	0.50	0.50	(\$272)	(\$58,081)	(\$1.33)	009.1	ISLAND ESTATES SUB	FRONT FOOT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	ate Group	
36 009 03 0008 000	13816 WATERSWAY DR.	10/08/21	\$130,000	\$45,200	34.77	\$47,179	\$28,000	1.0	1.0	0.00	0.00	\$47,179	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
36 009 03 0012 000	13856 WATERSWAY DR.	01/07/22	\$120,000	\$45,200	37.67	\$37,179	\$28,000	1.0	1.0	0.00	0.00	\$37,179	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
36 009 03 0028 000	13986 WATERSWAY DR.	10/05/20	\$90,250	\$42,200	46.76	\$2,423	\$28,000	1.0	1.0	0.00	0.00	\$2,423	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
36 009 03 0058 000	14113 WATERSWAY DR.	08/09/21	\$128,000	\$47,500	37.11	\$22,331	\$28,000	1.0	1.0	0.00	0.00	\$22,331	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
36 009 03 0070 000	13993 WATERSWAY DR.	08/10/21	\$139,000	\$47,500	34.17	\$33,679	\$28,000	1.0	1.0	0.00	0.00	\$33,679	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
36 009 03 0076 000	13967 WATERSWAY DR.	10/23/20	\$110,000	\$31,300	28.45	\$25,055	\$28,000	1.0	1.0	0.00	0.00	\$25,055	#DIV/0!	#DIV/0!	009.3	WATERS EDGE CONDO	SITE VALUE	
<b>Totals:</b>			<b>\$717,250</b>	<b>\$258,900</b>		<b>\$167,846</b>	<b>\$168,000</b>	<b>6.0</b>		<b>0.00</b>	<b>0.00</b>							
					<b>Sale. Ratio =&gt;</b>	<b>36.10</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>				
					<b>Std. Dev. =&gt;</b>	<b>6.00</b>	<b>per FF=&gt;</b>		<b>\$27,974</b>	<b>per Net Acre=&gt;</b>		<b>#DIV/0!</b>	<b>per SqFt=&gt;</b>		<b>#DIV/0!</b>			

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	ate Group	
36 012 02 0005 000	29305 W JEFFERSON, UNIT #5	10/13/22	\$120,000	\$49,200	41.00	\$27,856	\$21,700	1.0	0.0	0.00	0.00	\$27,856	#DIV/0!	#DIV/0!	012.1	BELLA VISTA		
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	10/23/19	\$87,000	\$45,400	52.18	(\$1,030)	\$21,700	1.0	0.0	0.00	0.00	(\$1,030)	#DIV/0!	#DIV/0!	012.1	BELLA VISTA		
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	07/19/22	\$127,000	\$47,500	37.40	\$38,970	\$21,700	1.0	0.0	0.00	0.00	\$38,970	#DIV/0!	#DIV/0!	012.1	BELLA VISTA		
36 012 02 0011 000	29307 W JEFFERSON, UNIT #11	05/03/22	\$132,000	\$49,200	37.27	\$39,869	\$21,700	1.0	0.0	0.00	0.00	\$39,869	#DIV/0!	#DIV/0!	012.1	BELLA VISTA		
<b>Totals:</b>			<b>\$466,000</b>	<b>\$191,300</b>		<b>\$105,665</b>	<b>\$86,800</b>	<b>4.0</b>		<b>0.00</b>	<b>0.00</b>							
					<b>Sale. Ratio =&gt;</b>	<b>41.05</b>	<b>Average</b>					<b>Average</b>						
					<b>Std. Dev. =&gt;</b>	<b>7.03</b>	<b>per FF=&gt;</b>		<b>\$26,416</b>	<b>per Net Acre=&gt;</b>		<b>#DIV/0!</b>	<b>Average</b>		<b>per SqFt=&gt;</b>		<b>#DIV/0!</b>	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1
36 012 03 0003 000	29565 W JEFFERSON, UNIT 3	01/30/20	\$52,919	\$32,700	61.79	(\$11,032)	\$11,300	1.0	0.0	0.00	0.00	(\$11,032)	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0006 000	29565 W JEFFERSON, UNIT 6	12/10/19	\$60,000	\$22,700	37.83	\$19,032	\$11,300	1.0	0.0	0.00	0.00	\$19,032	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	12/16/22	\$60,000	\$24,800	41.33	\$19,542	\$11,300	1.0	0.0	0.00	0.00	\$19,542	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	08/03/21	\$67,000	\$23,800	35.52	\$26,542	\$11,300	1.0	0.0	0.00	0.00	\$26,542	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0008 000	29565 W JEFFERSON, UNIT 8	12/07/22	\$70,000	\$23,000	32.86	\$33,417	\$11,300	1.0	0.0	0.00	0.00	\$33,417	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0009 000	29589 W JEFFERSON, UNIT 9	06/24/21	\$52,000	\$28,900	55.58	\$181	\$11,300	1.0	0.0	0.00	0.00	\$181	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
36 012 03 0010 000	29589 W JEFFERSON, UNIT 10	10/15/21	\$71,000	\$34,200	48.17	\$7,204	\$11,300	1.0	0.0	0.00	0.00	\$7,204	#DIV/0!	#DIV/0!	12.03	LAKE SIDE OF GIB	
<b>Totals:</b>			<b>\$432,919</b>	<b>\$190,100</b>		<b>\$94,886</b>	<b>\$79,100</b>	<b>7.0</b>		<b>0.00</b>	<b>0.00</b>						
					<b>Sale. Ratio =&gt;</b>	<b>43.91</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>				
					<b>Std. Dev. =&gt;</b>	<b>10.84</b>	<b>per FF=&gt;</b>		<b>\$13,555</b>	<b>per Net Acre=&gt;</b>		<b>#DIV/0!</b>	<b>per SqFt=&gt;</b>		<b>#DIV/0!</b>		



**Water Premium**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 012 01 0065 000	30087 WINDSOR	07/13/21	\$265,000	\$124,800	47.09	\$41,102	\$54,391	62.5	190.0	0.26	0.26	\$657	\$156,878	\$3.60	12KBW	KINGSBRIDGE WATER	ON WATER	
<b>Totals:</b>			<b>\$265,000</b>	<b>\$124,800</b>		<b>\$41,102</b>	<b>\$54,391</b>	<b>62.5</b>		<b>0.26</b>	<b>0.26</b>							
					<b>Sale. Ratio =&gt;</b>	<b>47.09</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>					
					<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	<b>per FF=&gt;</b>		<b>\$657</b>	<b>per Net Acre=&gt;</b>		<b>156,877.86</b>	<b>per SqFt=&gt;</b>		<b>\$3.60</b>			

**Off Water**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 012 01 0002 000	30744 S GIBALTAR	10/04/21	\$215,000	\$109,000	50.70	\$1,537	\$33,984	59.6	120.0	0.20	0.20	\$26	\$7,763	\$0.18	12KBW	KINGSBRIDGE WATER	OFF WATER	
36 012 01 0005 000	30144 WINDSOR	01/21/22	\$240,000	\$108,400	45.17	\$34,232	\$38,185	67.0	120.0	0.22	0.22	\$511	\$153,507	\$3.52	12KBW	KINGSBRIDGE WATER	OFF WATER	
36 012 01 0008 000	14837 WILLIAMS COURT	03/12/21	\$247,000	\$96,500	39.07	\$55,364	\$31,860	55.9	110.0	0.18	0.18	\$991	\$311,034	\$7.14	12KBW	KINGSBRIDGE WATER	OFF WATER	
36 012 01 0011 000	14862 WILLIAMS COURT	09/17/20	\$265,000	\$105,200	39.70	\$55,490	\$35,461	62.2	100.0	0.19	0.19	\$892	\$293,598	\$6.74	12KBW	KINGSBRIDGE WATER	OFF WATER	
36 012 01 0015 000	14810 WILLIAMS COURT	04/05/22	\$260,000	\$141,700	54.50	\$24,702	\$38,539	67.6	125.0	0.23	0.23	\$365	\$107,400	\$2.47	12KBW	KINGSBRIDGE WATER	OFF WATER	
36 012 01 0038 000	29862 KINGSBRIDGE	02/25/21	\$182,000	\$75,200	41.32	\$39,350	\$33,708	59.1	170.0	0.23	0.23	\$665	\$168,162	\$3.86	12KBW	KINGSBRIDGE WATER	OFF WATER	
<b>Totals:</b>			<b>\$1,409,000</b>	<b>\$636,000</b>		<b>\$210,675</b>	<b>\$211,737</b>	<b>371.5</b>		<b>1.25</b>	<b>1.25</b>							
					<b>Sale. Ratio =&gt;</b>	<b>45.14</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>					
					<b>Std. Dev. =&gt;</b>	<b>6.32</b>	<b>per FF=&gt;</b>		<b>\$567</b>	<b>per Net Acre=&gt;</b>		<b>168,270.77</b>	<b>per SqFt=&gt;</b>		<b>\$3.86</b>			

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1	
36 017 02 0002 000	30304 WINDSOR-UNIT 2	01/31/22	\$155,000	\$68,200	44.00	\$11,697	\$33,500	1.0	0.0	0.00	0.00	\$11,697	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0007 000	30316 WINDSOR-UNIT 7	08/06/20	\$148,000	\$60,900	41.15	\$4,429	\$33,500	1.0	0.0	0.00	0.00	\$4,429	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0020 000	30348 WINDSOR-UNIT 20	06/24/20	\$127,500	\$48,300	37.88	\$19,882	\$33,500	1.0	0.0	0.00	0.00	\$19,882	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0032 000	30379 WINDSOR-UNIT 32	08/26/20	\$140,000	\$48,300	34.50	\$32,502	\$33,500	1.0	0.0	0.00	0.00	\$32,502	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0033 000	30383 WINDSOR-UNIT 33	08/06/20	\$200,000	\$65,300	32.65	\$41,900	\$33,500	1.0	0.0	0.00	0.00	\$41,900	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0044 000	30418 WINDSOR-UNIT 44	09/10/21	\$176,000	\$55,800	31.70	\$67,221	\$33,500	1.0	0.0	0.00	0.00	\$67,221	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
36 017 02 0047 000	30426 WINDSOR-UNIT 47	04/30/21	\$200,000	\$68,200	34.10	\$56,561	\$33,500	1.0	0.0	0.00	0.00	\$56,561	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S		
<b>Totals:</b>			<b>\$1,146,500</b>	<b>\$415,000</b>		<b>\$234,192</b>	<b>\$234,500</b>	<b>7.0</b>		<b>0.00</b>	<b>0.00</b>							
					<b>Sale. Ratio =&gt;</b>	<b>36.20</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>					
					<b>Std. Dev. =&gt;</b>	<b>4.61</b>	<b>per FF=&gt;</b>	<b>\$33,456</b>			<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>			

36 017 02 0029 000	30373 WINDSOR-UNIT 29	06/23/21	\$72,500	\$74,000	102.07	(\$87,122)	\$33,500	1.0	0.0	0.00	0.00	(\$87,122)	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S	
36 017 02 0052 000	30438 WINDSOR-UNIT 52	06/09/20	\$62,000	\$48,800	78.71	(\$47,788)	\$33,500	1.0	0.0	0.00	0.00	(\$47,788)	#DIV/0!	#DIV/0!	17KBC	KINGSBRIDGE CONDO'S	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Rate Group 1
36 016 99 0010 702	W JEFFERSON	10/25/22	\$62,000	\$34,200	55.16	\$62,000	\$68,391	1.0	0.0	2.21	2.21	\$62,000	\$28,105	\$0.65		GMB01 NON-SUBDIVISION LOTS	
36 017 99 0002 001	29953 W JEFFERSON	04/30/21	\$157,000	\$63,500	40.45	\$13,680	\$13,646	1.0	0.0	0.38	0.38	\$13,680	\$36,000	\$0.83		GMB01 NON-SUBDIVISION LOTS	
<b>Totals:</b>			<b>\$219,000</b>	<b>\$97,700</b>		<b>\$75,680</b>	<b>\$82,037</b>	<b>2.0</b>		<b>2.59</b>	<b>2.59</b>						
				<b>Sale. Ratio =&gt;</b>	<b>44.61</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>				
				<b>Std. Dev. =&gt;</b>	<b>10.41</b>		<b>per FF=&gt;</b>	<b>\$37,840</b>		<b>per Net Acre=&gt;</b>	<b>29,265.27</b>		<b>per SqFt=&gt;</b>	<b>\$0.67</b>			