

2024 Land Value Summary

Table Number	Table Name	Final 2023 FF	Final 2023 Site	Final 2023 Acre	Final 2024 FF	Final 2024 Site	Final 2024 Acre	Comments
0011	PAGE 11 OFF WATER	\$ 708			\$ 700			Combined 0011, 00172, and 0018
00172	PAGE 17 OFF WATER	\$ 708			\$ 700			Combined 0011, 00172, and 0019
0018	PAGE 17 & 18 OFF RIVER	\$ 708			\$ 700			Combined 0011, 00172, and 0020
00112	PAGE 11 & 18 ON RIVER	\$ 1,819			\$ 1,800			Combined sales from 00112 and 0019
0019	HORSE ISLAND	\$ 1,819			\$ 1,800			Combined sales from 00112 and 0019
0017	PAGE 17 & 18 ON CANAL	\$ 1,406			\$ 1,400			
009.1	ISLAND ESTATES SUB	\$ 536			\$ 545			
009.3	WATER EDGE CONDO		\$ 28,000			\$ 28,000		
012.1	BELLA VISTA		\$ 26,400			\$ 26,400		
12.03	LAKESIDE OF GIB		\$ 13,600			\$ 13,600		
12KBW	KINGSBRIDGE WATER (ON WATER)	\$ 870			\$ 870			Water premium
	OFF WATER	\$ 570			\$ 630			
17KBC	KINGSBRIDGE CONDOS		\$ 33,500			\$ 33,500		
GMB01	METES AND BOUNDS			\$ 35,000			\$ 30,000	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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
36 011 01 0100 000	MUNRO	01/19/23	\$50,000	\$66,500	133.00	\$141,600	\$50,000	\$141,600	200.0	550.0	0.51	0.10	\$250	\$99,010	\$2.27	200.00	0011
36 011 01 0138 000	29248 ADAMS	03/17/23	\$198,000	\$68,500	34.60	\$143,543	\$82,777	\$28,320	40.0	110.0	0.10	0.10	\$2,069	\$819,574	\$18.81	40.00	0011
36 011 01 0140 000	29272 ADAMS	01/19/23	\$125,000	\$37,700	30.16	\$80,927	\$72,393	\$28,320	40.0	110.0	0.10	0.10	\$1,810	\$716,762	\$16.45	40.00	0011
36 011 02 0101 300	29854 ADAMS	12/09/22	\$225,000	\$106,000	47.11	\$221,164	\$32,156	\$28,320	40.0	220.0	0.20	0.20	\$804	\$159,188	\$3.65	40.00	0011
36 011 02 0143 000	29890 ADAMS	10/21/22	\$165,000	\$65,400	39.64	\$136,939	\$56,381	\$28,320	40.0	110.0	0.10	0.10	\$1,410	\$558,228	\$12.82	40.00	0011
36 011 02 0169 000	29406 LOWELL	03/15/23	\$590,000	\$286,600	48.58	\$586,529	\$221,751	\$218,280	160.0	120.0	0.22	0.20	\$1,386	\$1,007,959	\$23.14	160.00	0011
36 011 03 0068 000	29020 DENISON	12/03/21	\$199,900	\$107,400	53.73	\$238,546	\$46,314	\$84,960	120.0	114.0	0.31	0.31	\$386	\$147,497	\$3.39	120.00	0011
36 017 01 0720 002	14188 NAVARRE	05/27/21	\$170,000	\$68,300	40.18	\$184,178	\$31,134	\$45,312	64.0	120.0	0.18	0.18	\$486	\$176,898	\$4.06	64.00	00172
36 017 01 0750 002	14530 NAVARRE	06/07/21	\$215,000	\$84,800	39.44	\$239,180	\$12,990	\$37,170	52.5	120.0	0.15	0.15	\$247	\$89,586	\$2.06	52.50	00172
36 017 01 0755 002	14576 NAVARRE	10/15/21	\$255,000	\$100,200	39.29	\$267,347	\$57,037	\$69,384	98.0	120.0	0.27	0.27	\$582	\$211,248	\$4.85	98.00	00172
36 017 01 0758 000	29740 YOUNG	07/09/21	\$260,000	\$90,800	34.92	\$245,440	\$51,730	\$37,170	52.5	171.0	0.21	0.21	\$985	\$251,117	\$5.76	52.50	00172
36 017 01 0899 000	30602 YOUNG	04/22/22	\$199,900	\$80,600	40.32	\$193,339	\$67,449	\$60,888	86.0	145.0	0.29	0.29	\$784	\$235,836	\$5.41	86.00	00172
36 017 01 1016 000	30483 POINTE	09/27/21	\$160,000	\$45,000	28.13	\$117,446	\$77,954	\$35,400	50.0	100.0	0.12	0.12	\$1,559	\$677,861	\$15.56	50.00	0018
36 017 01 1184 002	14139 NAVARRE	04/12/21	\$211,000	\$68,700	32.56	\$191,332	\$55,068	\$35,400	50.0	142.0	0.16	0.16	\$1,101	\$337,840	\$7.76	50.00	00172
36 017 01 1219 002	14535 NAVARRE	03/09/22	\$165,000	\$63,700	38.61	\$164,943	\$41,121	\$41,064	58.0	120.0	0.16	0.16	\$709	\$257,006	\$5.90	58.00	00172
36 017 01 1233 002	14446 STOEFLET	03/23/22	\$165,900	\$58,900	35.50	\$165,270	\$37,446	\$36,816	52.0	120.0	0.14	0.14	\$720	\$261,860	\$6.01	52.00	00172
36 017 01 1249 002	14246 STOEFLET	03/07/23	\$165,000	\$66,600	40.36	\$166,379	\$34,021	\$35,400	50.0	120.0	0.14	0.14	\$680	\$246,529	\$5.66	50.00	00172
36 017 01 1250 002	14234 STOEFLET	05/26/22	\$219,000	\$69,100	31.55	\$174,462	\$77,106	\$32,568	46.0	120.0	0.13	0.13	\$1,676	\$607,134	\$13.94	46.00	00172
36 017 01 1254 300	14206 STOEFLET	07/16/21	\$223,000	\$87,600	39.28	\$231,855	\$40,705	\$49,560	70.0	120.0	0.19	0.19	\$582	\$210,907	\$4.84	70.00	00172
36 017 01 1257 000	14144 STOEFLET	05/26/21	\$209,500	\$88,300	42.15	\$226,921	\$40,635	\$58,056	82.0	206.0	0.19	0.11	\$496	\$209,459	\$4.81	82.00	00172
36 017 01 1260 002	14108 STOEFLET	01/31/22	\$220,000	\$81,000	36.82	\$217,772	\$36,708	\$34,480	48.7	118.0	0.13	0.13	\$754	\$278,091	\$6.38	48.70	00172
36 017 01 1266 002	14010 STOEFLET	08/18/21	\$210,000	\$68,800	32.76	\$181,277	\$64,619	\$35,896	50.7	154.0	0.18	0.18	\$1,275	\$361,000	\$8.29	50.70	00172
36 017 01 1270 000	13934 STOEFLET	02/01/23	\$255,000	\$99,900	39.18	\$249,593	\$41,727	\$36,320	51.3	222.0	0.26	0.26	\$813	\$159,874	\$3.67	51.30	00172
36 017 01 1281 000	14023 STOEFLET	06/02/21	\$195,000	\$65,500	33.59	\$171,397	\$58,295	\$34,692	49.0	110.0	0.12	0.12	\$1,190	\$470,121	\$10.79	49.00	0018
36 017 01 1285 002	14117 STOEFLET	06/21/22	\$195,000	\$66,500	34.10	\$165,216	\$63,556	\$33,772	47.7	110.0	0.12	0.12	\$1,332	\$529,633	\$12.16	47.70	0018
36 017 01 1318 301	29989 YOUNG	12/16/21	\$165,000	\$74,800	45.33	\$190,311	\$31,825	\$57,136	80.7	119.0	0.22	0.22	\$394	\$144,659	\$3.32	80.70	0018
36 017 01 1346 002	30034 LISCH	09/14/22	\$162,000	\$68,800	42.47	\$165,596	\$31,804	\$35,400	50.0	115.0	0.13	0.13	\$636	\$240,939	\$5.53	50.00	0018
36 017 01 1350 002	29968 LISCH	03/25/22	\$176,000	\$62,000	35.23	\$161,115	\$50,285	\$35,400	50.0	115.0	0.13	0.13	\$1,006	\$380,947	\$8.75	50.00	0018
36 017 01 1355 000	29936 LISCH	10/22/21	\$180,000	\$66,900	37.17	\$174,251	\$41,361	\$35,612	50.3	115.0	0.13	0.13	\$822	\$310,985	\$7.14	50.30	0018
36 017 01 1452 000	30431 S GIBRALTAR	09/28/22	\$185,000	\$78,300	42.32	\$186,762	\$44,258	\$46,020	65.0	110.0	0.16	0.16	\$681	\$269,866	\$6.20	65.00	0018
36 017 01 1453 002	30445 S GIBRALTAR	05/16/22	\$199,900	\$70,200	35.12	\$168,874	\$66,426	\$35,400	50.0	110.0	0.13	0.13	\$1,329	\$527,190	\$12.10	50.00	0018
36 017 01 1493 000	30467 YOUNG	09/24/21	\$152,000	\$55,600	36.58	\$142,985	\$57,159	\$48,144	68.0	230.0	0.18	0.09	\$841	\$317,550	\$7.29	68.00	0018
36 017 01 1509 002	30332 LISCH	06/16/22	\$195,000	\$67,200	34.46	\$160,929	\$70,391	\$36,320	51.3	115.0	0.14	0.14	\$1,372	\$521,415	\$11.97	51.30	0018
36 017 01 1510 002	30316 LISCH	10/24/22	\$150,000	\$72,900	48.60	\$175,601	\$10,719	\$36,320	51.3	115.0	0.14	0.14	\$209	\$79,400	\$1.82	51.30	0018
36 017 01 1549 000	30330 MARR	07/05/22	\$210,000	\$75,100	35.76	\$180,982	\$67,250	\$38,232	54.0	115.0	0.14	0.14	\$1,245	\$470,280	\$10.80	54.00	0018
36 017 01 1549 000	30330 MARR	11/22/21	\$189,000	\$69,300	36.67	\$180,982	\$46,250	\$38,232	54.0	115.0	0.14	0.14	\$856	\$323,427	\$7.42	54.00	0018
36 017 01 1550 002	30318 MARR	04/27/21	\$255,000	\$97,700	38.31	\$262,240	\$30,992	\$38,232	54.0	115.0	0.14	0.14	\$574	\$216,727	\$4.98	54.00	0018
36 017 01 1575 300	30186 WHITE	05/03/21	\$220,000	\$113,200	51.45	\$269,287	\$17,761	\$67,048	94.7	115.0	0.25	0.25	\$188	\$71,044	\$1.63	94.70	0018
36 017 01 1607 000	30359 FRYER	10/31/22	\$230,000	\$105,800	46.00	\$258,464	\$19,468	\$47,932	67.7	115.0	0.18	0.18	\$288	\$108,760	\$2.50	67.70	0018
36 018 01 0149 000	30043 BAYVIEW	04/29/22	\$165,000	\$59,000	35.76	\$142,602	\$50,718	\$28,320	40.0	120.0	0.11	0.11	\$1,268	\$461,073	\$10.58	40.00	0018
36 018 01 0151 000	30077 BAYVIEW	07/05/22	\$165,000	\$73,400	44.48	\$176,544	\$54,300	\$65,844	93.0	120.0	0.26	0.26	\$584	\$212,109	\$4.87	93.00	0018
36 018 01 0158 000	30233 BAYVIEW	12/23/21	\$110,000	\$49,700	45.18	\$135,605	\$2,715	\$28,320	40.0	120.0	0.11	0.11	\$68	\$24,682	\$0.57	40.00	0018
36 018 01 0172 000	30545 BAYVIEW	08/23/21	\$275,000	\$117,500	42.73	\$315,930	(\$7,088)	\$33,842	47.8	120.0	0.13	0.13	(\$148)	(\$53,697)	(\$1.23)	47.80	0018
36 017 01 1194 300	14457 NAVARRE	04/26/21	\$160,000	\$94,100	58.81	\$244,310	(\$9,970)	\$74,340	105.0	120.0	0.29	0.29	(\$95)	(\$34,498)	(\$0.79)	105.00	00172

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36 018 01 0185 000	30735 BAYVIEW	04/08/22	\$210,000	\$107,600	51.24	\$255,085	\$51,911	\$96,996	137.0	253.0	0.40	0.27	\$379	\$131,088	\$3.01	137.00	0018
36 018 01 0205 300	31020 ADAMS	11/05/21	\$230,000	\$123,000	53.48	\$328,677	(\$34,957)	\$63,720	90.0	120.0	0.25	0.25	(\$388)	(\$140,956)	(\$3.24)	90.00	0018
36 018 01 0215 000	13330 STORK	11/16/21	\$223,000	\$79,400	35.61	\$198,637	\$88,791	\$64,428	91.0	115.0	0.24	0.24	\$976	\$369,963	\$8.49	91.00	0018
36 018 01 0231 000	13460 NEELY	09/07/22	\$150,000	\$61,700	41.13	\$154,176	\$24,144	\$28,320	40.0	115.0	0.11	0.11	\$604	\$227,774	\$5.23	40.00	0018
36 018 01 0245 000	13221 LESLIE	10/18/21	\$127,000	\$46,800	36.85	\$126,332	\$28,988	\$28,320	40.0	115.0	0.11	0.11	\$725	\$273,472	\$6.28	40.00	0018
36 018 01 0248 000	13249 LESLIE	01/12/23	\$174,000	\$55,700	32.01	\$134,094	\$68,226	\$28,320	40.0	115.0	0.11	0.11	\$1,706	\$643,642	\$14.78	40.00	0018
36 018 01 0264 000	30718 ADAMS	11/22/22	\$155,000	\$51,300	33.10	\$134,342	\$51,102	\$30,444	43.0	120.0	0.12	0.12	\$1,188	\$433,068	\$9.94	43.00	0018
36 018 01 0439 000	13401 ROSE	04/23/21	\$190,000	\$51,000	26.84	\$133,548	\$88,312	\$31,860	45.0	115.0	0.12	0.12	\$1,962	\$742,118	\$17.04	45.00	0018
36 018 01 0454 000	13663 ROSE	06/03/21	\$200,000	\$85,600	42.80	\$219,433	\$44,287	\$63,720	90.0	115.0	0.24	0.24	\$492	\$186,080	\$4.27	90.00	0018
36 018 01 0468 000	13440 ROSE	12/20/21	\$153,000	\$60,700	39.67	\$164,384	\$16,936	\$28,320	40.0	150.0	0.14	0.14	\$423	\$122,725	\$2.82	40.00	0018
36 018 01 0482 002	30108 ADAMS	10/18/21	\$25,000	\$48,500	194.00	\$98,200	\$25,000	\$98,200	138.7	98.0	0.31	0.31	\$180	\$80,128	\$1.84	138.70	0018
36 018 01 0484 000	13327 STOEFLLET	11/04/21	\$229,000	\$74,700	32.62	\$190,788	\$103,702	\$65,490	92.5	150.0	0.32	0.32	\$1,121	\$325,085	\$7.46	92.50	0018
36 018 01 0557 301	13457 GRANDVIEW	04/15/22	\$301,000	\$124,700	41.43	\$309,336	\$34,144	\$42,480	60.0	110.0	0.15	0.15	\$569	\$224,632	\$5.16	60.00	0018
36 018 01 0570 300	13615 GRANDVIEW	06/18/21	\$127,000	\$55,800	43.94	\$150,062	\$12,338	\$35,400	50.0	117.0	0.13	0.13	\$247	\$92,075	\$2.11	50.00	0018
Totals:			\$11,284,100	\$4,590,400		\$11,393,059	\$2,730,621	\$2,839,580	3,862.4		10.52	9.80					
			Sale. Ratio =>		40.68			Average			Average			Average			
			Std. Dev. =>		24.40			per FF=>	\$707		per Net Acre=>	259,564.73		per SqFt=>	\$5.96		

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36 018 01 0037 000	30553 ADAMS	07/11/22	\$530,000	\$254,000	47.92	\$583,491	\$39,278	\$92,769	51.0	151.0	0.18	0.18	\$770	\$221,910	\$5.09	51.00	00112	
36 018 01 0069 000	31095 ADAMS	08/06/21	\$610,000	\$179,500	29.43	\$625,268	\$75,682	\$90,950	50.0	174.0	0.20	0.20	\$1,514	\$378,410	\$8.69	50.00	00112	
36 018 01 0080 000	31054 BAYVIEW	08/05/21	\$630,000	\$194,300	30.84	\$576,123	\$145,191	\$91,314	50.2	119.0	0.14	0.14	\$2,892	\$1,059,788	\$24.33	50.20	00112	
36 019 01 0051 003	31140 ISLAND	03/08/22	\$605,000	\$189,200	31.27	\$486,057	\$284,472	\$165,529	91.0	96.0	0.20	0.20	\$3,126	\$1,415,284	\$32.49	91.00	0019	
36 018 01 0081 000	31040 BAYVIEW	04/13/21	\$515,000	\$213,500	41.46	\$629,918	(\$23,604)	\$91,314	50.2	115.0	0.13	0.13	(\$470)	(\$177,474)	(\$4.07)	50.20	00112	
36 018 01 0123 000	30436 BAYVIEW	08/31/21	\$332,000	\$115,700	34.85	\$316,886	\$106,064	\$90,950	50.0	125.0	0.14	0.14	\$2,121	\$741,706	\$17.03	50.00	00112	
36 019 01 0018 000	30579 ISLAND	04/29/21	\$365,000	\$108,100	29.62	\$278,622	\$177,328	\$90,950	50.0	102.0	0.12	0.12	\$3,547	\$1,515,624	\$34.79	50.00	0019	
36 011 01 0204 301	28887 LOWELL	11/01/22	\$555,000	\$321,200	57.87	\$787,930	(\$123,790)	\$109,140	60.0	100.0	0.14	0.14	(\$2,063)	(\$897,029)	(\$20.59)	60.00	00112	
36 019 01 0020 000	30615 ISLAND	10/29/21	\$620,000	\$165,200	26.65	\$403,472	\$398,428	\$181,900	100.0	225.0	0.26	0.13	\$3,984	\$1,544,295	\$35.45	100.00	0019	
36 019 01 0031 000	30803 ISLAND	05/31/22	\$375,000	\$133,700	35.65	\$323,871	\$154,266	\$103,137	56.7	185.0	0.24	0.24	\$2,721	\$640,108	\$14.69	56.70	0019	
36 019 01 0051 004	31150 ISLAND	08/29/22	\$1,175,000	\$557,000	47.40	\$1,457,030	(\$50,289)	\$231,741	127.4	128.0	0.37	0.37	(\$395)	(\$134,463)	(\$3.09)	127.40	0019	
36 019 01 0053 002	31060 ISLAND	06/03/22	\$97,000	\$46,500	47.94	\$90,950	\$97,000	\$90,950	50.0	117.0	0.13	0.13	\$1,940	\$723,881	\$16.62	50.00	0019	
36 019 01 0054 000	31050 ISLAND	06/14/21	\$610,000	\$174,100	28.54	\$498,190	\$202,760	\$90,950	50.0	138.0	0.16	0.16	\$4,055	\$1,283,291	\$29.46	50.00	0019	
36 019 01 0080 000	30612 ISLAND	09/27/21	\$100,000	\$50,400	50.40	\$91,655	\$100,000	\$90,950	50.0	93.0	0.11	0.11	\$2,000	\$934,579	\$21.45	50.00	0019	
36 019 01 0080 000	30612 ISLAND	03/14/23	\$110,000	\$50,900	46.27	\$91,655	\$110,000	\$90,950	50.0	93.0	0.11	0.11	\$2,200	\$1,028,037	\$23.60	50.00	0019	
Totals:			\$7,229,000	\$2,753,300		\$7,241,118	\$1,692,786	\$1,703,494	936.5		2.63	2.49						
					Sale. Ratio =>	38.09	Average					Average		Average				
					Std. Dev. =>	9.90	per FF=>					\$1,808	per Net Acre=>		644,870.86	per SqFt=>		\$14.80

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36 017 01 0845 107	30616 TRIANGLE	07/29/22	\$428,000	\$195,100	45.58	\$471,867	\$40,493	\$84,360	60.0	135.0	0.19	0.19	\$675	\$217,704	\$5.00	60.00	0017
36 017 01 0883 303	30663 YOUNG	04/14/22	\$140,000	\$45,200	32.29	\$91,979	\$140,000	\$90,968	64.7	120.0	0.18	0.18	\$2,164	\$786,517	\$18.06	64.70	0017
36 017 01 0979 000	30477 E POINTE	12/20/21	\$350,000	\$145,900	41.69	\$355,080	\$121,460	\$126,540	90.0	120.0	0.25	0.25	\$1,350	\$489,758	\$11.24	90.00	0017
36 017 01 1027 000	30133 POINTE	11/22/21	\$282,500	\$90,600	32.07	\$241,861	\$96,879	\$56,240	40.0	120.0	0.11	0.11	\$2,422	\$880,718	\$20.22	40.00	0017
36 017 01 1032 000	30095 POINTE	11/09/21	\$584,900	\$209,900	35.89	\$535,516	\$161,864	\$112,480	80.0	126.0	0.23	0.23	\$2,023	\$700,710	\$16.09	80.00	0017
36 017 01 1054 000	29785 POINTE	11/30/22	\$239,590	\$104,700	43.70	\$234,040	\$118,030	\$112,480	80.0	124.0	0.23	0.23	\$1,475	\$517,675	\$11.88	80.00	0017
36 017 01 1059 300	29700 POINTE	10/26/21	\$395,000	\$210,000	53.16	\$504,094	\$108,330	\$217,424	154.6	109.0	0.39	0.39	\$701	\$279,922	\$6.43	154.64	0017
36 017 01 1077 000	30008 POINTE	09/07/21	\$240,000	\$86,000	35.83	\$213,799	\$90,315	\$64,114	45.6	139.0	0.15	0.15	\$1,981	\$618,596	\$14.20	45.60	0017
36 017 01 1085 000	POINTE	12/19/22	\$47,500	\$28,200	59.37	\$57,368	\$47,500	\$56,240	40.0	133.0	0.12	0.12	\$1,188	\$389,344	\$8.94	40.00	0017
36 017 01 1090 000	30104 POINTE	06/13/22	\$270,000	\$98,900	36.63	\$234,570	\$91,670	\$56,240	40.0	127.0	0.12	0.12	\$2,292	\$783,504	\$17.99	40.00	0017
36 017 01 1146 300	30015 WORTH	05/17/21	\$335,000	\$103,800	30.99	\$264,627	\$132,237	\$61,864	44.0	120.0	0.12	0.12	\$3,005	\$1,092,868	\$25.09	44.00	0017
36 017 01 1162 000	29815 S GIBALTAR	06/03/21	\$64,020	\$55,300	86.38	\$114,242	\$64,020	\$112,902	80.3	119.0	0.22	0.22	\$797	\$292,329	\$6.71	80.30	0017
36 018 01 0597 300	29966 BAYVIEW	04/27/22	\$125,000	\$101,700	81.36	\$225,574	\$37,683	\$138,257	98.3	120.0	0.27	0.27	\$383	\$140,086	\$3.22	100.00	0017
36 018 01 0610 000	29862 BAYVIEW	08/31/21	\$330,000	\$116,700	35.36	\$300,741	\$85,499	\$56,240	40.0	120.0	0.11	0.11	\$2,137	\$777,264	\$17.84	40.00	0017
Totals:			\$3,831,510	\$1,592,000		\$3,845,358	\$1,335,980	\$1,346,349	957.6		2.67	2.67					
					Sale. Ratio =>	41.55	Average			Average			Average				
					Std. Dev. =>	17.86	per FF=>			\$1,395	per Net Acre=>		499,992.51	per SqFt=>		\$11.48	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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
36 009 01 0008 000	28922 SUGAR ISLAND COURT	06/04/21	\$290,000	\$120,500	41.55	\$322,596	\$4,689	\$37,285	69.6	158.0	0.25	0.25	\$67	\$18,461	\$0.42	70.00	009.1
36 009 01 0009 000	28902 SUGAR ISLAND COURT	04/22/22	\$390,000	\$148,500	38.08	\$361,633	\$75,998	\$47,631	88.9	150.1	0.32	0.32	\$855	\$240,500	\$5.52	91.75	009.1
36 009 01 0021 000	14106 CALF ISLAND COURT	02/22/23	\$350,000	\$135,900	38.83	\$331,820	\$58,203	\$40,023	74.7	122.5	0.24	0.24	\$779	\$242,513	\$5.57	85.34	009.1
36 009 01 0031 000	28693 SUGAR ISLAND COURT	09/22/22	\$50,000	\$21,800	43.60	\$43,194	\$50,000	\$43,194	80.6	148.5	0.29	0.29	\$620	\$175,439	\$4.03	83.65	009.1
36 009 01 0044 000	13995 CELERON ISLAND LANE	04/15/22	\$435,000	\$175,900	40.44	\$428,461	\$63,365	\$56,826	106.0	141.5	0.37	0.37	\$598	\$173,128	\$3.97	112.74	009.1
36 009 01 0049 000	29007 SUGAR ISLAND COURT	08/13/21	\$325,000	\$130,900	40.28	\$351,956	\$10,564	\$37,520	70.0	160.0	0.26	0.26	\$151	\$41,105	\$0.94	70.00	009.1
36 009 02 0057 000	13955 CELERON ISLAND LANE	08/31/22	\$360,000	\$132,500	36.81	\$326,208	\$76,525	\$42,733	79.7	160.0	0.25	0.25	\$960	\$308,569	\$7.08	104.31	009.1
36 009 02 0077 000	13978 STURGEON BAR COURT	04/21/21	\$430,000	\$158,700	36.91	\$424,490	\$49,241	\$43,731	81.6	189.3	0.33	0.33	\$604	\$151,046	\$3.47	75.00	009.1
36 009 02 0096 000	28988 E.W.HEDKE COURT	12/29/21	\$360,000	\$145,700	40.47	\$393,124	\$6,799	\$39,923	74.5	160.6	0.28	0.28	\$91	\$24,369	\$0.56	71.51	009.1
Totals:			\$2,990,000	\$1,170,400		\$2,983,482	\$395,384	\$388,866	725.5		2.57	2.57					
					Sale. Ratio =>	39.14		Average			Average			Average			
					Std. Dev. =>	2.23		per FF=>	\$545		per Net Acre=>	153,786.08		per SqFt=>	\$3.53		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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
36 009 03 0008 000	13816 WATERSWAY DR.	10/08/21	\$130,000	\$45,200	34.77	\$134,519	\$23,481	\$28,000	1.0	1.0	0.00	0.00	\$23,481	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0008 000	13816 WATERSWAY DR.	07/14/22	\$137,000	\$47,000	34.31	\$134,519	\$30,481	\$28,000	1.0	1.0	0.00	0.00	\$30,481	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0012 000	13856 WATERSWAY DR.	01/07/22	\$120,000	\$45,200	37.67	\$134,519	\$13,481	\$28,000	1.0	1.0	0.00	0.00	\$13,481	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0013 000	13880 WATERSWAY DR.	06/23/22	\$142,000	\$61,200	43.10	\$150,920	\$19,080	\$28,000	1.0	1.0	0.00	0.00	\$19,080	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0016 000	13886 WATERSWAY DR.	09/09/22	\$143,000	\$46,600	32.59	\$133,061	\$37,939	\$28,000	1.0	1.0	0.00	0.00	\$37,939	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0040 000	14106 WATERSWAY DR.	11/10/22	\$145,000	\$48,000	33.10	\$138,173	\$34,827	\$28,000	1.0	1.0	0.00	0.00	\$34,827	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0058 000	14113 WATERSWAY DR.	08/09/21	\$128,000	\$47,500	37.11	\$129,177	\$26,823	\$28,000	1.0	1.0	0.00	0.00	\$26,823	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0070 000	13993 WATERSWAY DR.	08/10/21	\$139,000	\$47,500	34.17	\$128,855	\$38,145	\$28,000	1.0	1.0	0.00	0.00	\$38,145	#DIV/0!	#DIV/0!	1.00	009.3
Totals:			\$1,084,000	\$388,200		\$1,083,743	\$224,257	\$224,000	8.0		0.00	0.00					
					Sale. Ratio =>	35.81	Average			Average			Average				
					Std. Dev. =>	3.42	per FF=>			\$28,032	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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	
36 012 02 0005 000	29305 W JEFFERSON, UNIT #5	10/13/22	\$120,000	\$49,200	41.00	\$127,867	\$18,533	\$26,400	1.0	0.0	0.00	0.00	\$18,533	#DIV/0!	#DIV/0!	0.00	012.1	
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	07/19/22	\$127,000	\$47,500	37.40	\$123,337	\$30,063	\$26,400	1.0	0.0	0.00	0.00	\$30,063	#DIV/0!	#DIV/0!	0.00	012.1	
36 012 02 0011 000	29307 W JEFFERSON, UNIT #11	05/03/22	\$132,000	\$49,200	37.27	\$127,854	\$30,546	\$26,400	1.0	0.0	0.00	0.00	\$30,546	#DIV/0!	#DIV/0!	0.00	012.1	
Totals:			\$379,000	\$145,900		\$379,058	\$79,142	\$79,200	3.0		0.00	0.00						
					Sale. Ratio =>	38.50				Average			Average			Average		
					Std. Dev. =>	2.12				per FF=>	\$26,381			per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	08/03/21	\$67,000	\$23,800	35.52	\$57,316	\$23,284	\$13,600	1.0	0.0	0.00	0.00	\$23,284	#DIV/0!	#DIV/0!	0.00	12.03
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	12/16/22	\$60,000	\$24,800	41.33	\$57,316	\$16,284	\$13,600	1.0	0.0	0.00	0.00	\$16,284	#DIV/0!	#DIV/0!	0.00	12.03
36 012 03 0008 000	29565 W JEFFERSON, UNIT 8	12/07/22	\$70,000	\$23,000	32.86	\$53,128	\$30,472	\$13,600	1.0	0.0	0.00	0.00	\$30,472	#DIV/0!	#DIV/0!	0.00	12.03
36 012 03 0009 000	29589 W JEFFERSON, UNIT 9	06/24/21	\$52,000	\$28,900	55.58	\$69,592	(\$3,992)	\$13,600	1.0	0.0	0.00	0.00	(\$3,992)	#DIV/0!	#DIV/0!	0.00	12.03
36 012 03 0010 000	29589 W JEFFERSON, UNIT 10	10/15/21	\$71,000	\$34,200	48.17	\$82,546	\$2,054	\$13,600	1.0	0.0	0.00	0.00	\$2,054	#DIV/0!	#DIV/0!	0.00	12.03
Totals:			\$320,000	\$134,700		\$319,898	\$68,102	\$68,000	5.0		0.00	0.00					
					Sale. Ratio =>	42.09	Average			Average			Average				
					Std. Dev. =>	9.30	per FF=>			\$13,620	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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
36 012 01 0002 000	30744 S GIBRALTAR	10/04/21	\$215,000	\$109,000	50.70	\$232,573	\$16,411	\$33,984	59.6	120.0	0.20	0.20	\$275	\$82,884	\$1.90	72.00	12KBW
36 012 01 0065 000	30087 WINDSOR	07/13/21	\$265,000	\$124,800	47.09	\$281,743	\$37,648	\$54,391	62.5	190.0	0.26	0.26	\$602	\$143,695	\$3.30	60.00	12KBW
36 012 01 0003 000	30732 S GIBRALTAR	05/06/22	\$262,000	\$102,900	39.27	\$201,990	\$93,994	\$33,984	59.6	120.0	0.20	0.20	\$1,577	\$474,717	\$10.90	72.00	12KBW
36 012 01 0005 000	30144 WINDSOR	01/21/22	\$240,000	\$108,400	45.17	\$247,526	\$30,659	\$38,185	67.0	120.0	0.22	0.22	\$458	\$137,484	\$3.16	80.90	12KBW
36 012 01 0015 000	14810 WILLIAMS COURT	04/05/22	\$260,000	\$141,700	54.50	\$277,902	\$20,637	\$38,539	67.6	125.0	0.23	0.23	\$305	\$89,726	\$2.06	80.00	12KBW
Totals:			\$1,242,000	\$586,800		\$1,241,734	\$199,349	\$199,083	316.4		1.11	1.11					
					Sale. Ratio =>	47.25	Average				Average			Average			
					Std. Dev. =>	5.75	per FF=>		\$630	per Net Acre=>		179,432.04	per SqFt=>		\$4.12		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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		
36 017 02 0002 000	30304 WINDSOR-UNIT 2	01/31/22	\$155,000	\$68,200	44.00	\$187,175	\$1,325	\$33,500	1.0	0.0	0.00	0.00	\$1,325	#DIV/0!	#DIV/0!	0.00	17KBC		
36 017 02 0014 000	30334 WINDSOR-UNIT 14	07/01/22	\$170,000	\$81,300	47.82	\$187,274	\$16,226	\$33,500	1.0	0.0	0.00	0.00	\$16,226	#DIV/0!	#DIV/0!	0.00	17KBC		
36 017 02 0020 000	30348 WINDSOR-UNIT 20	08/09/22	\$160,000	\$65,200	40.75	\$148,920	\$44,580	\$33,500	1.0	0.0	0.00	0.00	\$44,580	#DIV/0!	#DIV/0!	0.00	17KBC		
36 017 02 0044 000	30418 WINDSOR-UNIT 44	09/10/21	\$176,000	\$55,800	31.70	\$150,165	\$59,335	\$33,500	1.0	0.0	0.00	0.00	\$59,335	#DIV/0!	#DIV/0!	0.00	17KBC		
36 017 02 0047 000	30426 WINDSOR-UNIT 47	04/30/21	\$200,000	\$68,200	34.10	\$187,316	\$46,184	\$33,500	1.0	0.0	0.00	0.00	\$46,184	#DIV/0!	#DIV/0!	0.00	17KBC		
Totals:			\$861,000	\$338,700		\$860,850	\$167,650	\$167,500	5.0		0.00	0.00							
					Sale. Ratio =>	39.34				Average			Average			Average			
					Std. Dev. =>	6.72				per FF=>	\$33,530			per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	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		
36 016 99 0010 702	W JEFFERSON	10/25/22	\$62,000	\$34,200	55.16	\$68,391	\$62,000	\$68,391	0.0	0.0	2.21	2.21	#DIV/0!	\$28,105	\$0.65	0.00	GMB01		
36 017 99 0002 001	29953 W JEFFERSON	04/30/21	\$157,000	\$63,500	40.45	\$156,968	\$13,678	\$13,646	0.0	0.0	0.38	0.38	#DIV/0!	\$35,995	\$0.83	0.00	GMB01		
Totals:			\$219,000	\$97,700		\$225,359	\$75,678	\$82,037	0.0		2.59	2.59							
					Sale. Ratio =>	44.61						Average			Average				
					Std. Dev. =>	10.41						per FF=>	#DIV/0!	Average	per Net Acre=>	29,264.50	Average	per SqFt=>	\$0.67