

Long Lake Condominium Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-024-416-01	16922 MT ZION	07/02/21	\$1,000,000	WD	03-ARM'S LENGTH	\$925,000	\$925,015
14-010-250-005-00	17077 LONG LAKE	11/04/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$90,950
14-010-250-007-00	17084 LONG LAKE	08/10/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$46,000
14-010-250-009-00	LONG LAKE DR	07/15/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,900
14-010-250-011-00	17324 LONG LAKE	08/23/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$57,000
14-010-250-012-00	LONG LAKE	08/01/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,900
Totals:			\$1,308,000			\$1,233,000	\$1,179,765

Final Conclusion

Units 1 - 6	\$100,000
Unit 7	\$46,000
Units 8 & 9	\$40,000
Units 10 & 11	\$57,000
Unit 12	\$65,000
Unit 13 & 14	\$29,175
Unit 15	\$35,500
Metes & Bounds on Lake	\$81,900
Acreage	\$9,137

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
\$674,478	\$674,493	73.82	73.82	\$9,137	
\$100,000	\$90,950	1.00	1.00	\$100,000	Unit 5
\$46,000	\$46,000	1.00	1.00	\$46,000	Unit 7
\$40,000	\$31,900	1.00	1.00	\$40,000	Unit 9
\$57,000	\$57,000	1.00	1.00	\$57,000	Unit11
\$65,000	\$28,900	1.00	1.00	\$65,000	Unit 12
\$982,478	\$929,243	78.82	78.82		
	Average	Average		Average	
	per FF=>	per Net Acre=>	12,464.83	per SqFt=>	