

Long Lake Condominium & Sites Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-023-387-02	Long Lake Dr	09/25/20	\$66,500	WD	03-Arms Length	\$66,500	\$75,950
14-010-250-004-00	17137 LONG LAKE	07/16/20	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$90,950
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
14-010-250-008-00	LONG LAKE DR	09/17/20	\$23,800	WD	03-ARM'S LENGTH	\$23,800	\$31,900
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	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:			\$413,700			\$413,700	\$377,600

Final Conclusion

Units 1 - 6	\$90,950 Site
Unit 7	\$46,000 Site
Units 8 & 9	\$31,900 Site
Units 10 & 11	\$57,000 Site
Unit 12	\$65,000 Site
Unit 13	\$29,175 Site
Unit 14	\$29,175 Site
Unit 15	\$35,500 Site
Metes & Bounds	\$81,900 Site
Acreage	\$9,137 Acre

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$66,500	\$75,950	1.00	1.00	\$66,500	\$1.53
\$81,900	\$90,950	1.00	1.00	\$81,900	\$1.88
\$100,000	\$90,950	1.00	1.00	\$100,000	\$2.30
\$46,000	\$46,000	1.00	1.00	\$46,000	\$1.06
\$23,800	\$31,900	1.00	1.00	\$23,800	\$0.55
\$40,000	\$31,900	1.00	1.00	\$40,000	\$0.92
\$57,000	\$57,000	1.00	1.00	\$57,000	\$1.31
\$65,000	\$28,900	1.00	1.00	\$65,000	\$1.49
\$413,700	\$377,600	7.00	7.00		
Average per FF=>	Average per Net Acre=	59,100.00	Average per SqFt=>		\$1.36