

Bay - Diamond Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
14-010-170-011-00	21557 LAKE ST	06/01/21	\$489,000	WD	03-ARM'S LENGTH	\$469,000	\$542,903	\$119,372
14-010-170-016-00	62543 TULIP TREE	08/26/21	\$545,000	WD	03-ARM'S LENGTH	\$535,000	\$356,152	\$269,043
<b>Totals:</b>			<b>\$1,034,000</b>			<b>\$1,004,000</b>	<b>\$899,055</b>	<b>\$388,415</b>

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Final Conclusion \$3107/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$193,275	75.0	0.0	\$1,592	75.00
\$90,195	50.0	0.0	\$5,381	50.00
<b>\$283,470</b>	<b>125.0</b>			
<b>Average</b>				
<b>per FF=&gt;</b>	<b>\$3,107</b>			