

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
110-026-100-002-00	1517 BIRMA TRAIL	06/24/22	\$8,500	QC	03-ARM'S LENGTH	\$8,500	\$3,100	36.47	\$6,241	\$8,500	
110-120-000-036-00	1436 BIRMA TRAIL	09/21/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$3,300	41.25	\$8,165	\$4,134	
110-150-000-018-00	2402 ANDYS LANE	04/07/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,700	42.80	\$20,470	\$8,730	
110-152-000-001-02	2502 BETTY LANE	07/20/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,400	53.04	\$47,704	\$3,178	
110-230-000-070-00	MAPLE POINT RD	11/16/20	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$1,500	60.00	\$4,500	\$2,500	
110-350-000-006-00	2162 S HILLSIDE DR	01/24/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,300	49.20	\$24,706	\$3,894	
110-375-000-242-00	2463 S WHITNEY BEACH RD	10/01/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,100	28.33	\$12,848	\$9,052	
110-375-000-252-10	2381 S WHITNEY BEACH RD	09/02/22	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$55,200	55.76	\$109,638	\$9,102	
110-375-000-337-00	2050 S WHITNEY BEACH RD	08/17/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,800	38.29	\$57,726	\$24,874	
110-380-000-485-00	S WHITNEY RD	02/14/20	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$1,600	29.09	\$7,440	\$5,500	
Totals:			\$307,500			\$307,500	\$144,000		\$299,438	\$79,464	
								Sale. Ratio =>	46.83		
								Std. Dev. =>	10.88		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$6,240	104.0	207.0	0.49	0.49	\$82	\$17,206	\$0.40	104.00	4200	1247/125		OFF WATER TITTABAWASSEE	401
\$4,299	71.7	200.0	0.33	0.33	\$58	\$12,565	\$0.29	71.65	4200	1189/695		OFF WATER TITTABAWASSEE	401
\$4,200	70.0	154.0	0.25	0.25	\$125	\$35,344	\$0.81	70.00	4200	1207/634		OFF WATER TITTABAWASSEE	401
\$4,882	81.4	0.0	0.00	0.00	\$39	#DIV/0!	#DIV/0!	81.37	4200	1248/649		OFF WATER TITTABAWASSEE	401
\$4,500	75.0	275.0	0.47	0.47	\$33	\$5,285	\$0.12	75.00	4200	1194/936		OFF WATER TITTABAWASSEE	001
\$3,600	60.0	243.9	0.34	0.34	\$65	\$11,589	\$0.27	60.00	4200	1234/871		OFF WATER TITTABAWASSEE	401
\$3,900	65.0	101.9	0.15	0.15	\$139	\$59,553	\$1.37	65.00	4200	1225/212		OFF WATER TITTABAWASSEE	401
\$19,740	329.0	150.0	0.67	0.67	\$28	\$13,565	\$0.31	329.00	4200	1251/670	110-375-000-255-00	OFF WATER TITTABAWASSEE	401
\$12,600	280.0	101.1	0.65	0.65	\$89	\$38,268	\$0.88	280.00	4200	1220/436		OFF WATER TITTABAWASSEE	401
\$7,440	124.0	296.0	0.84	0.84	\$44	\$6,524	\$0.15	124.00	4200	1173/13		OFF WATER TITTABAWASSEE	001
\$71,401	1,260.0		4.20	4.20									
Average per FF=>	\$63		Average per Net Ac	18,942.55	Average per SqFt=>	\$0.43							

Used \$60/ff \$60/ff in 2022

