

2023 LAND VALUE

DEWEY BROOK , DEWEYMORE , SANDY BCH , SANDY BCH 1, SLEEPY HOLLOW 3 , SUP.P.SOMM BCH , SWISHERS LNDING, SISTER CABLE LK. SIS-CABLE LK SH.#1 ,DEWEY BROOK ,SANDY BCH ESTATES, SISTER CABLE LK SHORES 2, 3 DEWEY LF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
14-130-005-066-02	11/12/20	\$400,000	PTA	\$400,000	\$110,100	27.53	\$220,150	\$352,902	\$173,052	104.9	425.0	\$3,365
14-130-005-068-02	09/29/20	\$610,000	WD	\$610,000	\$172,300	28.25	\$341,894	\$368,113	\$100,007	60.6	242.0	\$6,073
14-130-008-002-30	06/25/21	\$345,000	WD	\$345,000	\$132,000	38.26	\$262,060	\$228,230	\$145,290	53.2	39.0	\$4,291
14-130-009-026-00	09/02/21	\$650,000	OTH	\$650,000	\$206,400	31.75	\$409,964	\$460,136	\$220,100	62.0	0.0	\$7,422
14-130-009-027-00	07/29/21	\$600,000	WD	\$600,000	\$264,500	44.08	\$525,223	\$426,227	\$351,450	99.0	0.0	\$4,305
14-130-135-002-00	06/25/21	\$345,000	WD	\$345,000	\$132,000	38.26	\$262,060	\$228,230	\$145,290	53.2	39.0	\$4,291
14-130-196-205-00	11/02/20	\$577,000	WD	\$577,000	\$214,900	37.24	\$427,171	\$427,029	\$277,200	84.0	100.0	\$5,084
14-130-205-014-00	07/02/20	\$320,000	WD	\$320,000	\$147,400	46.06	\$292,958	\$188,742	\$161,700	49.0	235.0	\$3,852
14-130-210-020-22	10/23/20	\$375,000	WD	\$375,000	\$85,700	22.85	\$171,428	\$354,247	\$150,675	86.1	230.0	\$4,114
14-130-210-020-22	09/27/21	\$425,000	WD	\$425,000	\$85,700	20.16	\$171,428	\$404,247	\$150,675	86.1	230.0	\$4,695
14-130-285-009-00	01/28/21	\$647,500	WD	\$647,500	\$177,600	27.43	\$371,550	\$492,500	\$216,550	61.0	168.0	\$8,074
14-130-286-032-00	08/08/20	\$340,000	OTH	\$340,000	\$111,500	32.79	\$220,798	\$227,202	\$108,000	60.0	182.0	\$3,787
14-130-286-038-00	06/30/20	\$341,000	WD	\$341,000	\$117,400	34.43	\$232,448	\$216,552	\$108,000	60.0	184.0	\$3,609
14-130-286-045-00	06/14/21	\$528,000	WD	\$528,000	\$178,700	33.84	\$355,415	\$428,185	\$255,600	72.0	210.0	\$5,947
14-130-325-033-00	10/14/21	\$299,900	WD	\$299,900	\$63,200	21.07	\$124,716	\$208,184	\$33,000	60.0	170.0	\$3,470
14-130-353-085-00	09/15/20	\$220,000	OTH	\$220,000	\$94,100	42.77	\$188,100	\$220,000	\$188,100	57.0	318.0	\$3,860
Totals:		\$7,023,400		\$7,023,400	\$2,293,500		\$4,577,363	\$5,230,726	\$2,784,689	1,108.1		
						Sale. Ratio =>	32.66	Average				
						Std. Dev. =>	8.00	per FF=>		\$4,721		

USED 4,700 FF