

SHORE LINE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
14-100-150-005-00	20880 DIAMOND SHORES DR	11/10/23	\$925,000	OTH	19-MULTI PARCEL ARM'S LENGTH	\$922,500	\$321,000	34.80	\$943,474	\$606,026	\$627,000	52.0	618.0	1.22	0.26	\$11,654	\$495,119	\$11.37	187.00	DIES	
14-100-270-006-00	21140 CARLTON AVE	12/01/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$443,400	38.56	\$1,245,220	\$429,780	\$525,000	50.0	166.0	0.19	0.19	\$8,596	\$2,250,157	\$51.66	50.00	DIES	
14-100-240-013-01	20803 DECATUR ST	11/16/23	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$305,400	33.75	\$935,848	\$494,152	\$525,000	50.0	188.0	0.22	0.42	\$9,883	\$2,287,741	\$52.52	50.00	DINS	
<b>Totals:</b>			<b>\$2,980,000</b>			<b>\$2,977,500</b>	<b>\$1,069,800</b>		<b>\$3,124,542</b>	<b>\$1,529,958</b>	<b>\$1,677,000</b>	<b>152.0</b>		<b>1.63</b>	<b>0.87</b>						
								<b>Sale. Ratio =&gt;</b>	<b>35.93</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>2.53</b>			<b>per FF=&gt;</b>	<b>\$10,066</b>			<b>per Net Acre=&gt;</b>	<b>938,049.05</b>			<b>per SqFt=&gt;</b>	<b>\$21.53</b>

NOT USED:

14-100-210-027-00	CARLTON DR	12/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$125,000	62.50	\$525,000	\$200,000	\$525,000	50.0	195.0	0.22	0.22	\$4,000	\$892,857	\$20.50	50.00	DIES
14-100-270-002-00	CARLTON DR	05/19/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$216,200	31.56	\$891,775	\$318,225	\$525,000	50.0	200.0	0.23	0.23	\$6,365	\$1,383,587	\$31.76	50.00	DIES
14-100-240-030-00	20923 DECATUR ST	10/31/24	\$950,000	OTH	03-ARM'S LENGTH	\$860,000	\$390,200	45.37	\$951,092	\$675,408	\$766,500	100.0	185.0	0.31	0.31	\$6,754	\$2,178,735	\$50.02	73.00	DINS

DIAMOND LAKE BACKLOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
14-100-032-024-06	20885 DECATUR ST	08/22/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,900	51.90	\$95,820	\$100,000	\$95,820	159.7	183.4	0.67	0.67	\$626	\$148,810	\$3.42	159.70		
14-100-180-003-00	61140 LENAWEE RD	03/07/25	\$289,000	WD	03-ARM'S LENGTH	\$288,000	\$112,800	39.17	\$286,450	\$61,550	\$60,000	100.0	147.0	0.34	0.34	\$616	\$182,641	\$4.19	100.00	HPBL	
<b>Totals:</b>			<b>\$389,000</b>			<b>\$388,000</b>	<b>\$164,700</b>		<b>\$382,270</b>	<b>\$161,550</b>	<b>\$155,820</b>	<b>259.7</b>		<b>1.01</b>	<b>1.01</b>						
								<b>Sale. Ratio =&gt;</b>	<b>42.45</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>9.00</b>			<b>per FF=&gt;</b>	<b>\$622</b>			<b>per Net Acre=&gt;</b>	<b>160,109.02</b>			<b>per SqFt=&gt;</b>	<b>\$3.68</b>

NOT USED:

14-100-032-041-55	20755 DIAMOND SHORES	09/19/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,200	38.40	\$126,796	(\$26,596)	\$50,200	83.7	177.0	0.35	0.35	(\$318)	(\$75,772)	(\$1.74)	78.00	DIES
14-100-181-001-00	61224 PUTNAM RD	09/12/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$145,900	32.49	\$377,487	\$161,513	\$90,000	150.0	150.0	0.52	0.52	\$1,077	\$312,404	\$7.17	150.00	HPBL

NS CONDO SITE VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
14-100-442-009-00	61566 COLONY BAY DR	08/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,500	35.77	\$324,505	\$240,495	\$175,000	0.0	0.0	1.00	0.00	#DIV/0!	\$240,495	\$5.52	0.00	DICB	
14-100-450-006-00	HARBOR INN CT	01/12/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,000	20.00	\$253,000	\$200,000	\$253,000	0.0	0.0	1.00	0.00	#DIV/0!	\$200,000	\$4.59	0.00	DIHC	
<b>Totals:</b>			<b>\$200,000</b>			<b>\$200,000</b>	<b>\$40,000</b>		<b>\$253,000</b>	<b>\$440,495</b>	<b>\$253,000</b>	<b>0.0</b>		<b>2.00</b>	<b>0.00</b>						
								<b>Sale. Ratio =&gt;</b>	<b>20.00</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>220,247.50</b>			<b>per SqFt=&gt;</b>	<b>\$5.06</b>

NS Condo View Site Value = \$220,250

DIAMOND HARBOR CONDO SITE VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
14-100-445-004-00	CATAMARAN CT	07/31/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,500	36.25	\$40,600	\$40,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$40,000	\$0.92	0.00	DIHC	
14-100-445-005-00	60864 CATAMARN	12/04/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$26,300	23.93	\$52,600	\$83,600	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$83,600	\$1.92	0.00	DIHC	
14-100-445-018-00	DIAMOND HARBOR CT	03/08/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,500	58.00	\$40,600	\$25,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$25,000	\$0.57	0.00	DIHC	
<b>Totals:</b>			<b>\$174,900</b>			<b>\$174,900</b>	<b>\$55,300</b>		<b>\$133,800</b>	<b>\$148,600</b>	<b>\$121,800</b>	<b>0.0</b>		<b>3.00</b>	<b>0.00</b>						
								<b>Sale. Ratio =&gt;</b>	<b>31.62</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>17.25</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>49,533.33</b>			<b>per SqFt=&gt;</b>	<b>\$1.14</b>

Diamond Harbor Condo Site Value = \$49,500

do not use:

14-100-445-027-00	21047 DIAMOND HARBOR CT	11/14/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,700	40.62	\$503,336	(\$27,736)	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	(\$27,736)	(\$0.64)	0.00	DIHC
14-100-442-009-00	61566 COLONY BAY DR	08/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,500	35.77	\$324,505	\$240,495	\$175,000	0.0	0.0	1.00	0.00	#DIV/0!	\$240,495	\$5.52	0.00	DICB
14-100-450-006-00	HARBOR INN CT	01/12/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,000	20.00	\$253,000	\$200,000	\$253,000	0.0	0.0	1.00	0.00	#DIV/0!	\$200,000	\$4.59	0.00	DIHC
14-100-445-018-00	DIAMOND HARBOR CT	03/08/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,500	58.00	\$40,600	\$25,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$25,000	\$0.57	0.00	DIHC

DIAMOND HARBOR SITE VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
14-100-445-006-00	CATAMARAN CT	09/09/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$26,300	18.14	\$64,200	\$145,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$145,000	\$3.33	0.00	DIHC
14-100-445-007-00	60860 CATAMARAN CT	08/20/24	\$696,000	WD	03-ARM'S LENGTH	\$696,000	\$229,200	32.93	\$496,746	\$225,223	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$225,223	\$5.17	0.00	DIHC
<b>Totals:</b>			<b>\$841,000</b>			<b>\$841,000</b>	<b>\$255,500</b>		<b>\$560,946</b>	<b>\$370,223</b>	<b>\$81,200</b>	<b>0.0</b>		<b>2.00</b>	<b>0.00</b>					
								<b>Sale. Ratio =&gt;</b>	<b>30.38</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>		

Std. Dev. => 10.46 per FF=> #DIV/0! per Net Acre=> 185,111.50 per SqFt=> \$4.25

Diamond Harbor Site value = \$185,100

COLONY BAY CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
14-100-442-009-00	61566 COLONY BAY DR	08/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,500	35.77	\$324,505	\$240,495	\$175,000	0.0	0.0	1.00	0.00	#DIV/0!	\$240,495	\$5.52	0.00	DICB
14-100-445-006-00	CATAMARAN CT	09/09/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$26,300	18.14	\$64,200	\$145,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$145,000	\$3.33	0.00	DIHC
<b>Totals:</b>			<b>\$535,000</b>			<b>\$535,000</b>	<b>\$165,800</b>		<b>\$388,705</b>	<b>\$385,495</b>	<b>\$215,600</b>	<b>0.0</b>		<b>2.00</b>	<b>0.00</b>					
							<b>Sale. Ratio =&gt;</b>	<b>30.99</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
							<b>Std. Dev. =&gt;</b>	<b>12.47</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>192,747.50</b>		<b>per SqFt=&gt;</b>	<b>\$4.42</b>		

Colony Bay Condo Site Value = \$192,700

NOT USED:

14-100-445-027-00	21047 DIAMOND HARBOR CT	11/14/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,700	40.62	\$503,336	(\$27,736)	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	(\$27,736)	(\$0.64)	0.00	DIHC
14-100-445-018-00	DIAMOND HARBOR CT	03/08/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,500	58.00	\$40,600	\$25,000	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$25,000	\$0.57	0.00	DIHC
14-100-445-005-00	60864 CATAMARN	12/04/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$26,300	23.93	\$52,600	\$83,600	\$40,600	0.0	0.0	1.00	0.00	#DIV/0!	\$83,600	\$1.92	0.00	DIHC