
LAND TABLES CODES & DESCRIPTIONS

GLEN ARBOR TOWNSHIP (45-006)

CODE	PG	DESCRIPTION	COMMENTS
2000	2	2000 COMMERCIAL LAND	
201HM		201HM COMMERCIAL HOMESTEAD	
3301		3301 INDUSTRIAL	
4019	4	4019 RURAL ACREAGE	ACREAGE TABLE RATES
4030	5	4030 RURAL EAST'LY AREA R2,R1,R6	RURAL WOODED LOTS EAST SIDE OF TWP
4030A		4030 R6 & AG - 3A MIN	ZONING 3A MIN
4080	6	4080 BIG GLEN	248 PARCELS
4081		4081 HARBOR ISLAND SUB	BIG GLEN & BOOKS LAKE PLATTED SUB
4082	7	4082 FISHER LAKE	53 PARCELS
4083	8	4083 LITTLE GLEN	146 PARCELS
4084		4084 WANDERERS REST CONDO	5 COTTAGES ON BIG GLEN -
4085	9	4085 LAKE MICHIGAN	119 PARCELS
4120	10	4120 RESI	
4922	11	4922 LAKE ST CONDO	
4924	12	4924 - LE BEAR 1/8 CONDO	FRACTIONAL SHARE MOSTLY 1/8TH
800		800 REFERENCE LAND TABLE	
810		810 REF PARCELS FORMERLY EXEMPT	NOT USED
H410	13	H410 BEALS HOUSE 1/8 SHARE	H410 HOMESTEAD LAKE MICHIGAN
H540	14	H540 BEACH COMBER CONDOS	295 FEET LAKE MICHIGAN -
H545	15	H545 BEACH WALK CONDO HOMESTEAD	210.92 FEET LAKE MICHIGAN CONDO SITES
H546	16	H546 BROOK HILL 1/4 CONDO HOMESTEAD	FRACTIONAL 1/4 SHARES
H547	17	H547 BROOK COTTAGE HOMESITES	APPURTENANCE SHARE-UNIT FOOTPRINT SITES
H548	18	H548 CHIMNEY RIDGE HOMESTEAD	UNIT SITES
H549	19	CAMP FIREFLY 1/12 HOMESTEAD	H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONAL
H550	20	CRYSTAL BEACH CONDOS HOMESTEAD	BACK BEHIND CRYSTAL RIVER - VIEWS OF LAKE MICH
H603	21	H603 EASTSHORE CONDO	(MANITOU) - 1.47 ACRES - AKA MANITOU SHORES PRVT
H604	22	H604 FISH HOUSE 1/8TH INTEREST	LAKE MICHIGAN & CRYSTAL RIVER-NORTH END HOMESTEAD
H645	23	H645 GENTLE WINDS CONDOS HOMESTEAD	LAKE MICHIGAN & CRYSTAL RIVER
H705	24	H705 GREAT LAKES	HOMESTEAD CONDOS
H715	25	H715 HAWKS NEST CONDOS	UNIT RATE TABLE ONLY
H721	26	H721 THE INN 1/8 SHARES - HOMESTEAD	CRYSTAL RIVER AND LAKE MICHIGAN VIEWS
H725	27	H725 LOGGERS RUN CONDO HOMESTEAD	H725 LOGGERS RUN CONDO HOMESTEAD
H726	28	H726 LOGGERS RUN HOME SUB HOMESTEAD	
H733	29	H733 MILLSIDE HOMESITES	H733 MILLSIDE HOMESTEAD - 8 UNITS
H762	30	H762 PINNACLE 1/4 APRT SHARE	RIDGE VIEWS LAKE MI FRACTIONAL
H763	31	H763 RIDGE TOP CONDO HOMESTEAD	VIEW OVERLOOKING SLEEPING BEAR BAY, MANITOU ISLAND
H765	32	H765 SANDPIPER CONDOS HOMESTEAD	VIEWS OF SLEEPING BEAR DUNES & THE MANITOU'S
H775	33	H775 SHIP WATCH CONDOS HOMESTEAD	
H778	34	H778 SHORESIDE 1/8 APRT	FRACTIONAL 1/8TH LAKE MICHIGAN
H785	35	H785 SKIPPERS WOOD	WOOD RIDGE RD
H786	36	H786 SKIPPERS WOODS II	TIMBERCREST RD
H795	37	H795 SOUTH BEACH CONDO HOMSTEAD	LAKE MICHIGAN - APPROX 260 FT
H802	38	H802 SOUTH VILLAGE CONDO HOMESTEAD	
H803	39	H803 STONY BROOK CONDO	
H805	40	H805 SUN DANCE CONDO	LAKE MICHIGAN & RIVER
H818	41	H818 TALL TIMBER	
H831	42	H831 TIMBER CREST CONDO	ONE HOME - 1/8TH FRACTIONAL SHARES
H833	43	H833 VANTAGE POINTE	SITE CONDO
H837	45	H837 WEST SHORE	H837 WEST SHORE LAKE MICHIGAN SITES
H840	46	H840 WILDERNESS CONDO	LAKE MICHIGAN & CRYSTAL RIVER SITES 1-21 LK MICH
H860	47	H860 WOODSTONE CONDOS	SITE "UNIT" VALUE ONLY HOMESITES

Additional land value documentation

GLEN ARBOR M-22

Parcel Number	Location	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	id. when Scsd/Adj. Sal	Cur. Appraisal	and Residu	Est. Land Value	Effective Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page	er Parcets in S	Land Table	Gravel	Paved	Use Code	Class	Rate Group 1	Rate Group 2				
006-122-005-00	Glen Arbor M-22	6548 W WESTERN	01/20/23	\$1,475,000	WD	03-ARM'S LENC	\$1,475,000	\$564,800	38.29	\$1,114,082	\$779,144	\$418,226	126.7	132.0	0.47	0.47	\$6,148	\$1,654,234	\$37.98	156.00	006	2023000394		COMM FRONT	0	1	COMM	201	GLEN ARBOR M-22				
006-122-005-10	Glen Arbor M-22	W WESTERN	04/15/22	\$575,000	MLC	03-ARM'S LENC	\$575,000	\$187,600	32.63	\$512,058	\$575,000	\$512,058	155.2	132.0	0.57	0.57	\$3,706	\$1,008,772	\$23.16	191.00	006	2022002396		COMM FRONT	0	1	COMM	202	GLEN ARBOR M-22				
006-662-010-10	Glen Arbor M-22	6363 W WESTERN	02/28/23	\$775,000	WD	19-MULTI PARC	\$775,000	\$335,700	43.32	\$721,708	\$436,007	\$382,715	134.5	267.0	0.50	0.36	\$3,243	\$872,014	\$20.02	165.00	006	2023001135	006-662-010-5	COMM FRONT	0	1	COMM	201	GLEN ARBOR M-22				
																AVERAGE	\$4,365	AVERAGE	\$27.05														
																Min	\$3,242.66	Min	\$20.02														
																Max	\$6,147.82	Max	\$37.98														

M22 area

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043-140-002-00	Suttons Bay M22	101 S CEDAR ST	06/23/22	\$400,000	WD	03-ARM'S LENC	\$400,000	\$139,340	34.84	\$1,209,073	\$323,232	\$1,132,305	226.5	1320.0	3.03	3.03	\$1,427	\$106,607	\$2.45	76.34	043	2022003756		COMM FRONT	0	1	OFFICE BUILDI	201	SUTTONS BAY M22				
043-766-120-00	Suttons Bay M22	223 N ST JOSEPHS ST	06/09/22	\$869,000	WD	03-ARM'S LENC	\$869,000	\$363,040	41.78	\$704,935	\$364,525	\$200,460	40.1	122.5	0.17	0.17	\$9,092	\$2,144,265	\$49.23	44.37	043	2022003437		COMM FRONT	0	1	STORE RETAIL	201	SUTTONS BAY M22				
043-770-293-00	Suttons Bay M22	420 N ST JOSEPHS ST	03/08/23	\$700,264	WD	03-ARM'S LENC	\$700,264	\$181,300	25.89	\$501,337	\$436,515	\$237,588	47.5	108.0	0.17	0.17	\$9,186	\$2,567,735	\$58.95	56.00	043	2023001237		COMM FRONT	0	1	FULL-SERVICE	201	SUTTONS BAY M22				
043-777-278-00	Suttons Bay M22	413 N ST JOSEPHS ST	08/22/22	\$595,000	WD	03-ARM'S LENC	\$595,000	\$207,820	34.93	\$565,524	\$292,155	\$262,679	52.5	115.0	0.17	0.17	\$5,561	\$1,718,559	\$39.45	60.00	043	2022004814		COMM FRONT	0	1	FULL-SERVICE	201	SUTTONS BAY M22				
042-100-012-50	Northport Main	110 E NAGONABA ST	12/18/23	\$575,000	WD	03-ARM'S LENC	\$575,000	\$155,700	27.08	\$295,875	\$406,074	\$126,949	41.0	145.1	0.08	0.08	\$9,916	\$5,206,077	\$119.52	34.00	042	2023005510		COMM FRONT	0	1	COMM	201	NORTHPORT MAIN				
042-450-006-00	Northport Main	102 N MILL ST	08/31/23	\$1,275,000	WD	19-MULTI PARC	\$1,275,000	\$566,600	44.44	\$1,331,251	\$360,548	\$416,799	134.5	131.0	0.30	0.07	\$2,682	\$1,209,893	\$27.78	162.00	042	2023003952	042-450-007-0	COMM FRONT	0	1		201	NORTHPORT MAIN				
042-450-016-00	Northport Main	114 W NAGONABA ST	04/01/23	\$500,000	WD	03-ARM'S LENC	\$500,000	\$108,300	21.66	\$292,290	\$285,210	\$77,500	25.0	100.0	0.05	0.05	\$11,408	\$5,704,200	\$130.95	25.00	042	2023001491		COMM FRONT	0	1		201	NORTHPORT MAIN				
042-500-004-50	Northport Main	109 S WAUKAZOO ST	11/09/22	\$275,000	MLC	03-ARM'S LENC	\$275,000	\$66,600	24.22	\$317,961	\$200,486	\$243,447	78.5	165.7	0.14	0.14	\$2,553	\$1,432,043	\$32.88	61.00	042	2022006448		COMM FRONT	0	1	COMM	201	NORTHPORT MAIN				
042-500-028-00	Northport Main	110 S WAUKAZOO ST	08/12/22	\$560,000	WD	03-ARM'S LENC	\$560,000	\$141,000	25.18	\$437,168	\$240,866	\$118,034	38.1	131.0	0.10	0.10	\$6,326	\$2,408,660	\$55.30	33.40	042	2022004932		COMM FRONT	0	1	COMMERCIAL	201	NORTHPORT MAIN				
042-500-028-50	Northport Main	108 S WAUKAZOO ST	05/25/22	\$456,000	MLC	03-ARM'S LENC	\$456,000	\$77,300	16.95	\$458,624	\$115,883	\$118,507	38.2	131.0	0.10	0.10	\$3,031	\$1,158,830	\$26.60	33.40	042	2022003157		COMM FRONT	0	1		201	NORTHPORT MAIN				
006-122-005-00	Glen Arbor M-22	6548 W WESTERN	01/20/23	\$1,475,000	WD	03-ARM'S LENC	\$1,475,000	\$564,800	38.29	\$1,114,082	\$779,144	\$418,226	126.7	132.0	0.47	0.47	\$6,148	\$1,654,234	\$37.98	156.00	006	2023000394		COMM FRONT	0	1	COMM	201	GLEN ARBOR M-22				
006-122-005-10	Glen Arbor M-22	W WESTERN	04/15/22	\$575,000	MLC	03-ARM'S LENC	\$575,000	\$187,600	32.63	\$512,058	\$575,000	\$512,058	155.2	132.0	0.57	0.57	\$3,706	\$1,008,772	\$23.16	191.00	006	2022002396		COMM FRONT	0	1	COMM	202	GLEN ARBOR M-22				
006-662-010-10	Glen Arbor M-22	6363 W WESTERN	02/28/23	\$775,000	WD	19-MULTI PARC	\$775,000	\$335,700	43.32	\$721,708	\$436,007	\$382,715	134.5	267.0	0.50	0.36	\$3,243	\$872,014	\$20.02	165.00	006	2023001135	006-662-010-5	COMM FRONT	0	1	COMM	201	GLEN ARBOR M-22				
																AVERAGE	\$5,714																
																HI OUT	\$5,239																
																LOW OUT	\$6,071																
																HI LOW OUT	\$5,586																
																SB AVG	\$6,317																
																NP AVG	\$6,009																
																GA AVG	\$4,365	\$	27.05														

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006-019-002-02	S WHEELER	12/11/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$240,000	33.10	\$725,000	\$1,120,000	1,320.0	0.0	80.00	80.00	\$549	\$9,063	\$0.21	0.00	4031	2023005485		4019 RURAL ACREAGE	
006-031-015-00	3209 W TRUMBULL	04/19/23	\$1,025,000	WD	19-MULTI PARCEL AI	\$1,025,000	\$521,300	50.86	\$602,257	\$602,257	655.5	3022.4	24.06	20.25	\$919	\$25,027	\$0.57	655.50	4031	2023001772	006-031-013-00	4030 EASTERLY / DUN	
006-030-011-00	S WHEELER	04/02/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$160,000	29.09	\$550,000	\$560,000	1,320.0	0.0	40.00	40.00	\$417	\$13,750	\$0.32	0.00	4031	2023001673		4019 RURAL ACREAGE	
006-127-026-03	S GLEN LAKE	05/31/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$58,700	23.49	\$249,900	\$252,917	205.9	479.5	18.46	18.46	\$1,214	\$13,537	\$0.31	154.45	4122	2022003183		4120 RESI	
006-030-003-00	W CHENEY	03/17/21	\$175,792	WD	03-ARM'S LENGTH	\$175,792	\$60,000	34.13	\$175,792	\$0	1,015.2	0.0	18.03	18.03	\$173	\$9,750	\$0.22	0.00	4031	2021002925		4030 R6 & AG - 3A MII	
Totals:			\$2,725,692			\$2,725,692	\$1,040,000			\$2,302,949	\$2,535,174	4,516.6	180.55	176.74									
							Sale. Ratio =>	38.16					Median>	\$ 14,000		Average							
													Inferior	\$ 9,000									
							Std. Dev. =>	10.24		Avg\$FF=>	\$510		Avg/Net Acre=>	\$ 12,755		per SqFt=>	\$0.29						

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006-031-013-01	W TRUMBULL	11/07/23	\$100,000	WD	32-SPLIT VACANT	\$100,000	\$0	0.00	\$119,304	\$100,000	\$119,304	230.7	1289.9	6.83	6.83	\$434	\$14,641	\$0.34	230.65	4031	2023005418		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-014-30	W TRUMBULL	03/15/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,000	58.33	\$118,106	\$60,000	\$118,106	130.0	159.4	0.73	0.73	\$462	\$81,967	\$1.88	200.00	4030V	2022001720		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-04	W BIG SKY	04/03/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$77,600	43.60	\$184,706	\$178,000	\$177,541	295.9	407.8	3.59	3.59	\$602	\$49,582	\$1.14	383.50	4031	2024001875		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-05	W BIG SKY	05/24/24	\$185,750	WD	32-SPLIT VACANT	\$185,750	\$77,300	41.62	\$183,960	\$185,750	\$176,795	294.7	401.0	3.53	3.53	\$630	\$52,620	\$1.21	383.50	4031	2024002660		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-05	W BIG SKY	08/07/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$77,300	38.84	\$183,960	\$199,000	\$176,795	294.7	401.0	3.53	3.53	\$675	\$56,374	\$1.29	383.50	4031	2024004295		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-06	W BIG SKY	02/08/24	\$149,000	WD	32-SPLIT VACANT	\$149,000	\$0	0.00	\$173,985	\$149,000	\$166,820	278.0	485.2	3.71	3.71	\$536	\$40,162	\$0.92	333.06	4031	2024000682		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-07	3119 W BIG SKY	05/03/24	\$149,900	WD	32-SPLIT VACANT	\$149,900	\$60,500	40.36	\$143,672	\$149,900	\$136,507	227.5	310.8	2.11	2.11	\$659	\$71,043	\$1.63	295.72	4031	2024002142		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-027-20	3631 W TRUMBULL	05/16/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$118,300	21.51	\$554,981	\$213,887	\$218,868	243.2	188.8	1.30	1.30	\$880	\$164,528	\$3.78	300.10	4031	2022002954		4030 RURAL EAST'LY AREA R2,R1,R6	
006-136-001-00	S DUNNS FARM	09/08/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$15,400	38.50	\$44,987	\$40,000	\$44,987	68.2	68.2	0.46	0.46	\$587	\$86,957	\$2.00	0.00	4031	2023003954		4030 RURAL EAST'LY AREA R2,R1,R6	
Totals:						\$1,611,650	\$461,400		\$1,707,661	\$1,275,537	\$1,335,723	2,062.8		25.79	25.79									
									\$median site=>	\$149,900	Std EFF on total>	229.2	412	<avg depth										
									\$site avg=>	\$141,726	\$/ff median=>	\$ 602												
						Std. Dev. =>	20.11				\$/FF on total=>	\$618	\$/Net Acre=>	49,454.75	per SqFt=>	\$1.14								

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006-031-015-01	3209 W BIG SKY	07/16/24	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$203,800	48.76	\$407,565	\$418,000	\$400,400	133.5	477.0	1.49	1.49	\$3,132	\$280,537	\$6.44	136.06	4031	2024003865		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-02	3186 W BIG SKY	12/18/23	\$1,149,000	WD	31-SPLIT IMPROVED	\$1,149,000	\$0	0.00	\$1,253,031	\$282,119	\$386,150	128.7	318.7	1.00	1.00	\$2,192	\$282,119	\$6.48	136.68	4031	2023005551		4030 RURAL EAST'LY AREA R2,R1,R6	
006-031-015-03	W BIG SKY	03/22/24	\$559,000	WD	32-SPLIT VACANT	\$559,000	\$0	0.00	\$400,891	\$559,000	\$393,726	131.2	476.1	1.46	1.46	\$4,259	\$382,877	\$8.79	133.57	4031	2024002085		4030 RURAL EAST'LY AREA R2,R1,R6	
Totals:						\$2,126,000	\$203,800		\$2,061,487	\$1,259,119	\$1,180,276	393.4		3.95	3.95									
									\$median site=>	\$418,000	Std EFF on total>	131.1												
									\$site avg=>	\$419,706	\$/ff median=>	\$ 3,132												
						Std. Dev. =>	28.15				\$/FF on total=>	\$ 3,200	\$/Net Acre=>	318,764.30	per SqFt=>	\$7.32								

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006-031-034-20	7212 S DUNNS FARM	10/07/24	\$2,300,000	PTA	03-ARM'S LENGTH	\$2,300,000	\$823,500	35.80	\$1,653,150	\$1,930,702	\$1,283,852	92	300.6	0.69	0.69	\$21,054	\$2,798,119	\$64.24	100.00	4080	PTA	
006-700-015-00	6607 S SUNSET	10/16/23	\$2,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,350,000	\$941,100	40.05	\$2,423,206	\$1,877,484	\$1,950,690	150	596.0	1.01	0.57	\$12,547	\$1,851,562	\$42.51	170.00	4080	2023004584	006-127-001-00
006-695-002-00	6170 S TAMARACK	06/01/22	\$2,400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,400,000	\$675,300	28.14	\$2,765,373	\$1,569,049	\$1,934,422	100	425.8	1.97	0.59	\$15,690	\$796,876	\$18.29	453.00	4080	2022003444	006-720-008-10
006-127-040-00	6391 S LAKE	03/21/22	\$7,370,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,370,000	\$1,729,600	23.47	\$5,481,991	\$5,435,481	\$3,547,472	139	1274.4	4.54	3.32	\$39,144	\$1,197,770	\$27.50	113.41	2201	2022002145	006-124-040-02
006-695-007-00	6224 S TAMARACK	01/10/22	\$2,085,000	WD	03-ARM'S LENGTH	\$2,085,000	\$647,600	31.06	\$2,490,394	\$1,498,871	\$1,904,265	95	450.1	1.01	1.01	\$15,742	\$1,484,031	\$34.07	97.75	4080	2022000231	
006-125-017-00	4973 W NORTHWOOD	7/10/2019	\$3,500,000	WD	03-ARM'S LENGTH: Demolition	\$3,500,000	\$1,527,100	43.63	\$3,500,000	\$3,500,000	\$3,500,000	185	1511	6.88	6.88	\$18,919	\$508,721	\$11.68	4.00	4080	1366P580	006-125-010-00
006-125-045-00	W Northwood Dr	7/30/2015	\$1,600,000	WD	03-ARM'S LENGTH: Demolition	\$1,600,000	\$742,700	46	1,672,212	\$1,600,000	\$1,672,212	100	300	0.69	0.69	\$16,000	\$2,322,206	\$53.31	5.00	4080	L1236P308	

Totals:			\$21,605,000			\$21,605,000	\$7,086,900		\$19,986,326	\$17,411,587	\$15,792,913	860.42		16.79	13.74								
												averag FF >	123	694	< average depth								
												\$ Group A											
							Sale. Ratio =>	32.80				\$ median / FF	16,000		Average		Average						
							Std. Dev. =>	8.41				\$Avg/FF=>	\$20,236		per Net Acre=>	1,037,021.26		per SqFt=>	\$23.81				

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	Liber/Page	Other Parcels in Sale
006-136-011-01	S DUNNS FARM	1/6/2021	\$4,447,704	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,447,704	\$0	0.00	\$4,447,704	\$4,447,704	\$4,447,704	634	570	8.29	8.29	\$7,015	\$536,514	\$12.32	7.00	4080	2021000833	006-136-010-01, 006-136-011-03
006-136-011-03	S DUNNS FARM	1/6/2021	\$1,052,296	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,052,296	\$0	0.00	\$1,344,427	\$1,052,296	\$1,052,296	150	421	1.45	1.45	\$7,015	\$725,721	\$16.66	7.00	4080	2021000833	006-136-010-01, 006-136-011-03
006-134-033-00	7646 S GLEN LAKE	09/13/23	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$359,200	24.03	\$1,469,909	\$982,891	\$957,800	135	273.8	1.10	1.10	\$7,257	\$893,537	\$20.51	175.00	4080	2023004048	

Totals:			\$6,995,000			\$6,995,000	\$359,200		\$2,814,336	\$6,482,891	\$6,457,800	919.47		10.84	10.84							
												Inferior										
							Sale. Ratio =>	5.14				\$ median / FF	7,015		Average		Average					
							Std. Dev. =>	13.87				\$Avg/FF=>	\$7,051		per Net Acre=>	598,052.68		per SqFt=>	\$13.73			

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	Liber/Page	
006-124-021-00	5883 S FISHER	04/09/24	\$825,000	WD	21-NOT USED/OTHER	\$825,000	\$596,000	72.24	\$899,329	\$440,085	\$514,414	125.2	443.8	1.43	1.43	\$3,516	\$307,752	\$7.07	140.35	4082	2024001860	
006-720-012-00	S HILL CREEK	10/14/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$150,000	28.85	\$570,819	\$520,000	\$570,819	118.9	1000.0	2.30	2.30	\$4,373	\$226,481	\$5.20	100.00	4082	2022005959	
006-125-025-00	4548 W NORTHWOC	01/25/22	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$604,800	17.28	\$3,522,800	\$2,928,023	\$2,950,823	327.9	461.5	5.30	5.30	\$8,930	\$552,457	\$12.68	500.27	4082	2022000754	
006-124-048-00	5991 S FISHER	07/08/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$139,700	21.49	\$803,343	\$520,906	\$674,249	74.9	157.5	0.36	0.36	\$6,953	\$1,438,967	\$33.03	100.00	4082	2021005491	
006-124-040-11	S DUNNS FARM	06/25/20	\$368,000	QC	03-ARM'S LENGTH	\$368,000	\$100,700	27.36	\$576,159	\$368,000	\$576,159	188.6	324.2	1.60	1.60	\$1,951	\$230,000	\$5.28	215.00	4082	2020003835	
Totals:			\$5,863,000			\$5,863,000	\$1,591,200		\$6,372,450	\$4,777,014	\$5,286,464	835.5		10.99	10.99							
							Sale. Ratio =>	27.14				Group B		Average				Average				
							Std. Dev. =>	22.18				per FF=>	\$6,000	per Net Acre=>	434,748.27			per SqFt=>	\$9.98			

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	Liber/Page	
006-125-025-00	4548 W NORTHWOC	01/25/22	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$604,800	17.28	\$3,522,800	\$2,928,023	\$2,950,823	327.9	461.5	5.30	5.30	\$8,930	\$552,457	\$12.68	500.27	4082	2022000754	
006-124-048-00	5991 S FISHER	07/08/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$139,700	21.49	\$803,343	\$520,906	\$674,249	74.9	157.5	0.36	0.36	\$6,953	\$1,438,967	\$33.03	100.00	4082	2021005491	
Totals:			\$4,150,000			\$4,150,000	\$744,500		\$4,326,143	\$3,448,929	\$3,625,072	402.8	309.5	5.66	5.66							
							Sale. Ratio =>	17.94				Group A		Average				Average				
							Std. Dev. =>	2.98				per FF=>	\$9,000	per Net Acre=>	609,136.17			per SqFt=>	\$13.98			

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	Liber/Page	
006-610-074-00	8253 W DAY FOREST	08/15/24	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	\$1,953,800	50.10	\$3,814,441	\$2,476,958	\$2,391,399	187	327.5	1.90	1.90	\$13,267	\$1,303,662	\$29.93	252.70	4083	2024003833	
006-820-006-00	7137 W DAY FOREST	04/24/23	\$2,095,000	WD	03-ARM'S LENGTH	\$2,095,000	\$478,700	22.85	\$1,843,283	\$1,460,761	\$1,209,044	85	304.9	0.63	0.63	\$17,277	\$2,318,668	\$53.23	90.00	4083	2023001679	
006-610-031-00	7625 W DAY FOREST	02/10/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$563,900	24.00	\$2,140,520	\$1,591,962	\$1,382,482	97	380.0	0.87	0.87	\$16,467	\$1,825,644	\$41.91	100.00	4083	2023000648	
006-820-015-00	7043 W DAY FOREST	10/05/22	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$313,100	18.15	\$1,984,333	\$1,118,579	\$1,377,912	96	375.0	0.86	0.86	\$11,609	\$1,299,163	\$29.82	100.00	4083	2022005953	
006-132-003-00	8257 W DAY FOREST	09/01/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$505,500	23.51	\$1,973,270	\$1,421,814	\$1,245,084	87	250.0	0.57	0.57	\$16,330	\$2,477,028	\$56.86	100.00	4083	2022005009	
006-610-033-00	7663 W DAY FOREST	08/16/22	\$3,340,000	WD	03-ARM'S LENGTH	\$3,340,000	\$686,500	20.55	\$3,378,880	\$1,359,691	\$1,398,571	98	398.0	0.91	0.91	\$13,902	\$1,487,627	\$34.15	100.00	4083	2022004674	
Totals:						\$15,560,000	\$4,501,500		\$15,134,727	\$9,429,765	\$9,004,492	649	351.3	5.75	5.75							
								Sale. Ratio =>	28.93	median/ff		15,100			Average							
								Std. Dev. =>	11.75	Group A per FF=>		14,526	per Net Acre=>		1,639,673.97	per SqFt=>		\$37.64				

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	Liber/Page	
006-131-026-00	7465 S DUNE	04/08/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$694,600	43.41	\$1,607,922	\$1,040,366	\$1,048,288	105	422.5	0.97	0.97	\$9,924	\$1,072,542	\$24.62	100.01	4083	2024001707	
006-131-023-00	7795 S DUNE	12/28/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$591,300	25.16	\$2,262,073	\$1,740,799	\$1,652,872	165	584.4	2.21	2.21	\$10,532	\$787,692	\$18.08	164.73	4083	2023005593	
Totals:						\$3,950,000	\$1,285,900		\$3,869,995	\$2,781,165	\$2,701,160	270		3.18	3.18							
								Sale. Ratio =>	32.55	Average			Average		Average							
								Std. Dev. =>	12.91	Group B per FF=>		10,000	per Net Acre=>		874,580.19	per SqFt=>		\$20.08				

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	Liber/Page	Other Parcels in Sale		
006-770-001-03	6968 W HARBOR	01/26/24	\$2,800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,800,000	\$1,108,000	39.57	\$2,782,577	\$2,270,182	\$2,252,759	117.6	1301.0	1.61	1.38	\$19,298	\$1,408,301	\$32.33	111.06	4085	2024000538	006-121-003-03		
006-740-012-50	7276 W ARBOR PINES	01/05/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$616,900	31.24	\$1,569,526	\$1,603,502	\$1,198,028	59.9	515.0	0.59	0.59	\$26,769	\$2,713,201	\$62.29	50.00	4085	2024000111			
006-121-004-00	7510 W HARBOR	07/07/23	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	\$1,621,500	41.58	\$4,070,673	\$1,996,946	\$2,167,619	115.5	600.0	1.57	1.57	\$17,294	\$1,271,940	\$29.20	114.00	4085	2023002890			
Totals:						\$8,675,000	\$3,346,400		\$8,422,776	\$5,870,630	\$5,618,406	293.0		3.77	3.54									
								Sale. Ratio =>	38.58				Average			Average								
								Std. Dev. =>	5.48				per FF=>	\$20,000	per Net Acre=>	1,555,958.12	Average	per SqFt=>	\$35.72					

4922 Lake Street Townhomes						Gain / year									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	12/31/2024	10%	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	
006-722-001-00	5833 S LAKE	09/25/20	\$430,000	WD	03-ARM'S LENGTH	4.3	613,545	\$189,300	30.85	\$636,444	\$109,101	\$132,000	110.0	220.0	
Totals:			\$430,000				\$613,545	\$189,300		\$636,444	\$109,101	\$132,000	110.0		
									Sale. Ratio =>	30.85	\$110,000 appurtenance/site				
									Std. Dev. =>	#DIV/0!			\$992		

Local Resales and Gains

006-715-041--	8/5/2024	41 hawks n	\$ 381,500											
	10/16/2020	41 hawks n	190,000											
Days	1389	101% Gain												
	45.54098361													
	3.80	27% Annual Gain												
006-724-012-00	8/2/2024	5707 S Lake	\$ 2,450,000											
	3/29/2021	5707 S Lake	1,980,000											
Days	1222	24%												
	40.06557377													
	3.34	7% Annual Gain												
006-795-007-00	7/31/2024	7 South Be	1,050,000											
	10/1/2020	7 South Be	722,500											
Days	1399	45%												
	45.86885246													
	3.82	12% Annual Gain												
006-123-009-40	7/22/2024	5405 s facu	1,265,000											
	4/15/2022	5405 s facu	845,000											
Days	829	50%												
	27.18032787													
	2.27	22% Annual Gain												
006-802-005-00	7/22/2024	5 sough vlg	385,000											
	1/8/2016	5 sough vlg	130,000											
Days	3118	196%												
	102.2295082													
	8.52	23% Annual Gain												
006-705-011-00	7/15/2024	21 great lks	1,025,000											
	10/23/2017	21 great lks	616,000											
Days	2457	66%												
	80.55737705													
	6.71	10% Annual Gain												

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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
006-724-007-30	5707 S LAKE	09/19/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$108,500	27.82	\$303,019	\$246,981	\$160,000	4924	2024004434		4924 - LE BEAR 1/8	
006-724-007-10	5707 S LAKE	08/05/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$108,500	30.14	\$303,019	\$216,981	\$160,000	4924	2024003893		4924 - LE BEAR 1/8	
006-724-006-30	5707 S LAKE	05/17/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$108,500	33.28	\$303,019	\$182,981	\$160,000	4924	2024002394		4924 - LE BEAR 1/8	
006-724-001-10	5707 S LAKE	07/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,300	36.52	\$304,725	\$105,275	\$160,000	4924	2023003232		4924 - LE BEAR 1/8	
006-724-008-70	5707 S LAKE	05/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$58,800	23.52	\$317,322	\$92,678	\$160,000	4924	2023002053		4924 - LE BEAR 1/8	
006-724-007-50	5707 S LAKE	09/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$68,100	26.19	\$303,019	\$116,981	\$160,000	4924	2022005185		4924 - LE BEAR 1/8	
Totals:			\$1,836,000			\$1,836,000	\$543,700		\$1,834,123	\$961,877	\$960,000					
								Sale. Ratio =>	29.61							
								Std. Dev. =>	4.76	\$160,313	<median					

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	Liber/Page
006-410-003-30	3 BEALS HOUSE	09/13/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,900	43.56	\$246,402	\$183,598	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2024004311
006-410-005-20	5 BEALS HOUSE	09/08/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,800	34.98	\$245,520	\$165,480	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2023003978
006-410-003-40	3 BEALS HOUSE	08/04/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,000	33.64	\$246,402	\$153,598	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2023003532
006-410-005-70	5 BEALS HOUSE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$245,520	\$114,480	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2021009783
Totals:			\$881,000			\$881,000	\$333,300		\$983,844	\$617,156	\$640,000	0.0		0.00	0.00						
								Sale. Ratio =>	37.83												
								Std. Dev. =>	4.44												
										\$160,000	<median appurtenant share										

H540 BEACH COMBER CONDOS

295 FEET LAKE MICHIGAN -

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	45%	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	CondoSQFT	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$495,000	\$381,400	34.67	\$1,095,793	\$497,707	45.25%	\$493,500	0.0	0.0	2,348	\$	468.48	0.00	#DIV/0!	\$212	\$0.00	0.00	H540 2023001488
006-540-005-00	3 BEACH COMBER	07/21/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$297,000	\$220,400	33.39	\$732,118	\$227,882	34.53%	\$300,000	0.0	0.0	887	\$	744.08	0.00	#DIV/0!	\$257	\$0.01	0.00	H540 2021006099
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$382,500	\$306,600	36.07	\$757,951	\$432,049	50.83%	\$340,000	0.0	0.0	1,172	\$	725.26	0.00	#DIV/0!	\$369	\$0.01	0.00	H540 2023002581
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$337,500	\$301,100	40.15	\$744,023	\$345,977	46.13%	\$340,000	0.0	0.0	1,023	\$	733.14	0.00	#DIV/0!	\$338	\$0.01	0.00	H540 2024000112
006-540-010-00	9 BEACH COMBER	06/18/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$339,750	\$269,300	35.67	\$787,339	\$307,661	40.75%	\$340,000	0.0	0.0	1,249	\$	604.48	0.00	#DIV/0!	\$246	\$0.01	0.00	H540 2021005080
006-540-011-00	5 BEACH COMBER	07/31/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,750	\$229,300	50.40	\$653,543	\$101,457	22.30%	\$300,000	0.0	0.0	887	\$	512.97	0.00	#DIV/0!	\$114	\$0.00	0.00	H540 2020004795
Totals:			\$4,570,000			\$4,570,000		\$1,708,100		\$4,770,767	\$1,912,733		\$2,113,500	0.0	7,566	0.00								

Sale. Ratio =>	37.38	<1300SQFT	\$340,000
Std. Dev. =>	6.31	2400SQFT	\$470,000
		<1100SQFT	\$300,000

Avg	\$342,750	Avg	\$352,250	\$	631.40
Median	\$338,625	Median	\$340,000		
Min	\$204,750	Min	\$300,000	\$	468.48
Max	\$495,000	Max	\$493,500	\$	744.08
Mode	#N/A	Mode	\$340,000		

H545 Beach Walk 1287-1822 Sqft Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD		
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES		
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES		
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS		
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	2,348	\$212	H540	2023001488	H540 BEACH COMBER CONDOS		
Totals:			\$4,735,000			\$4,735,000	\$1,863,900		\$4,682,294	\$2,006,206	\$1,953,500	7,388						
								Sale. Ratio =>	39.36	\$432,049	<median	\$	430,000	<=1287-1822 Sqft				
								Std. Dev. =>	4.35	\$401,241	<average							

H545 Beach Walk 1039 Sqft Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
006-795-027-00	27 SOUTH BEACH	10/01/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$800,489	\$314,511	\$310,000	1,074	\$293	H795	2024004988	H795 SOUTH BEACH CONDO HOMSTEAD		
006-705-007-00	13 GREAT LKS	07/15/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$734,853	\$314,147	\$300,000	888	\$354	H705	2024003550	H705 GREAT LAKES		
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD		
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$744,023	\$345,977	\$340,000	1,023	\$338	H540	2024000112	H540 BEACH COMBER CONDOS		
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167	H550 CRYSTAL BEACH CONDOS HOMESTEAD		
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS		
Totals:			\$4,664,000			\$4,664,000	\$1,853,900		\$4,515,730	\$2,088,270	\$1,940,000	6,078						
								Sale. Ratio =>	39.75	\$331,376	<median	\$	340,000	<=1039 Sqft				
								Std. Dev. =>	5.17	\$348,045	<average							

H546 Book Hill units 17 - 29

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LandResidual	EstAppurt	Floor Area	Residual/SF	ECF Area	Liber/Page	Land Table
006-546-020-10	20 BROOK HILL	12/13/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$29,600	29.90	\$97,718	\$56,282	\$55,000	776	\$73	H5461	2023005450	H546 BROOK HILL 1/4 CONDO HOMESTEAD
006-546-029-20	29 BROOK HILL	06/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,900	28.69	\$138,526	\$76,474	\$55,000	1,467	\$52	H5464	202300261	H546 BROOK HILL 1/4 CONDO HOMESTEAD
006-546-018-30	18 BROOK HILL	05/04/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,600	32.17	\$97,718	\$49,282	\$55,000	776	\$64	H5461	2023002063	H546 BROOK HILL 1/4 CONDO HOMESTEAD
006-546-026-10	26 BROOK HILL	03/09/23	\$127,000	WD	11-FROM LENDING IN	\$127,000	\$45,600	35.91	\$138,526	\$43,474	\$55,000	1,467	\$30	H5464	2023001226	H546 BROOK HILL 1/4 CONDO HOMESTEAD
Totals:			\$478,000			\$478,000	\$150,700		\$472,488	\$225,512	\$220,000	4,486.00				
								Sale. Ratio =>	31.53		\$52,782	\$55,000	1184 - 1467 sf un 2&3BDRM			
								Std. Dev. =>	3.17		\$56,378	\$55,000	776 sqft units 1 BDRM			

H546 Brook Hill bldg#10, 2 bdrm units 1190 sf units 7 - 10

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LandResidual	EstAppurt	Floor Area	Residual/SF	ECF Area	Liber/Page	Land Table
006-546-010-20	10 BROOK HILL	08/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,200	51.09	\$111,136	\$48,864	\$50,000	1,192	\$41	H5462	2024004013	H546 BROOK HILL 1/4 CONDO HOMESTEAD
Totals:			\$110,000			\$110,000	\$56,200		\$111,136	\$48,864	\$50,000	1,192.00	<bldg#10, 2 bdrm units 1190 sf units 7 - 10			
								Sale. Ratio =>	51.09							
								Std. Dev. =>	#DIV/0!							

H545 Brook Hill Cottages

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	
006-547-038-00	BROOK HILL COTTAGES	09/27/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,000	50.00	\$80,000	\$80,000	\$80,000	0.0	0.0	0.00	
006-547-038-00	BROOK HILL COTTAGES	10/25/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,500	43.33	\$80,000	\$75,000	\$80,000	0.0	0.0	0.00	
006-547-035-00	BROOK HILL COTTAGES	10/24/22	\$40,900	WD	03-ARM'S LENGTH	\$40,900	\$17,500	42.79	\$80,000	\$40,900	\$80,000	0.0	0.0	0.00	
006-547-039-00	BROOK HILL COTTAGES	08/29/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$80,000	\$50,000	\$80,000	0.0	0.0	0.00	
Totals:			\$245,900			\$245,900	\$122,500		\$320,000	\$245,900	\$320,000	0.0		0.00	
								Sale. Ratio =>	49.82						
								Std. Dev. =>	10.35						
											\$80,000	<current value: Driving Range Sites			

H545 Brook Hill Cottages

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	
006-547-003-00	BROOK HILL COTTAGES	12/12/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,000	33.33	\$120,000	\$120,000	\$120,000	57.0	0.0	0.00	
006-547-001-00	1 BROOK HILL COTTAGES	04/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$361,000	39.03	\$826,392	\$218,608	\$120,000	64.2	0.0	0.00	
006-547-003-00	BROOK HILL COTTAGES	04/17/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$120,000	\$95,000	\$120,000	0.0	0.0	0.00	
006-547-003-00	BROOK HILL COTTAGES	02/17/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,500	46.43	\$120,000	\$70,000	\$120,000	0.0	0.0	0.00	
Totals:			\$1,210,000			\$1,210,000	\$473,500		\$1,186,392	\$503,608	\$480,000	121.2		0.00	
								Sale. Ratio =>	39.13						
								Std. Dev. =>	5.51						
											\$120,000	<Current Value: low view sites			

H545 Brook Hill Cottages

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	
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	\$1,299,000	WD	03-ARM'S LENGTH	\$1,299,000	\$529,600	40.77	\$1,176,633	\$402,367	\$280,000	0.0	0.0	0.00	
006-547-001-00	1 BROOK HILL COTTAGES	04/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$361,000	39.03	\$826,392	\$218,608	\$120,000	64.2	0.0	0.00	
006-547-034-00	34 BROOK HILL COTTAGES	12/01/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$280,600	35.08	\$862,247	\$217,753	\$280,000	0.0	0.0	0.00	
Totals:			\$3,024,000			\$3,024,000	\$1,171,200		\$2,865,272	\$838,728	\$680,000	64.2		0.00	
								Sale. Ratio =>	38.73						
								Std. Dev. =>	2.92						
											\$280,000	<average: Ridge Sites			

Site Condo Home Sites - Rural Single Family Homes

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	ECF Area	Liber/Page	Land Table	
006-547-003-00	BROOK HILL COTTAGES	12/12/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,000	33.33	\$120,000	\$120,000	\$120,000	H547	2024005935	H547 BROOK COTTAGE HOMESITES	
006-548-015-00	15 CHIMNEY RDG	09/12/24	\$1,317,000	WD	03-ARM'S LENGTH	\$1,317,000	\$387,200	29.40	\$1,001,486	\$615,514	\$300,000	H548	2024004312	H548 CHIMNEY RIDGE HOMESTEAD	
006-785-010-00	10 SKIPPERS WOOD	08/16/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$160,000	\$189,000	\$160,000	H785	2024003859	H785 SKIPPERS WOODS	
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	\$1,299,000	WD	03-ARM'S LENGTH	\$1,299,000	\$529,600	40.77	\$1,176,633	\$402,367	\$280,000	H547	2024004832	H547 BROOK COTTAGE HOMESITES	
006-547-001-00	1 BROOK HILL COTTAGES	04/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$361,000	39.03	\$826,392	\$218,608	\$120,000	H547	2024002174	H547 BROOK COTTAGE HOMESITES	
006-548-002-00	2 CHIMNEY RDG	08/25/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$357,100	34.01	\$1,090,480	\$259,520	\$300,000	H548	2022004951	H548 CHIMNEY RIDGE HOMESTEAD	
Totals:			\$4,900,000			\$4,900,000	\$1,749,900		\$4,374,991	\$1,805,009	\$1,280,000				
								Sale. Ratio =>	35.71	median>	\$239,064				
								Std. Dev. =>	4.47	average>	\$300,835	\$300,000	=/site		

H549 Camp Firefly 1/12 Fractional Appurtenance

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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
006-549-002-50	2 CAMP FIREFLY	11/21/24	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$44,700	46.56	\$90,652	\$45,348	\$40,000	H549	2024005630		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-40	1 CAMP FIREFLY	04/05/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,700	47.05	\$90,652	\$44,348	\$40,000	H549	2024001774		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-002-35	2 CAMP FIREFLY	03/22/24	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$41,700	46.85	\$90,652	\$38,348	\$40,000	H549	2024001452		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-25	1 CAMP FIREFLY	12/01/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$41,700	43.44	\$90,652	\$45,348	\$40,000	H549	2023005296		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-002-00	2 CAMP FIREFLY	06/29/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,700	43.89	\$90,652	\$44,348	\$40,000	H549	2023002875		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-00	1 CAMP FIREFLY	12/01/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,200	37.05	\$90,652	\$44,348	\$40,000	H549	2022006816		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-002-10	2 CAMP FIREFLY	10/12/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$35,200	37.85	\$90,652	\$42,348	\$40,000	H549	2022006006		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-55	1 CAMP FIREFLY	08/29/22	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$35,200	41.46	\$90,652	\$34,248	\$40,000	H549	2022004954		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-40	1 CAMP FIREFLY	07/29/22	\$86,900	WD	03-ARM'S LENGTH	\$86,900	\$35,200	40.51	\$90,652	\$36,248	\$40,000	H549	2022005560		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-002-35	2 CAMP FIREFLY	01/12/22	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$33,500	40.41	\$90,652	\$32,248	\$40,000	H549	2022000245		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-001-35	1 CAMP FIREFLY	10/29/21	\$75,250	WD	03-ARM'S LENGTH	\$75,250	\$33,500	44.52	\$90,652	\$24,598	\$40,000	H549	2021008508		H549 CAMP FIREFLY 1/12 HOMESTEAD	
006-549-002-45	2 CAMP FIREFLY	04/28/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$33,500	46.53	\$90,652	\$21,348	\$40,000	H549	2021003692		H549 CAMP FIREFLY 1/12 HOMESTEAD	
Totals:			\$1,060,950			\$1,060,950	\$455,800		\$1,087,824	\$453,126	\$480,000					
								Sale. Ratio =>	42.96	median >	\$40,348	\$40,000	/appurtenance			
								Std. Dev. =>	3.53							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167
Totals:			\$715,000			\$715,000	\$223,400		\$690,188	\$364,812	\$340,000	848			
							Sale. Ratio =>	31.24							
							Std. Dev. =>	#DIV/0!		\$360,000	<current Value				

H603 East Shore Site Condo Home Sites - Rural Single Family Sites

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	ECF Area	Liber/Page	Land Table	
006-548-015-00	15 CHIMNEY RDG	09/12/24	\$1,317,000	WD	03-ARM'S LENGTH	\$1,317,000	\$387,200	29.40	\$1,001,486	\$615,514	\$300,000	H548	2024004312	H548 CHIMNEY RIDGE HOMESTEAD	
006-785-010-00	10 SKIPPERS WOOD	08/16/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$160,000	\$189,000	\$160,000	H785	2024003859	H785 SKIPPERS WOODS	
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	\$1,299,000	WD	03-ARM'S LENGTH	\$1,299,000	\$529,600	40.77	\$1,176,633	\$402,367	\$280,000	H547	2024004832	H547 BROOK COTTAGE HOMESITES	
Totals:			\$2,805,000			\$2,805,000	\$991,800		\$2,338,119	\$1,206,881	\$740,000				
								Sale. Ratio =>	35.36	median>	\$402,367				
								Std. Dev. =>	6.27	average>	\$402,294	\$400,000	<average site		

H604 Fish House 1/8 Fractional Shares

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	Floor Area	Residual/sf	ECF Area	Liber/Page	Land Table
006-721-004-20	4 THE INN	11/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$166,592	\$133,408	\$120,000	1,178	\$113	H721	2024005529	H721 THE INN 1/8 CONDO - HOMESTEAD
006-410-003-30	3 BEALS HOUSE	09/13/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,900	43.56	\$246,402	\$183,598	\$180,000	1,068	\$172	H410	2024004311	H410 BEALS HOUSE 1/8 SHARE
006-721-004-10	4 THE INN	03/21/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$55,500	30.83	\$166,592	\$133,408	\$120,000	1,178	\$113	H721	2024001454	H721 THE INN 1/8 CONDO - HOMESTEAD
006-410-005-20	5 BEALS HOUSE	09/08/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,800	34.98	\$245,520	\$165,480	\$180,000	1,091	\$152	H410	2023003978	H410 BEALS HOUSE 1/8 SHARE
006-410-003-40	3 BEALS HOUSE	08/04/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,000	33.64	\$246,402	\$153,598	\$180,000	1,068	\$144	H410	2023003532	H410 BEALS HOUSE 1/8 SHARE
006-604-001-10	1 FISH HOUSE	06/23/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,200	38.05	\$227,126	\$147,874	\$180,000	1,232	\$120	H604	2022003744	H604 FISH HOUSE 1/8TH INTEREST
Totals:			\$1,256,000			\$1,256,000	\$460,800		\$1,298,634	\$917,366	\$960,000	6,815.00				
								Sale. Ratio =>	36.69	median>	\$150,736					
								Std. Dev. =>	4.38	average>	\$152,894					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	2,348	\$212	H540	2023001488	
Totals:			\$4,735,000			\$4,735,000	\$1,863,900		\$4,682,294	\$2,006,206	\$1,953,500	7,388				
								Sale. Ratio =>	39.36							
								Std. Dev. =>	4.35	\$432,049	<median					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page
006-705-007-00	13 GREAT LKS	07/15/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$734,853	\$314,147	\$300,000	888	\$354	H705	2024003550
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167
Totals:			\$1,464,000			\$1,464,000	\$541,800		\$1,425,041	\$678,959	\$640,000	1,736			
								Sale. Ratio =>	37.01	\$339,480	<median				
								Std. Dev. =>	7.97	\$340,000 <=898 sqft units					

H705 Great Lakes **1130 & 1273 Sqft Units**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,027,371	\$307,629	\$310,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS	
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$765,914	\$254,086	\$310,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES	
006-795-027-00	27 SOUTH BEACH	10/01/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$800,489	\$314,511	\$310,000	1,074	\$293	H795	2024004988	H795 SOUTH BEACH CONDO HOMSTEAD	
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD	
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$744,023	\$345,977	\$340,000	1,023	\$338	H540	2024000112	H540 BEACH COMBER CONDOS	
Totals:			\$5,985,000			\$5,985,000	\$2,488,000		\$5,899,239	\$2,485,761	\$2,400,000	8,210					
								Sale. Ratio =>	41.57	median>	\$316,774	\$	310,000	<=1130 & 1273 Sqft			
								Std. Dev. =>	3.39	average>	\$355,109						

H705 Great Lakes **870&882 Sqft units**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-705-007-00	13 GREAT LKS	07/15/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$734,853	\$314,147	\$300,000	888	\$354	H705	2024003550	H705 GREAT LAKES	
006-705-010-00	19 GREAT LKS	11/14/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$254,200	38.23	\$742,223	\$222,777	\$300,000	880	\$253	H705	2023005009	H705 GREAT LAKES	
006-550-002-00	2 CRYSTAL BCH	05/30/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$234,400	38.43	\$663,510	\$286,490	\$340,000	859	\$334	H550	2023002573	H550 CRYSTAL BEACH CONDOS HOMESTEAS	
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167	H550 CRYSTAL BEACH CONDOS HOMESTEAS	
Totals:			\$2,739,000			\$2,739,000	\$1,030,400		\$2,830,774	\$1,188,226	\$1,280,000	3,475					
								Sale. Ratio =>	37.62		\$300,319	\$	\$300,000	<=870&882 Sqft			
								Std. Dev. =>	4.68								

H705 Great Lakes **603 sqft unit**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-550-002-00	2 CRYSTAL BCH	05/30/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$234,400	38.43	\$663,510	\$286,490	\$340,000	859	\$334	H550	2023002573	H550 CRYSTAL BEACH CONDOS HOMESTEAS	
006-818-020-00	4 TALL TIMBER	06/07/23	\$359,030	WD	03-ARM'S LENGTH	\$359,030	\$96,000	26.74	\$314,163	\$154,867	\$110,000	465	\$333	H818	2023002734	H818 TALL TIMBER	
006-550-011-00	11 CRYSTAL BCH	05/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,300	35.08	\$564,626	\$175,374	\$340,000	610	\$287	H550	2022002838	H550 CRYSTAL BEACH CONDOS HOMESTEAS	
Totals:			\$1,369,030			\$1,369,030	\$470,700		\$1,542,299	\$616,731	\$790,000	1,934					
								Sale. Ratio =>	34.38	average=>	\$205,577	\$	\$200,000	<= 603 sqft			
								Std. Dev. =>	6.02								

H715 HAWKS NEST CONDOS																													
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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
006-715-010-00	10 HAWKS NEST	02/04/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$77,100	27.54	\$366,537	\$113,463	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022000770		H715 HAWKS NEST CONDOS	0	0	12/15/2022	RES CONDO	407	
006-715-031-00	31 HAWKS NEST	03/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$96,900	25.50	\$417,826	\$162,174	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022001872		H715 HAWKS NEST CONDOS	0	1	2/22/2022	RES CONDO	407	
006-715-048-00	48 HAWKS NEST	03/31/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$86,400	27.87	\$376,719	\$133,281	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022002227		H715 HAWKS NEST CONDOS	0	0	2/25/2022	RES CONDO	407	
006-715-033-00	33 HAWKS NEST	05/04/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$166,800	31.77	\$666,540	\$258,460	\$400,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022002797		H715 HAWKS NEST CONDOS	0	0	3/26/2022	RES CONDO	407	
006-715-003-00	3 HAWKS NEST	05/17/22	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$90,700	28.21	\$357,808	\$163,692	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022002964		H715 HAWKS NEST CONDOS	0	0	5/17/2022	RES CONDO	407	
006-715-052-00	52 HAWKS NEST	06/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$118,800	30.86	\$507,484	\$177,516	\$300,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022003741		H715 HAWKS NEST CONDOS	0	0	5/20/2022	RES CONDO	407	
006-715-066-00	66 HAWKS NEST	07/01/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$116,600	22.42	\$556,537	\$298,948	\$400,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022003879		H715 HAWKS NEST CONDOS	0	0	8/3/2018	RES CONDO	407	
006-715-012-00	12 HAWKS NEST	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$109,800	26.46	\$407,484	\$207,516	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022004689		H715 HAWKS NEST CONDOS	0	0	6/20/2022	RES CONDO	407	
006-715-006-00	6 HAWKS NEST	08/05/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,900	33.38	\$666,874	\$233,126	\$400,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022004656		H715 HAWKS NEST CONDOS	0	0	5/11/2022	RES CONDO	407	
006-715-014-00	14 HAWKS NEST	08/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$109,600	27.40	\$419,245	\$180,755	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022004649		H715 HAWKS NEST CONDOS	0	0	6/20/2022	RES CONDO	407	
006-715-064-00	64 HAWKS NEST	10/07/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$165,900	24.40	\$649,489	\$430,511	\$400,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2022006046		H715 HAWKS NEST CONDOS	0	0	8/3/2018	RES CONDO	407	
006-715-010-00	10 HAWKS NEST	03/13/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$83,600	27.59	\$366,537	\$136,463	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2023001179		H715 HAWKS NEST CONDOS	0	0	12/15/2022	RES CONDO	407	
006-715-047-00	47 HAWKS NEST	09/08/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$149,100	37.75	\$406,650	\$188,350	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2023003981		H715 HAWKS NEST CONDOS	0	0	5/23/2023	RES CONDO	407	
Totals:			\$5,414,500			\$5,414,500	\$1,538,200		\$6,165,730	\$2,684,255	\$3,500,000	0.0		0.00	0.00														
Average			\$416,500				Sale. Ratio =>	28.41		\$206,481	Average per FF=>	#DIV/0!		Average per Net Acre=>	#DIV/0!		Average per SqFt=>	#DIV/0!											
						Average			\$206,481		\$269,231																		
						Median			\$180,755		\$200,000																		
						Min			\$113,463		\$200,000																		
						Max			\$430,511		\$400,000																		

H715 HAWKS NEST CONDOS

HAWKS NEST 200K	\$200,000	No views/limited seasonal
HAWKS NEST 400K	\$400,000	Larger units with views
RIDGE<<1000SQFT	\$300,000	Med sized units - limited views

H715 HAWKS NEST CONDOS																												
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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
006-715-037-00	37 HAWKS NEST	06/25/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,400	34.67	\$394,530	\$210,470	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024002969		H715 HAWKS NEST CONDOS	0	0	6/11/2024	RES CONDO	407
006-715-045-00	45 HAWKS NEST	07/12/24	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$166,400	34.56	\$408,369	\$273,131	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024003233		H715 HAWKS NEST CONDOS	0	0	5/4/2024	RES CONDO	407
006-715-041-00	41 HAWKS NEST	08/05/24	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$149,200	39.11	\$374,644	\$206,856	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024003551		H715 HAWKS NEST CONDOS	0	0	6/14/2024	RES CONDO	407
006-715-019-00	19 HAWKS NEST	10/01/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$300,900	40.12	\$695,511	\$454,489	\$400,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024004986		H715 HAWKS NEST CONDOS	0	0	10/1/2024	RES CONDO	407
Totals:			\$2,018,000			\$2,018,000	\$756,900		\$1,873,054	\$1,144,946	\$1,000,000	0.0		0.00	0.00													
Average			\$504,500				Sale. Ratio =>	37.51		\$286,237	Average per FF=>	#DIV/0!		Average per Net Acre=>	#DIV/0!		Average per SqFt=>	#DIV/0!										
						Average			\$286,237		\$250,000																	
						Median			\$241,801		\$200,000																	
						Min			\$206,856		\$200,000																	
						Max			\$454,489		\$400,000																	

H721 TheInn 1/8 fractional shares Unit #4

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	# Bed	Floor Area	Dollars/Acre	Full Baths	1/2 Baths	ECF Area	Liber/Page	Land Table
006-721-004-00	4 THE INN	10/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,500	31.71	\$166,592	\$128,408	\$120,000	2	1,178	\$109	2.0	1.0	H721	2023004579	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-004-10	4 THE INN	03/21/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$55,500	30.83	\$166,592	\$133,408	\$120,000	2	1,178	\$113	2.0	1.0	H721	2024001454	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-004-20	4 THE INN	11/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$166,592	\$133,408	\$120,000	2	1,178	\$113	2.0	1.0	H721	2024005529	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-004-60	4 THE INN	04/09/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$43,600	46.88	\$166,592	\$46,408	\$120,000	2	1,178	\$39	2.0	1.0	H721	2021003035	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-004-70	4 THE INN	02/25/21	\$93,600	WD	03-ARM'S LENGTH	\$93,600	\$47,800	51.07	\$166,592	\$47,008	\$120,000	2	1,178	\$40	2.0	1.0	H721	2021001785	H721 THE INN 1/8 SHARES - HOMESTEAD
Totals:			\$721,600			\$721,600	\$269,800		\$832,960	\$488,640	\$600,000		5,890.00						
								Sale. Ratio =>	37.39	median>	\$128,408	\$128,000 /share unit 4, 2 floor 1178 sf							
								Std. Dev. =>	9.06	average>	\$97,728								

H721 TheInn 1/8 fractional shares

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	# Bed	Floor Area	Dollars/Acre	Full Baths	1/2 Baths	ECF Area	Liber/Page	Land Table
006-721-017-60	17 THE INN	10/03/24	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$64,800	42.49	\$152,240	\$110,260	\$110,000	2	978	\$113	2.0	0.0	H721	2024004708	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-40	10 THE INN	06/11/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,200	42.13	\$149,519	\$110,481	\$110,000	2	962	\$115	2.0	0.0	H721	2024002848	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-30	10 THE INN	04/19/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,200	40.77	\$149,519	\$115,481	\$110,000	2	962	\$120	2.0	0.0	H721	2024001997	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-00	10 THE INN	09/29/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,600	24.40	\$149,519	\$110,481	\$110,000	2	962	\$115	2.0	0.0	H721	2023004289	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-016-00	16 THE INN	09/20/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$34,100	24.53	\$145,020	\$103,980	\$110,000	2	816	\$127	1.0	0.0	H721	2023004097	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-10	10 THE INN	06/28/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,600	31.83	\$149,519	\$75,481	\$110,000	2	962	\$78	2.0	0.0	H721	2023002877	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-10	10 THE INN	09/16/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,200	28.36	\$149,519	\$70,481	\$110,000	2	962	\$73	2.0	0.0	H721	2022005564	H721 THE INN 1/8 SHARES - HOMESTEAD
006-721-010-50	10 THE INN	06/30/22	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$31,200	29.86	\$149,519	\$64,981	\$110,000	2	962	\$68	2.0	0.0	H721	2022003853	H721 THE INN 1/8 SHARES - HOMESTEAD
Totals:			\$1,076,000			\$1,076,000	\$360,900		\$1,194,374	\$761,626	\$880,000		7,566.00						
								Sale. Ratio =>	33.54	median>	\$107,120	\$110,000 </1/8 share units 10-17							
								Std. Dev. =>	7.68	average>	\$95,203								

H725 Loggers Run 1275 SF units

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	Full Baths	1/2 Baths	Floor Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table	
006-725-016-00	28 LOGGERS RUN	10/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$240,400	34.34	\$686,865	\$338,135	\$325,000	2.0	0.0	1,275	3	\$169,068	H725	2023004874	H725 LOGGERS RUN CONDO HOMESTEAD	
006-725-006-00	41 LOGGERS RUN	10/20/23	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$240,400	35.99	\$678,124	\$314,876	\$325,000	2.0	0.0	1,275	3	\$157,438	H725	2023004750	H725 LOGGERS RUN CONDO HOMESTEAD	
006-725-004-00	46 LOGGERS RUN	09/20/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$178,700	26.28	\$678,147	\$326,853	\$325,000	2.0	0.0	1,275	3	\$163,427	H725	2022005432	H725 LOGGERS RUN CONDO HOMESTEAD	
Totals:						\$2,048,000	\$2,048,000		\$2,043,136	\$979,864	\$975,000	6.0		3,825.00	9.00					
									Sale. Ratio =>											1275 sf units
										\$326,853	\$325,000									\$326,621

H725 Loggers Run 1050 SF units

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	Full Baths	1/2 Baths	Floor Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table	
006-725-015-00	31 LOGGERS RUN	08/16/24	\$470,500	WD	03-ARM'S LENGTH	\$470,500	\$236,300	50.22	\$474,947	\$155,553	\$160,000	2.0	0.0	1,050	2	\$77,777	H725	2024004171	H725 LOGGERS RUN CONDO HOMESTEAD	
006-725-021-00	25 LOGGERS RUN	08/13/24	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$236,300	48.47	\$474,863	\$172,637	\$160,000	2.0	0.0	1,050	2	\$86,319	H725	2024004605	H725 LOGGERS RUN CONDO HOMESTEAD	
006-725-024-00	13 LOGGERS RUN	05/04/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$157,000	32.88	\$474,938	\$162,562	\$160,000	2.0	0.0	1,050	2	\$81,281	H725	2022002774	H725 LOGGERS RUN CONDO HOMESTEAD	
006-725-026-00	5 LOGGERS RUN	09/14/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$223,500	47.05	\$474,947	\$160,053	\$160,000	2.0	0.0	1,050	2	\$80,027	H725	2023004095	H725 LOGGERS RUN CONDO HOMESTEAD	
Totals:						\$1,910,500	\$853,100		\$1,899,695	\$650,805	\$640,000	8.0		4,200.00	8.00					
									Sale. Ratio =>											1050 SF units
										\$161,308										\$162,701

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	Liber/Page
006-726-009-00	9 LOGGERS RUN SUBDIVISION	08/04/23	\$712,000	WD	03-ARM'S LENGTH	\$712,000	\$292,200	41.04	\$749,002	\$130,296	\$167,298	98.4	136.0	0.31	0.31	\$1,324	\$417,615	\$9.59	100.00	H726	2023003825
006-786-046-00	46 SKIPPERS WOODS SUB	04/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$100,000	\$150,000	\$100,000	100.0	172.0	0.40	0.40	\$1,500	\$379,747	\$8.72	100.00	H785	2023001853
006-726-004-00	4 LOGGERS RUN SUBDIVISION	04/21/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$35,000	28.93	\$162,481	\$121,000	\$162,481	100.0	121.0	0.28	0.28	\$1,210	\$435,252	\$9.99	100.00	H726	2022002536
006-726-006-00	6 LOGGERS RUN SUBDIVISION	01/07/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$220,000	29.33	\$757,680	\$179,913	\$187,593	110.3	215.0	0.49	0.49	\$1,630	\$364,196	\$8.36	100.00	H726	2022000243
Totals:			\$1,733,000			\$1,733,000	\$587,200		\$1,769,163	\$581,209	\$617,372	408.8		1.48	1.48						
								33.88		\$140,148	<median site										
								6.47		\$145,302	<average site							\$1,500			/EFF vacant lot #46

Lots 38-46

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	Liber/Page
006-786-046-00	46 SKIPPERS WOODS SUB	04/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$100,000	\$150,000	\$100,000	100.0	172.0	0.40	0.40	\$1,500	\$379,747	\$8.72	100.00	H785	2023001853
006-786-038-00	38 SKIPPERS WOODS SUB	01/04/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$55,000	61.80	\$100,000	\$89,000	\$100,000	76.0	250.0	0.44	0.44	\$1,171	\$204,128	\$4.69	76.00	H785	202300077
006-786-039-00	39 SKIPPERS WOODS SUB	11/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$100,000	\$80,000	\$100,000	108.0	220.0	0.55	0.55	\$741	\$146,789	\$3.37	108.00	H785	2022006376
Totals:			\$319,000			\$319,000	\$150,000		\$300,000	\$319,000	\$300,000	284.0		1.38	1.38						
								47.02		\$89,000	<median site										
								22.56		\$106,333	<average site							\$1,123			/ff

H733 MILLSIDE HOMESITES 8 units Crystal River

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	Liber/Page	Land Table	Use Code	Class	Rate Group 1
006-733-007-00	7 MILLSIDE	11/01/00	\$194,900	WD	03-ARM'S LENGTH	\$200,000	\$65,000	32.50	\$150,000	\$200,000	\$150,000	69.0	115.0	0.00	0.00	\$2,899	#DIV/0!	#DIV/0!	69.00	H733	2019006986	H733 MILLSIDE HOMES RES 1 FAMILY	401	MILLSIDE	
006-733-005-00	5 MILLSIDE	05/31/17	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$72,500	48.01	\$150,000	\$151,000	\$150,000	59.0	120.0	0.00	0.00	\$2,559	#DIV/0!	#DIV/0!	59.00	H733	1296P847	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-003-00	3 MILLSIDE	11/20/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,500	55.79	\$150,000	\$121,000	\$150,000	55.0	112.0	0.00	0.00	\$2,200	#DIV/0!	#DIV/0!	55.00	H733	2020008012	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-002-00	2 MILLSIDE	01/10/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$67,500	57.20	\$150,000	\$118,000	\$150,000	62.0	105.0	0.00	0.00	\$1,903	#DIV/0!	#DIV/0!	62.00	H733	2021001300	H733 MILLSIDE HOMES RES 1 FAMILY	401	MILLSIDE	
006-733-006-00	6 MILLSIDE	04/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,000	50.00	\$150,000	\$120,000	\$150,000	55.0	110.0	0.00	0.00	\$2,182	#DIV/0!	#DIV/0!	55.00	H733	2021004176	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-008-00	8 MILLSIDE	08/31/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,000	40.00	\$150,000	\$150,000	\$150,000	50.0	120.0	0.00	0.00	\$3,000	#DIV/0!	#DIV/0!	50.00	H733	2021007153	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	

Totals:	\$660,000	\$660,000	\$327,500	\$750,000	\$660,000	\$750,000	281.0	0.00	0.00
		Sale. Ratio =>	49.62	Average		Average			
		Std. Dev. =>	6.88	per FF=>	\$2,349	per Net Acre=>	#DIV/0!	Average	
						per SqFt=>	#DIV/0!		

Average	\$143,333
Median	\$135,500
Min	\$118,000
Max	\$200,000

MILLSIDE UNITS \$150,000

History

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	Liber/Page	Land Table	Use Code	Class	Rate Group 1
006-733-003-00	3 MILLSIDE	11/15/99	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$0	0.00	\$150,000	\$159,000	\$150,000	55.0	112.0	0.00	0.00	\$2,891	#DIV/0!	#DIV/0!	55.00	H733	529:292	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-008-00	8 MILLSIDE	11/15/99	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$0	0.00	\$150,000	\$169,900	\$150,000	50.0	120.0	0.00	0.00	\$3,398	#DIV/0!	#DIV/0!	50.00	H733	529:127	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-002-00	2 MILLSIDE	03/31/00	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$0	0.00	\$150,000	\$149,900	\$150,000	62.0	105.0	0.00	0.00	\$2,418	#DIV/0!	#DIV/0!	62.00	H733	539:623	H733 MILLSIDE HOMES RES 1 FAMILY	401	MILLSIDE	
006-733-005-00	5 MILLSIDE	10/05/00	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$0	0.00	\$150,000	\$169,900	\$150,000	59.0	120.0	0.00	0.00	\$2,880	#DIV/0!	#DIV/0!	59.00	H733	23.2423611	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-006-00	6 MILLSIDE	05/07/02	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$5,800	3.41	\$150,000	\$170,000	\$150,000	55.0	110.0	0.00	0.00	\$3,091	#DIV/0!	#DIV/0!	55.00	H733	644:169	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-008-00	8 MILLSIDE	11/30/06	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$78,500	35.52	\$150,000	\$221,000	\$150,000	50.0	120.0	0.00	0.00	\$4,420	#DIV/0!	#DIV/0!	50.00	H733	923:512	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-008-00	8 MILLSIDE	09/26/14	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$60,000	39.74	\$150,000	\$151,000	\$150,000	50.0	120.0	0.00	0.00	\$3,020	#DIV/0!	#DIV/0!	50.00	H733	1210P410	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-005-00	5 MILLSIDE	05/31/17	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$72,500	48.01	\$150,000	\$151,000	\$150,000	59.0	120.0	0.00	0.00	\$2,559	#DIV/0!	#DIV/0!	59.00	H733	1296P847	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-003-00	3 MILLSIDE	11/20/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,500	55.79	\$150,000	\$121,000	\$150,000	55.0	112.0	0.00	0.00	\$2,200	#DIV/0!	#DIV/0!	55.00	H733	2020008012	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-006-00	6 MILLSIDE	04/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,000	50.00	\$150,000	\$120,000	\$150,000	55.0	110.0	0.00	0.00	\$2,182	#DIV/0!	#DIV/0!	55.00	H733	2021004176	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	
006-733-008-00	8 MILLSIDE	08/31/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,000	40.00	\$150,000	\$150,000	\$150,000	50.0	120.0	0.00	0.00	\$3,000	#DIV/0!	#DIV/0!	50.00	H733	2021007153	H733 MILLSIDE HOMES RES CONDO	402	MILLSIDE	

Totals:	\$1,732,700	\$1,732,700	\$404,300	\$1,650,000	\$1,732,700	\$1,650,000	600.0	0.00	0.00
		Sale. Ratio =>	23.33	Average		Average			
		Std. Dev. =>	23.71	per FF=>	\$2,888	per Net Acre=>	#DIV/0!	Average	
						per SqFt=>	#DIV/0!		

Average	\$157,518
Median	\$151,000
Min	\$120,000
Max	\$221,000

H762 Pinnacle Place

Units 1-4 & 8-12

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	ECF Area	Liber/Page	Land Table	
006-762-011-00	11 PINNACLE PL	03/07/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$53,100	30.36	\$173,293	\$86,607	\$85,000	H762	2024001310	H762 PINNACLE 1/4 APRT SHARE	
006-762-010-00	10 PINNACLE PL	11/20/23	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$53,100	30.89	\$173,293	\$83,607	\$85,000	H762	2023005100	H762 PINNACLE 1/4 APRT SHARE	
006-762-012-10	12 PINNACLE PL	10/20/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$55,200	31.10	\$172,140	\$90,360	\$85,000	H762	2023004729	H762 PINNACLE 1/4 APRT SHARE	
006-762-004-00	4 PINNACLE PL	10/10/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$55,900	30.63	\$174,142	\$93,358	\$85,000	H762	2023004588	H762 PINNACLE 1/4 APRT SHARE	
006-762-009-10	9 PINNACLE PL	10/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,100	33.19	\$173,147	\$71,853	\$85,000	H762	2023004413	H762 PINNACLE 1/4 APRT SHARE	
006-762-012-00	12 PINNACLE PL	08/29/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$55,200	31.36	\$172,140	\$88,860	\$85,000	H762	2023003761	H762 PINNACLE 1/4 APRT SHARE	
Totals:			\$1,042,800			\$1,042,800	\$325,600		\$1,038,155	\$514,645	\$510,000				
								Sale. Ratio =>	31.22	median>	\$87,734				
								Std. Dev. =>	1.01	average>	\$85,774	\$85,000	Units 1-4 & 8-12		

Units 5,6,7 Bldg B - limited view

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	ECF Area	Liber/Page	Land Table	
006-762-006-30	6 PINNACLE PL	10/11/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,700	55.50	\$137,788	\$52,212	\$50,000	H762	2024005139	H762 PINNACLE 1/4 APRT SHARE	
006-762-006-20	6 PINNACLE PL	10/01/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$77,700	55.54	\$137,788	\$52,112	\$50,000	H762	2024004733	H762 PINNACLE 1/4 APRT SHARE	
006-762-005-30	5 PINNACLE	09/06/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$77,700	53.59	\$137,645	\$57,355	\$50,000	H762	2024004322	H762 PINNACLE 1/4 APRT SHARE	
006-762-006-30	6 PINNACLE PL	10/19/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,900	34.08	\$137,788	\$32,212	\$50,000	H762	2022005974	H762 PINNACLE 1/4 APRT SHARE	
006-762-005-10	5 PINNACLE	09/09/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$40,800	34.58	\$137,645	\$30,355	\$50,000	H762	2022005415	H762 PINNACLE 1/4 APRT SHARE	
Totals:			\$662,900			\$662,900	\$314,800		\$688,654	\$224,246	\$250,000				
								Sale. Ratio =>	47.49	median>	\$52,112	\$50,000			
								Std. Dev. =>	11.28	average>	\$44,849	Units 5,6,7 Bldg B - limited view			

1040 SF units

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	Full Baths	./2 Bath	Floor Area	ECF Area	Liber/Page	Land Table
006-763-006-00	21 RIDGE TOP	09/27/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$218,300	39.69	\$580,589	\$229,411	\$260,000	2.0	0.0	1,040	H763	2023004330	H763 RIDGE TOP CONDO HOMESTEAD
006-763-003-00	9 RIDGE TOP	07/31/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$209,400	39.36	\$558,275	\$233,725	\$260,000	1.0	1.0	1,040	H763	2023003298	H763 RIDGE TOP CONDO HOMESTEAD
006-763-003-00	9 RIDGE TOP	05/27/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$185,100	34.28	\$558,275	\$241,725	\$260,000	1.0	1.0	1,040	H763	2022003135	H763 RIDGE TOP CONDO HOMESTEAD
006-763-006-00	21 RIDGE TOP	08/08/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$153,800	30.76	\$580,589	\$179,411	\$260,000	2.0	0.0	1,040	H763	2021006768	H763 RIDGE TOP CONDO HOMESTEAD
Totals:			\$2,122,000			\$2,122,000	\$766,600		\$2,277,728	\$884,272	\$1,040,000	6.0		4,160.00			
								Sale. Ratio =>	36.13								
								Std. Dev. =>	4.29								
																1040 SF units	

H765 SandPiper 1538 - 1622 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES	
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS	
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	2,348	\$212	H540	2023001488	H540 BEACH COMBER CONDOS	
Totals:			\$4,735,000			\$4,735,000	\$1,863,900		\$4,682,294	\$2,006,206	\$1,953,500	7,388					
								Sale. Ratio =>	39.36	median>	\$432,049	\$	430,000	<1538 - 1622 sf units			
								Std. Dev. =>	4.35								

H765 SandPiper 1170 - 1271 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	2,348	\$212	H540	2023001488	H540 BEACH COMBER CONDOS	
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS	
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES	
006-795-027-00	27 SOUTH BEACH	10/01/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$800,489	\$314,511	\$310,000	1,074	\$293	H795	2024004988	H795 SOUTH BEACH CONDO HOMSTEAD	
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD	
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$744,023	\$345,977	\$340,000	1,023	\$338	H540	2024000112	H540 BEACH COMBER CONDOS	
Totals:			\$7,085,000			\$7,085,000	\$2,869,400		\$7,015,032	\$2,983,468	\$2,913,500	10,558					
								Sale. Ratio =>	40.50	median>	\$331,376	\$	\$330,000	<=1170 - 1271 sf units			
								Std. Dev. =>	3.96	average>	\$372,934						

H765 SandPiper 1170 - 1271 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-795-027-00	27 SOUTH BEACH	10/01/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$800,489	\$314,511	\$310,000	1,074	\$293	H795	2024004988	H795 SOUTH BEACH CONDO HOMSTEAD	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES	
006-705-007-00	13 GREAT LKS	07/15/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$734,853	\$314,147	\$300,000	888	\$354	H705	2024003550	H705 GREAT LAKES	
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD	
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$744,023	\$345,977	\$340,000	1,023	\$338	H540	2024000112	H540 BEACH COMBER CONDOS	
006-705-010-00	19 GREAT LKS	11/14/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$254,200	38.23	\$742,223	\$222,777	\$300,000	880	\$253	H705	2023005009	H705 GREAT LAKES	
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS	
Totals:			\$7,064,000			\$7,064,000	\$2,866,000		\$7,071,238	\$2,872,762	\$2,880,000	9,350					
								Sale. Ratio =>	40.57	median>	\$314,511	\$	\$320,000	<=902 - 1041 sf units			
								Std. Dev. =>	4.61	average>	\$319,196						

1346 sf units

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	Full Baths	1/2 Baths	Floor Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table
006-775-005-00	3 SHIP WATCH	04/27/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$208,400	28.55	\$733,817	\$321,183	\$325,000	2.0	0.0	1,346	3	\$160,592	H775	2022002621	H775 SHIP WATCH CONDOS HOMESTEAD
006-725-004-00	46 LOGGERS RUN	09/20/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$178,700	26.28	\$686,865	\$326,853	\$325,000	2.0	0.0	1,275	3	\$163,427	H725	2022005432	H725 LOGGERS RUN CONDO HOMESTEAD
006-725-006-00	41 LOGGERS RUN	10/20/23	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$240,400	35.99	\$678,124	\$314,876	\$325,000	2.0	0.0	1,275	3	\$157,438	H725	2023004750	H725 LOGGERS RUN CONDO HOMESTEAD
006-725-016-00	28 LOGGERS RUN	10/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$240,400	34.34	\$678,147	\$338,135	\$325,000	2.0	0.0	1,275	3	\$169,068	H725	2023004874	H725 LOGGERS RUN CONDO HOMESTEAD
Totals:						\$2,778,000	\$867,900		\$2,776,953	\$1,301,047	\$1,300,000	8.0		5,171.00	12.00				
									Sale. Ratio =>		\$324,018			1346 sf units					
									31.24		\$325,000								
									Std. Dev. =>		\$325,262								
									4.62										

1050 sf units

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	Full Baths	1/2 Baths	Floor Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table
006-725-015-00	31 LOGGERS RUN	08/16/24	\$470,500	WD	03-ARM'S LENGTH	\$470,500	\$236,300	50.22	\$464,947	\$155,553	\$150,000	2.0	0.0	1,050	2	\$77,777	H725	2024004171	H725 LOGGERS RUN CONDO HOMESTEAD
006-725-021-00	25 LOGGERS RUN	08/13/24	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$236,300	48.47	\$464,863	\$172,637	\$150,000	2.0	0.0	1,050	2	\$86,319	H725	2024004605	H725 LOGGERS RUN CONDO HOMESTEAD
006-725-026-00	5 LOGGERS RUN	09/14/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$223,500	47.05	\$464,947	\$160,053	\$150,000	2.0	0.0	1,050	2	\$80,027	H725	2023004095	H725 LOGGERS RUN CONDO HOMESTEAD
006-775-011-50	23 SHIP WATCH	03/16/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$181,300	36.33	\$467,114	\$211,886	\$180,000	2.0	0.0	1,050	2	\$105,943	H775	2023001188	H775 SHIP WATCH CONDOS HOMESTEAD
006-725-024-00	13 LOGGERS RUN	05/04/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$157,000	32.88	\$464,938	\$162,562	\$150,000	2.0	0.0	1,050	2	\$81,281	H725	2022002774	H725 LOGGERS RUN CONDO HOMESTEAD
006-775-007-00	9 SHIP WATCH	10/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$151,100	27.72	\$488,594	\$236,406	\$180,000	2.0	0.0	1,050	2	\$118,203	H775	2021007977	H775 SHIP WATCH CONDOS HOMESTEAD
006-775-007-00	9 SHIP WATCH	07/12/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$151,100	28.24	\$488,594	\$226,406	\$180,000	2.0	0.0	1,050	2	\$113,203	H775	2021005690	H775 SHIP WATCH CONDOS HOMESTEAD
006-775-004-00	11 SHIP WATCH	07/09/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$156,700	29.29	\$483,770	\$231,230	\$180,000	2.0	0.0	1,050	2	\$115,615	H775	2021005692	H775 SHIP WATCH CONDOS HOMESTEAD
006-775-014-00	21 SHIP WATCH	01/19/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,300	44.83	\$486,386	\$113,614	\$180,000	2.0	0.0	1,050	2	\$56,807	H775	2021000594	H775 SHIP WATCH CONDOS HOMESTEAD
Totals:						\$4,444,500	\$1,681,600		\$4,274,153	\$1,670,347	\$1,500,000	18.0		9,450.00	18.00				
									Sale. Ratio =>		\$172,637			1050 sf units					
									37.84		\$185,594								
									Std. Dev. =>		\$180,000								
									9.30										

680 sf units

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	Full Baths	1/2 Baths	Floor Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table
006-775-019-00	37 SHIP WATCH	09/05/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$155,500	51.83	\$342,700	\$87,300	\$130,000	2.0	0.0	680	2	\$43,650	H775	2023004009	H775 SHIP WATCH CONDOS HOMESTEAD
006-802-005-00	5 SOUTH VLG	07/11/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,400	29.71	\$326,082	\$258,918	\$200,000	1.0	0.0	505	1	\$258,918	H802	2024003548	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-802-013-00	13 SOUTH VLG	06/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,100	37.54	\$362,669	\$117,331	\$200,000	1.0	0.0	505	1	\$117,331	H802	2023002440	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-725-015-00	31 LOGGERS RUN	08/16/24	\$470,500	WD	03-ARM'S LENGTH	\$470,500	\$236,300	50.22	\$464,947	\$155,553	\$150,000	2.0	0.0	1,050	2	\$77,777	H725	2024004171	H725 LOGGERS RUN CONDO HOMESTEAD
Totals:						\$1,435,500	\$611,300		\$1,496,398	\$619,102	\$680,000	6.0		2,740.00	6.00				
									Sale. Ratio =>		\$136,442			680 sf units					
									42.58		\$130,000								
									Std. Dev. =>		\$154,776								
									10.56										

778 Shoreside 1/8 & H779 Shoreside North

H778 SHORESIDE CONDOS																															
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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class			
006-778-003-50	3 SHORESIDE	05/16/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,800	37.58	\$275,908	\$164,092	\$210,000	97.67%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022002966	H778 SHORESIDE 1/8 APRT	0	0	1/27/2023	RES CONDO	407			
006-778-004-10	4 SHORESIDE	08/19/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,000	31.15	\$276,544	\$208,456	\$210,000	80.77%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022004817	H778 SHORESIDE 1/8 APRT	0	0	8/27/2024	RES CONDO	407			
006-778-003-60	3 SHORESIDE	02/23/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$275,908	\$174,092	\$210,000	93.33%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2023000816	H778 SHORESIDE 1/8 APRT	0	0	1/27/2023	RES CONDO	407			
006-779-003-10	3 SHORESIDE NORTH	08/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,500	42.88	\$282,598	\$202,402	\$235,000	90.38%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003767	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407			
006-779-003-20	3 SHORESIDE NORTH	09/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,500	42.08	\$282,598	\$207,402	\$235,000	88.68%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003953	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407			
006-779-003-60	3 SHORESIDE NORTH	12/18/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$111,500	37.04	\$282,598	\$243,402	\$235,000	78.07%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023005529	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407			
006-779-004-50	4 SHORESIDE NORTH	04/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$130,200	37.74	\$283,262	\$286,738	\$225,000	65.22%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2024002006	H778 SHORESIDE 1/8 APRT	0	0	4/12/2024	RES DUPLEX	407			
006-778-004-70	4 SHORESIDE	09/20/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,400	34.90	\$276,734	\$293,266	\$210,000	60.87%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2024004489	H778 SHORESIDE 1/8 APRT	0	0	8/27/2024	RES CONDO	407			
Totals:			\$2,216,000			\$2,216,000	\$827,700		\$2,236,150	\$1,779,850	\$1,770,000	0.0	0.0	0.00	0.00																
				Sale. Ratio =>		37.35		Average		#DIV/0!		Average		#DIV/0!		Average		#DIV/0!													
				Std. Dev. =>		3.77		per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!													
				Average		\$222,481		\$221,250																							
				Median		\$207,929		\$217,500																							
				Min		\$164,092		\$210,000																							
				Max		\$293,266		\$235,000																							

H778 SHORESIDE 1/8 APRT		
SHORESIDE	778	\$210,000
SHORESIDE NORTH	779	\$235,000

New bldg

H778 SHORESIDE CONDOS																													
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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
006-778-003-50	3 SHORESIDE	05/16/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,800	37.58	\$275,908	\$164,092	\$210,000	97.67%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022002966	H778 SHORESIDE 1/8 APRT	0	0	1/27/2023	RES CONDO	407	
006-778-004-10	4 SHORESIDE	08/19/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,000	31.15	\$276,544	\$208,456	\$210,000	80.77%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022004817	H778 SHORESIDE 1/8 APRT	0	0	8/27/2024	RES CONDO	407	
006-778-003-60	3 SHORESIDE	02/23/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$275,908	\$174,092	\$210,000	93.33%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2023000816	H778 SHORESIDE 1/8 APRT	0	0	1/27/2023	RES CONDO	407	
006-778-004-70	4 SHORESIDE	09/20/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,400	34.90	\$276,734	\$293,266	\$210,000	60.87%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2024004489	H778 SHORESIDE 1/8 APRT	0	0	8/27/2024	RES CONDO	407	
Totals:			\$1,045,000			\$1,045,000	\$363,000		\$1,105,094	\$839,906	\$840,000	0.0	0.0	0.00	0.00														

		Sale. Ratio =>		34.74		Average		#DIV/0!		Average		#DIV/0!		Average		#DIV/0!													
		Std. Dev. =>		2.72		per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!													
		Average		\$209,977		\$210,000																							
		Median		\$191,274		\$210,000																							
		Min		\$164,092		\$210,000																							
		Max		\$293,266		\$210,000																							

H778 SHORESIDE CONDOS																													
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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
006-779-003-10	3 SHORESIDE NORTH	08/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,500	42.88	\$282,598	\$202,402	\$235,000	90.38%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003767	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407	
006-779-003-20	3 SHORESIDE NORTH	09/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,500	42.08	\$282,598	\$207,402	\$235,000	88.68%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003953	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407	
006-779-003-60	3 SHORESIDE NORTH	12/18/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$111,500	37.04	\$282,598	\$243,402	\$235,000	78.07%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023005529	H778 SHORESIDE 1/8 APRT	0	0	8/23/2023	RES DUPLEX	407	
006-779-004-50	4 SHORESIDE NORTH	04/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$130,200	37.74	\$283,262	\$286,738	\$235,000	68.12%	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2024002006	H778 SHORESIDE 1/8 APRT	0	0	4/12/2024	RES DUPLEX	407	
Totals:			\$1,171,000			\$1,171,000	\$464,700		\$1,131,056	\$939,944	\$940,000	0.0	0.0	0.00	0.00														

		Sale. Ratio =>		39.68		Average		#DIV/0!		Average		#DIV/0!		Average		#DIV/0!													
		Std. Dev. =>		2.97		per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!													
		Average		\$234,986		\$235,000																							
		Median		\$225,402		\$235,000																							
		Min		\$202,402		\$235,000																							
		Max		\$286,738		\$235,000																							

778 Shoreside 1/8 & H779 Shoreside North

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	Liber/Page			
006-785-010-00	10 SKIPPERS WOOD	03/13/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,000	30.30	\$160,000	\$165,000	\$160,000	170.0	132.0	0.52	0.52	\$971	\$320,388	\$7.36	170.00	H785	2023001269			
006-785-010-00	10 SKIPPERS WOOD	08/16/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$160,000	\$189,000	\$160,000	170.0	132.0	0.52	0.52	\$1,112	\$366,990	\$8.42	170.00	H785	2024003859			
Totals:			\$354,000			\$354,000	\$125,000		\$320,000	\$354,000	\$320,000	340.0		1.03	1.03									
								Sale. Ratio =>	35.31															
								Std. Dev. =>	6.63		\$177,000	<=median												
												\$1,041	/eff											

Skippers Wood I - Ski Slop Side of Timbercrest &

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	Liber/Page
006-785-010-00	10 SKIPPERS WOOD	08/16/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$160,000	\$189,000	\$160,000	170.0	132.0	0.52	0.52	\$1,112	\$366,990	\$8.42	170.00	H785	2024003859
006-726-009-00	9 LOGGERS RUN SUBDIVISION	08/04/23	\$712,000	WD	03-ARM'S LENGTH	\$712,000	\$292,200	41.04	\$749,002	\$130,296	\$167,298	98.4	136.0	0.31	0.31	\$1,324	\$417,615	\$9.59	100.00	H726	2023003825
006-786-046-00	46 SKIPPERS WOODS SUB	04/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$100,000	\$150,000	\$100,000	100.0	172.0	0.40	0.40	\$1,500	\$379,747	\$8.72	100.00	H785	2023001853
006-726-004-00	4 LOGGERS RUN SUBDIVISION	04/21/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$35,000	28.93	\$162,481	\$121,000	\$162,481	100.0	121.0	0.28	0.28	\$1,210	\$435,252	\$9.99	100.00	H726	2022002536
006-726-006-00	6 LOGGERS RUN SUBDIVISION	01/07/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$220,000	29.33	\$757,680	\$179,913	\$187,593	110.3	215.0	0.49	0.49	\$1,630	\$364,196	\$8.36	100.00	H726	2022000243
Totals:			\$1,922,000			\$1,922,000	\$662,200		\$1,929,163	\$770,209	\$777,372	578.8		1.99	1.99						
								Sale. Ratio =>	34.45		\$150,000	<median site									
								Std. Dev. =>	6.70		\$154,042	<average site		\$1,331	/avgEFF						

Sites #38 - 46 Timbercrest Dr

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	Liber/Page
006-786-038-00	38 SKIPPERS WOODS SUB	01/04/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$55,000	61.80	\$100,000	\$89,000	\$100,000	76.0	250.0	0.44	0.44	\$1,171	\$204,128	\$4.69	76.00	H785	202300077
006-786-039-00	39 SKIPPERS WOODS SUB	11/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$100,000	\$80,000	\$100,000	108.0	220.0	0.55	0.55	\$741	\$146,789	\$3.37	108.00	H785	2022006376
Totals:			\$169,000			\$169,000	\$110,000		\$200,000	\$169,000	\$200,000	184.0		0.98	0.98						
								Sale. Ratio =>	65.09		\$84,500	<median site									
								Std. Dev. =>	4.92		\$84,500	<average site		\$918	/acre						

H795 South Beach > 1400 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD	
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES	
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS	
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	2,348	\$212	H540	2023001488	H540 BEACH COMBER CONDOS	
Totals:			\$4,025,000			\$4,025,000	\$1,574,900		\$3,906,380	\$1,752,120	\$1,633,500	6,258					
								Sale. Ratio =>	39.13	median>	\$464,878	\$460,000	>1400 sf units				
								Std. Dev. =>	4.95	average>	\$438,030	\$460,000	>2000 sf units				
											\$460,000	>4000 sf unit					

H795 South Beach <1100 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-795-027-00	27 SOUTH BEACH	10/01/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$800,489	\$314,511	\$310,000	1,074	\$293	H795	2024004988	H795 SOUTH BEACH CONDO HOMSTEAD	
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD	
Totals:			\$1,600,000			\$1,600,000	\$704,400		\$1,588,715	\$631,285	\$620,000	2,147					
								Sale. Ratio =>	44.03	median>	\$315,643	\$315,000	<1100 sf units				
								Std. Dev. =>	1.89	average>	\$315,643						

H795 South Beach <1100SQFT 310K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
006-705-007-00	13 GREAT LKS	07/15/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$734,853	\$314,147	\$300,000	888	\$354	H705	2024003550	H705 GREAT LAKES	
006-818-024-00	4 TALL TIMBER	01/25/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$416,801	\$103,199	\$100,000	744	\$139	H818	2024000420	H818 TALL TIMBER	
006-705-010-00	19 GREAT LKS	11/14/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$254,200	38.23	\$742,223	\$222,777	\$300,000	880	\$253	H705	2023005009	H705 GREAT LAKES	
006-550-015-00	15 CRYSTAL BCH	07/10/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$690,188	\$364,812	\$340,000	848	\$430	H550	2023004167	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
006-818-022-00	4 TALL TIMBER	06/16/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$139,100	33.76	\$366,315	\$145,685	\$100,000	643	\$227	H818	2023002636	H818 TALL TIMBER	
006-550-002-00	2 CRYSTAL BCH	05/30/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$234,400	38.43	\$663,510	\$286,490	\$340,000	859	\$334	H550	2023002573	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
006-550-011-00	11 CRYSTAL BCH	05/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,300	35.08	\$564,626	\$175,374	\$340,000	610	\$287	H550	2022002838	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
Totals:			\$3,971,000			\$3,971,000	\$1,476,100		\$4,178,516	\$1,612,484	\$1,820,000	5,472					
								Sale. Ratio =>	37.17	median>	\$222,777	\$230,000	<700SQF MGR UNT				
								Std. Dev. =>	3.83	average>	\$230,355						

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	Full Baths	/2 Bath	Floor Area	# Bed	residual/sf
006-802-005-00	5 SOUTH VLG	07/11/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,400	29.71	\$326,082	\$258,918	\$200,000	1.0	0.0	505	1	\$258,918
006-802-013-00	13 SOUTH VLG	06/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,100	37.54	\$362,669	\$117,331	\$200,000	1.0	0.0	505	1	\$117,331
Totals:			\$665,000			\$665,000	\$219,500		\$688,751	\$376,249	\$400,000	2.0		1,010.00	2.00	
								Sale. Ratio =>	33.01	median>	\$188,125	\$200,000	<rounded current value			
								Std. Dev. =>	5.53							

H803 Stony Brook Lodge all units

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	Full Baths	/2 Bath	Floor Area	# Bed	residual/FF	ECF Area	Liber/Page	Land Table
006-715-037-00	37 HAWKS NEST	06/25/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,400	34.67	\$394,530	\$210,470	\$200,000	2.0	0.0	614	0	\$105,235	H715	2024002969	H715 HAWKS NEST CONDOS
006-715-014-00	14 HAWKS NEST	08/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$109,600	27.40	\$419,245	\$180,755	\$200,000	2.0	0.0	812	2	\$90,378	H715	2022004649	H715 HAWKS NEST CONDOS
006-715-047-00	47 HAWKS NEST	09/08/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$149,100	37.75	\$406,650	\$188,350	\$200,000	2.0	0.0	804	2	\$94,175	H715	2023003981	H715 HAWKS NEST CONDOS
006-715-052-00	52 HAWKS NEST	06/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$118,800	30.86	\$507,484	\$177,516	\$300,000	2.0	0.0	812	2	\$88,758	H715	2022003741	H715 HAWKS NEST CONDOS
006-802-005-00	5 SOUTH VLG	07/11/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,400	29.71	\$326,082	\$258,918	\$200,000	1.0	0.0	505	1	\$258,918	H802	2024003548	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-715-041-00	41 HAWKS NEST	08/05/24	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$149,200	39.11	\$374,644	\$206,856	\$200,000	1.0	1.0	616	1	\$206,856	H715	2024003551	H715 HAWKS NEST CONDOS
006-715-031-00	31 HAWKS NEST	03/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$96,900	25.50	\$417,826	\$162,174	\$200,000	2.0	0.0	802	2	\$81,087	H715	2022001872	H715 HAWKS NEST CONDOS
006-803-017-00	21 STONY BROOK LODGE	09/30/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,000	32.31	\$318,168	\$136,832	\$130,000	1.0	0.0	588	1	\$136,832	H803	2023004297	H803 STONY BROOK CONDO
006-715-003-00	3 HAWKS NEST	05/17/22	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$90,700	28.21	\$357,808	\$163,692	\$200,000	1.0	1.0	614	1	\$163,692	H715	2022002964	H715 HAWKS NEST CONDOS
006-715-048-00	48 HAWKS NEST	03/31/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$86,400	27.87	\$376,719	\$133,281	\$200,000	2.0	0.0	614	1	\$66,641	H715	2022002227	H715 HAWKS NEST CONDOS
006-803-009-00	11 STONY BROOK LODGE	05/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$109,200	35.80	\$378,766	\$26,234	\$100,000	2.0	0.0	907	2	\$13,117	H803	2021004464	H803 STONY BROOK CONDO
006-715-010-00	10 HAWKS NEST	03/13/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$83,600	27.59	\$366,537	\$136,463	\$200,000	2.0	0.0	612	1	\$68,232	H715	2023001179	H715 HAWKS NEST CONDOS
006-775-019-00	37 SHIP WATCH	09/05/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$155,500	51.83	\$352,700	\$87,300	\$140,000	2.0	0.0	680	2	\$43,650	H775	2023004009	H775 SHIP WATCH CONDOS HOMESTEAD
006-802-013-00	13 SOUTH VLG	06/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,100	37.54	\$362,669	\$117,331	\$200,000	1.0	0.0	505	1	\$117,331	H802	2023002440	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-802-012-00	12 SOUTH VLG	01/19/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$87,800	33.90	\$352,553	\$106,447	\$200,000	1.0	0.0	697	1	\$106,447	H802	2022000412	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-802-017-00	17 SOUTH VLG	01/28/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$84,300	32.55	\$364,686	\$94,314	\$200,000	1.0	0.0	695	1	\$94,314	H802	2022000616	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-803-020-00	24 STONY BROOK LODGE	03/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,100	45.15	\$361,245	\$3,755	\$130,000	1.0	0.0	757	2	\$3,755	H803	2021002055	H803 STONY BROOK CONDO
006-803-019-00	23 STONY BROOK LODGE	03/19/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$107,000	45.92	\$333,814	(\$814)	\$130,000	1.0	0.0	767	2	(\$814)	H803	2021002343	H803 STONY BROOK CONDO
006-803-005-00	6 STONY BROOK LODGE	04/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,100	34.47	\$314,857	\$30,143	\$130,000	1.0	0.0	575	1	\$30,143	H803	2021003037	H803 STONY BROOK CONDO
006-803-017-00	21 STONY BROOK LODGE	04/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,300	35.86	\$318,168	\$21,832	\$130,000	1.0	0.0	588	1	\$21,832	H803	2021003498	H803 STONY BROOK CONDO
006-803-018-00	22 STONY BROOK LODGE	03/19/21	\$205,200	WD	03-ARM'S LENGTH	\$205,200	\$91,900	44.79	\$318,168	\$17,032	\$130,000	1.0	0.0	588	1	\$17,032	H803	2021002342	H803 STONY BROOK CONDO
Totals:			\$6,492,200			\$6,492,200	\$2,240,400		\$7,723,319	\$2,458,881	\$3,720,000	30.0		14,152.00	28.00				
								Sale. Ratio =>	34.51	median>	\$133,281								
								Std. Dev. =>	7.05	average>	\$117,090								

H805 Sun Dance 1306 - 1492 sf units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	Land Table
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262	\$244	H705	2024003308	H705 GREAT LAKES
006-795-003-00	3 SOUTH BEACH	07/08/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$788,226	\$316,774	\$310,000	1,073	\$295	H795	2024003194	H795 SOUTH BEACH CONDO HOMSTEAD
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$744,023	\$345,977	\$340,000	1,023	\$338	H540	2024000112	H540 BEACH COMBER CONDOS
006-705-022-00	43 GREAT LKS	06/30/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$775,914	\$254,086	\$320,000	1,130	\$225	H705	2023002960	H705 GREAT LAKES
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172	\$369	H540	2023002581	H540 BEACH COMBER CONDOS
Totals:			\$5,180,000			\$5,180,000	\$2,122,900		\$5,118,750	\$2,171,250	\$2,110,000	7,136				
								Sale. Ratio =>	40.98	median>	\$331,376	\$330,000	<1306 - 1492 sf units			
								Std. Dev. =>	3.22	average>	\$361,875					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	EstAppurtenants	Floor Area	Land/SQFT	ECF Area	Liber/Page	
006-818-010-00	2 TALL TIMBER	04/10/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$73,500	28.82	\$253,781	\$111,219	\$110,000	300	\$371	H818	2023001927	
006-818-019-00	4 TALL TIMBER	02/17/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$61,400	26.13	\$253,781	\$91,219	\$110,000	300	\$304	H818	2023001266	
006-818-021-00	4 TALL TIMBER	02/15/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$61,400	27.29	\$253,784	\$81,216	\$110,000	300	\$271	H818	2023000645	
006-818-005-00	1 TALL TIMBER	03/17/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$75,700	38.33	\$314,966	(\$7,466)	\$110,000	465	(\$16)	H818	2022001855	
006-818-020-00	4 TALL TIMBER	06/07/23	\$359,030	WD	03-ARM'S LENGTH	\$359,030	\$96,000	26.74	\$314,163	\$154,867	\$110,000	465	\$333	H818	2023002734	
006-818-014-00	3 TALL TIMBER	07/12/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$114,600	27.29	\$383,207	\$136,793	\$100,000	643	\$213	H818	2022004030	
006-818-022-00	4 TALL TIMBER	06/16/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$139,100	33.76	\$366,315	\$145,685	\$100,000	643	\$227	H818	2023002636	
006-818-024-00	4 TALL TIMBER	01/25/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$416,801	\$103,199	\$100,000	744	\$139	H818	2024000420	
Totals:			\$2,523,530			\$2,523,530	\$788,000		\$2,556,798	\$816,732	\$850,000	3,860				
								Sale. Ratio =>	31.23							
								Std. Dev. =>	5.47	\$110,000	<=300 & 465 sqft units					
										\$100,000	<=643 & 744 sqft units					

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	Liber/Page	
006-831-001-10	1 TIMBER CREST	12/12/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,200	51.83	\$121,906	\$43,094	\$45,000	100.0	150.0	0.34	0.34	\$431	\$125,273	\$2.88	100.00	H831	2024006092	
Totals:			\$120,000			\$120,000	\$62,200		\$121,906	\$43,094	\$45,000	100.0		0.34	0.34							
								Sale. Ratio =>	51.83		\$40,000 <rounded			Average			Average					
								Std. Dev. =>	#DIV/0!					per Net Acre=>	125,273.26		per SqFt=>	\$2.88				

H833 Vantage Point Condos

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	Floor Area	Bsmnt Area	Garage Area	# Bed	residual/sf	ECF Area	Liber/Page	Land Table
006-715-019-00	19 HAWKS NEST	10/01/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$300,900	40.12	\$695,511	\$454,489	\$400,000	1,018	407	0	3	\$446	H715	2024004986	H715 HAWKS NEST CONDOS
006-795-007-00	7 SOUTH BEACH	07/31/24	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,015,265	\$514,735	\$480,000	1,476			4	\$349	H795	2024003793	H795 SOUTH BEACH CONDO HOMESTEAD
006-705-011-00	21 GREAT LKS	07/15/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,037,371	\$307,629	\$320,000	1,262			4	\$244	H705	2024003308	H705 GREAT LAKES
006-725-016-00	28 LOGGERS RUN	10/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$240,400	34.34	\$676,865	\$338,135	\$315,000	1,275		0	3	\$265	H725	2023004874	H725 LOGGERS RUN CONDO HOMESTEAD
006-725-006-00	41 LOGGERS RUN	10/20/23	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$240,400	35.99	\$668,124	\$314,876	\$315,000	1,275		0	3	\$247	H725	2023004750	H725 LOGGERS RUN CONDO HOMESTEAD
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$757,951	\$432,049	\$340,000	1,172			3	\$369	H540	2023002581	H540 BEACH COMBER CONDOS
006-540-001-00	17 BEACH COMBER	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,095,793	\$497,707	\$493,500	1,174	1160.0		5	\$424	H540	2023001488	H540 BEACH COMBER CONDOS
006-833-011-00	11 VANTAGE PT	03/31/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$327,100	29.74	\$959,326	\$600,674	\$460,000	1,529	1,223	451	3	\$393	H833	2023001487	H833 VANTAGE POINTE
Totals:			\$7,243,000			\$7,243,000	\$2,683,700		\$6,906,206	\$3,460,294	\$3,123,500	10,181.0		451.00	28.00				
									Sale. Ratio =>										
									37.05	median>									
									4.80	Average>									
										\$443,269									
										\$432,537									

H833 Vantage Point Home Sites

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			
006-031-015-03	W BIG SKY	03/22/24	\$559,000	WD	32-SPLIT VACANT	\$559,000	\$0	0.00	\$400,891	\$559,000	\$393,726	131.2	476.1	1.46	1.46			
006-833-019-00	19 VANTAGE	03/31/20	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$612,400	42.23	\$1,512,637	\$487,363	\$550,000	0.0	0.0	0.00	0.00			
Totals:			\$2,009,000			\$2,009,000	\$612,400		\$1,913,528	\$1,046,363	\$943,726	131.2		1.46	1.46			
								Sale. Ratio =>	30.48	median>	\$523,182				Average			
								Std. Dev. =>	29.86	average>	\$523,182	\$520,000	/site rounded				per Net Acre=>	716,686.99

Sites # 20 & 21 adjacent water reclamation spray field (water treatment)

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				
006-833-020-00	VANTAGE	09/30/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$47,500	\$35,000	73.68	\$100,000	\$47,500	\$100,000	0.0	0.0	0.00	0.00				
006-833-021-00	VANTAGE	09/30/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$47,500	\$35,000	73.68	\$100,000	\$47,500	\$100,000	0.0	0.0	0.00	0.00				
Totals:			\$190,000			\$95,000	\$70,000		\$200,000	\$95,000	\$200,000	0.0		0.00	0.00				
								Sale. Ratio =>	73.68							Average			
								Std. Dev. =>	0.00				\$50,000	<rounded site value				per Net Acre=>	#DIV/0!

H837 West Shore

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	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
006-837-003-00	3 WEST SHORE	10/18/23	\$4,250,000	WD	03-ARM'S LENGTH	\$4,250,000	\$1,283,800	30.21	\$4,263,486	\$2,486,514	\$2,500,000	54.0	150.0	0.19	0.19	\$46,081	\$13,368,355	\$306.90	53.96	H837	2023004580
Totals:			\$4,250,000			\$4,250,000	\$1,283,800		\$4,263,486	\$2,486,514	\$2,500,000	\$54		0	0						
								Sale. Ratio =>	30.21	median>	#REF!			Average			Average				
							Std. Dev. =>	#REF!	average>	\$2,486,514			\$46,081 /ff			per Net Acre=>	#####			per SqFt=>	\$306.90

H840 WILDERNESS 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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
006-840-039-00	39 WILDERNESS	08/08/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$146,600	36.20	\$481,903	\$233,097	\$310,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H841	2022004665	H840 WILDERNESS CONDO	0	0	6/9/2022	RES CONDO	407	
006-840-036-00	36 WILDERNESS	09/08/23	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$252,200	48.59	\$558,674	\$270,326	\$310,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H841	2023003943	H840 WILDERNESS CONDO	0	0	9/8/2023	RES CONDO	407	
006-840-031-00	31 WILDERNESS	02/08/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$224,500	40.09	\$516,085	\$353,915	\$310,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H841	2024001320	H840 WILDERNESS CONDO	0	0	2/8/2024	RES CONDO	407	
006-840-004-00	4 WILDERNESS	05/20/24	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$253,800	34.77	\$718,430	\$451,570	\$440,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H840	2024002418	H840 WILDERNESS CONDO	0	0	4/26/2024	RES CONDO	407	

Totals:	\$2,214,000	\$2,214,000	\$877,100	39.62	\$2,275,092	\$1,308,908	\$1,370,000	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Sale. Ratio =>	6.21			Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average	
			Std. Dev. =>				per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Average	\$553,500	\$553,500	\$568,773	\$327,227	\$342,500
Median	\$539,500	\$539,500	\$537,380	\$312,121	\$310,000
Min	\$405,000	\$405,000	\$481,903	\$233,097	\$310,000
Max	\$730,000	\$730,000	\$718,430	\$451,570	\$440,000

WILDERNESS CONDOS

LK MICH A B C	\$440,000
CRYSTAL RVR F	\$310,000
CRYSTAL RVR D	\$310,000
CRYSTAL RVR E	\$310,000
CRYST 1102SQ	\$310,000
LKMI>1000SQ&END	\$450,000

H860 WOODSTONE CONDOS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asst. when Sold, Asst/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table. Includes summary rows for Totals and Average.

Site Value
PINE TRACE UNIT \$100,000
DEER PARK UNIT \$110,000
FROG POND UNIT \$140,000
TWISTED OAK \$100,000

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asst. when Sold, Asst/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table. Includes summary rows for Totals and Average.

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Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asst. when Sold, Asst/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table. Includes summary rows for Totals and Average.

Newer sales

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asst. when Sold, Asst/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table. Includes summary rows for Totals and Average.