

4080 & 4085 GROUP A 21000 ' FF Rate: 21000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	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	Use Code	Class	Rate Group 1
006-031-041-00	7620 S DUNNS FARM	11/13/25	\$3,450,000	PTA	03-ARM'S LENGTH	\$1,540,200	44.64	\$2,309,344	\$2,122,592	100.0	1102.1	4.03	3.0	\$23,093	\$573,038	\$13.16	100.00	4080	MLS 1934866	006-031-041-10	4080 BIG GLEN	RES 1 FAMILY	401	GROUP A 21000
006-031-034-20	S DUNNS FARM	10/07/24	\$2,300,000	WD	03-ARM'S LENGTH	\$823,500	35.80	\$1,919,295	\$1,699,922	80.9	300.6	0.69	0.7	\$23,710	\$2,781,587	\$63.86	100.00	4080	2024004794		4080 BIG GLEN	RES 1 FAMILY	001	GROUP A 21000
006-121-004-00	7510 W HARBOR	06/25/25	\$4,300,000	WD	03-ARM'S LENGTH	\$2,035,300	47.33	\$2,319,596	\$2,276,000	115.5	600.0	1.57	1.6	\$20,088	\$1,477,450	\$33.92	114.00	4085	2025002867		4085 LAKE MICHIGAN	RES 1 FAMILY	401	LK MI "A" 21000
006-121-004-00	7510 W HARBOR	07/07/23	\$3,900,000	WD	03-ARM'S LENGTH	\$1,621,500	41.58	\$1,919,596	\$2,276,000	115.5	600.0	1.57	1.6	\$16,624	\$1,222,673	\$28.07	114.00	4085	2023002890		4085 LAKE MICHIGAN	RES 1 FAMILY	401	LK MI "A" 21000
Totals:			\$13,950,000			\$6,020,500		\$8,467,831	\$8,374,514	411.9		7.86	6.8											
						Sale. Ratio =>	43.16			Average		Average				Average								
						Std. Dev. =>	4.95			per FF=>		per Net Acre=>	1,077,332			per SqFt=>	\$24.73							

4080 & 4085 INFERIOR 8000/ ' FF Rate: 8000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	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	Use Code	Class	Rate Group 1
006-203-025-00	8049 S GLEN LAKE	12/08/25	\$1,700,000	PTA	03-ARM'S LENGTH	\$920,400	54.14	\$840,639	\$887,640	124.2	72.0	0.21	0.2	\$6,771	\$4,003,043	\$91.90	127.00	4080	PTA		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-136-007-00	7194 S BROOKS	12/17/24	\$1,875,000	WD	03-ARM'S LENGTH	\$923,700	49.26	\$1,386,709	\$1,411,686	176.5	206.5	0.79	0.8	\$7,858	\$1,762,019	\$40.45	150.00	4080	2024006097		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-134-033-00	7646 S GLEN LAKE	09/13/23	\$1,495,000	WD	03-ARM'S LENGTH	\$359,200	24.03	\$1,450,044	\$1,235,583	196.6	273.8	1.10	1.1	\$7,377	\$1,318,222	\$30.26	175.00	4080	2023004048		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-136-004-00	7242 S BROOKS	08/22/23	\$1,397,500	WD	03-ARM'S LENGTH	\$250,500	17.92	\$1,115,142	\$924,856	115.6	83.5	0.21	0.2	\$9,646	\$5,235,408	\$120.19	100.00	4080	2023003754		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
Totals:			\$6,467,500			\$2,453,800		\$4,792,534	\$4,459,765	612.8		2.31	2.3											
						Sale. Ratio =>	37.94			Average		Average				Average								
						Std. Dev. =>	18.02			per FF=>		per Net Acre=>	2,074,690			per SqFt=>	\$47.63							

4083 LITTLE GLEN: GROUP A 14500 ' FF Rate: 14500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	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	Use Code	Class	Rate Group 1
006-203-026-00	6975 W DAY FOREST	10/23/25	\$2,830,060	WD	03-ARM'S LENGTH	\$1,242,900	43.92	\$2,232,067	\$1,887,023	171.3	452.5	2.00	2.00	\$13,030	\$1,116,034	\$25.62	192.52	4083	2025005076		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-610-074-00	8253 W DAY FOREST	08/15/24	\$3,900,000	WD	03-ARM'S LENGTH	\$1,953,800	50.10	\$3,708,146	\$2,516,509	193.8	327.5	1.90	1.90	\$19,138	\$1,951,656	\$44.80	252.70	4083	2024003833		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-820-006-00	7137 W DAY FOREST	04/24/23	\$2,095,000	WD	03-ARM'S LENGTH	\$478,700	22.85	\$1,424,473	\$1,272,297	87.7	304.9	0.63	0.63	\$16,234	\$2,261,068	\$51.91	90.00	4083	2023001679		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-610-031-00	7625 W DAY FOREST	02/10/23	\$2,350,000	WD	03-ARM'S LENGTH	\$563,900	24.00	\$1,549,880	\$1,454,809	100.3	380.0	0.87	0.87	\$15,448	\$1,777,385	\$40.80	100.00	4083	2023000648		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
Totals:			\$11,175,060			\$4,239,300		\$8,914,566	\$7,130,638	553.1		5.40	5.40											
						Sale. Ratio =>	37.94			Average		Average				Average								
						Std. Dev. =>	13.86			per FF=>		per Net Acre=>	1,650,234			per SqFt=>	\$37.88							

4083 LITTLE GLEN: GROUP GROUP B 10000 ' FF Rate: 10000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	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	Use Code	Class	Rate Group 1
006-131-036-01	7115 S DUNE	04/18/25	\$2,250,000	WD	03-ARM'S LENGTH	\$1,042,600	46.34	\$1,153,460	\$1,064,991	127.8	300.0	1.03	1.0	\$9,026	\$1,116,612	\$25.63	150.00	4083	2025001891		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP B 10000
006-131-026-00	7465 S DUNE	04/08/24	\$1,600,000	WD	03-ARM'S LENGTH	\$694,600	43.41	\$1,018,134	\$1,048,282	104.8	422.5	0.97	1.0	\$9,712	\$1,049,623	\$24.10	100.01	4083	2024001707		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP B 10000
Totals:			\$3,850,000			\$1,737,200		\$2,171,594	\$2,113,273	232.6		2.00	2.0											
						Sale. Ratio =>	45.12			Average		Average				Average								
						Std. Dev. =>	2.07			per FF=>		per Net Acre=>	1,084,171			per SqFt=>	\$24.89							

4082 FISHER LAKE GROUP A 9000/ ' FF Rate: 9000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	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	Use Code	Class	Rate Group 1
006-203-025-00	8049 S GLEN LAKE	12/08/25	\$1,700,000	PTA	03-ARM'S LENGTH	\$920,400	54.14	\$840,639	\$887,640	124.2	72.0	0.21	0.2	\$6,771	\$4,003,043	\$91.90	127.00	4080	PTA		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-136-007-00	7194 S BROOKS	12/17/24	\$1,875,000	WD	03-ARM'S LENGTH	\$923,700	49.26	\$1,386,709	\$1,411,686	176.5	206.5	0.79	0.8	\$7,858	\$1,762,019	\$40.45	150.00	4080	2024006097		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-134-033-00	7646 S GLEN LAKE	09/13/23	\$1,495,000	WD	03-ARM'S LENGTH	\$359,200	24.03	\$1,450,044	\$1,235,583	196.6	273.8	1.10	1.1	\$7,377	\$1,318,222	\$30.26	175.00	4080	2023004048		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-136-004-00	7242 S BROOKS	08/22/23	\$1,397,500	WD	03-ARM'S LENGTH	\$250,500	17.92	\$1,115,142	\$924,856	115.6	83.5	0.21	0.2	\$9,646	\$5,235,408	\$120.19	100.00	4080	2023003754		4080 BIG GLEN	RES 1 FAMILY	401	INFERIOR 8000/
006-124-021-00	5883 S FISHER	04/09/24	\$825,000	WD	21-NOT USED/OTHEI	\$596,000	72.24	\$340,922	\$688,825	114.9	443.8	1.43	1.4	\$2,967	\$238,407	\$5.47	140.35	4082	2024001860		4082 FISHER LAKE	RES 1 FAMILY	401	GROUP B 7000/
006-203-026-00	6975 W DAY FOREST	10/23/25	\$2,830,060	WD	03-ARM'S LENGTH	\$1,242,900	43.92	\$2,232,067	\$1,887,023	171.3	452.5	2.00	2.0	\$13,030	\$1,116,034	\$25.62	192.52	4083	2025005076		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-820-006-00	7137 W DAY FOREST	04/24/23	\$2,095,000	WD	03-ARM'S LENGTH	\$478,700	22.85	\$1,424,473	\$1,272,297	87.7	304.9	0.63	0.6	\$16,234	\$2,261,068	\$51.91	90.00	4083	2023001679		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-610-031-00	7625 W DAY FOREST	02/10/23	\$2,350,000	WD	03-ARM'S LENGTH	\$563,900	24.00	\$1,549,880	\$1,454,809	100.3	380.0	0.87	0.9	\$15,448	\$1,777,385	\$40.80	100.00	4083	2023000648		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP A 14500
006-131-036-01	7115 S DUNE	04/18/25	\$2,250,000	WD	03-ARM'S LENGTH	\$1,042,600	46.34	\$1,153,460	\$1,064,991	127.8	300.0	1.03	1.0	\$9,026	\$1,116,612	\$25.63	150.00	4083	2025001891		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP B 10000
006-131-026-00	7465 S DUNE	04/08/24	\$1,600,000	WD	03-ARM'S LENGTH	\$694,600	43.41	\$1,018,134	\$1,048,282	104.8	422.5	0.97	1.0	\$9,712	\$1,049,623	\$24.10	100.01	4083	2024001707		4083 LITTLE GLEN	RES 1 FAMILY	401	GROUP B 10000
Totals:			\$18,417,560			\$7,072,500		\$12,511,470	\$11,875,992	1,319.7		9.25	9.2											
						Sale. Ratio =>	38.40			Average		Average				Average								
						Std. Dev. =>	17.27			per FF=>		per Net Acre=>	1,353,323			per SqFt=>	\$31.07							

A 100' @ 7000/ ' FF Rate: 7000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of 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	Use Code	Class	Rate Group 1
006-123-009-50	5225 S FACULTY ROW	11/20/25	\$1,800,000	WD	03-ARM'S LENGTH	\$632,900	35.16	\$1,610,107	\$861,063	\$671,170	114.7	228.0	0.78	0.78	\$7,504	\$1,103,927	\$25.34	149.00	4122	2025005808		4120 RESI	RES 1 FAMILY	401	A 100' @ 7000/
006-123-009-40	5405 S FACULTY ROW	07/03/24	\$1,265,000	WD	03-ARM'S LENGTH	\$347,300	27.45	\$1,425,563	\$541,440	\$702,003	100.3	440.0	1.01	1.01	\$5,399	\$536,079	\$12.31	100.00	4122	2024003417		4120 RESI	RES 1 FAMILY	401	A 100' @ 7000/
006-790-054-00	5755 S MANITOU	09/15/25	\$927,500	WD	03-ARM'S LENGTH	\$301,400	32.50	\$788,200	\$679,253	\$539,953	77.1	154.0	0.35	0.35	\$8,806	\$1,918,794	\$44.05	100.00	4790	2025004379		4120 RESI	RES 1 FAMILY	401	A 100' @ 7000/
006-790-062-00	5715 S MANITOU	03/18/25	\$650,000	WD	03-ARM'S LENGTH	\$175,300	26.97	\$544,205	\$426,853	\$321,058	45.9	154.0	0.18	0.18	\$9,307	\$2,411,599	\$55.36	50.00	4790	2025001148		4120 RESI	RES 1 FAMILY	401	A 100' @ 7000/
Totals:			\$4,642,500			\$1,456,900		\$4,368,075	\$2,508,609	\$2,234,184	338.0		2.32	2.32											
						Sale. Ratio =>	31.38			Average			Average				Average								
						Std. Dev. =>	3.98			per FF=>	\$7,000		per Net Acre=>	1,080,831			per SqFt=>	\$24.81							

B 100' @ 3400/ ' FF Rate: 3400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of 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	Use Code	Class	Rate Group 1
006-122-017-03	6108 W CRYSTAL BEND	07/15/25	\$1,875,000	WD	03-ARM'S LENGTH	\$591,300	31.54	\$1,328,770	\$954,565	\$408,335	139.5	618.9	1.97	1.97	\$6,840	\$484,551	\$11.12	138.65	4122	2025003301		4120 RESI	RES 1 FAMILY	401	B 100' @ 3400/
006-123-024-00	5545 W RIVER	09/16/24	\$1,395,000	CD	19-MULTI PARCEL ARM'S LE	\$533,800	38.27	\$1,472,019	\$442,315	\$519,334	254.6	218.7	1.08	0.40	\$1,737	\$408,794	\$9.38	451.71	4122	2024004508	006-123-036-10	4120 RESI	RES 1 FAMILY	401	B 100' @ 3400/
006-127-049-03	6104 S GLEN LAKE	04/03/25	\$885,000	WD	03-ARM'S LENGTH	\$348,100	39.33	\$776,241	\$381,004	\$272,245	80.1	178.8	0.41	0.41	\$4,758	\$927,017	\$21.28	100.00	4122	2025001845		4120 RESI	RES 1 FAMILY	401	B 100' @ 3400/
006-740-029-00	7168 W HARBOR	10/21/24	\$450,000	WD	03-ARM'S LENGTH	\$129,100	28.69	\$543,253	\$181,031	\$274,284	80.7	300.0	0.59	0.59	\$2,244	\$309,455	\$7.10	85.00	4122	2024005037		4120 RESI	RES 1 FAMILY	401	B 100' @ 3400/
006-134-017-00	S ASHLAND	06/19/24	\$444,500	WD	03-ARM'S LENGTH	\$129,300	29.09	\$399,794	\$444,500	\$399,794	141.9	501.5	1.75	1.75	\$3,134	\$254,000	\$5.83	152.00	4122	2024002910		4120 RESI	RES VAC	402	B 100' @ 3400/
006-740-057-00	W HARBOR	10/14/25	\$310,000	WD	03-ARM'S LENGTH	\$159,500	51.45	\$309,840	\$310,000	\$309,840	91.1	300.0	0.69	0.69	\$3,402	\$449,927	\$10.33	100.00	4122	2025004992		4120 RESI	RES VAC	402	B 100' @ 3400/
006-740-058-01	W HARBOR	11/14/25	\$300,000	WD	03-ARM'S LENGTH	\$159,500	53.17	\$309,840	\$300,000	\$309,840	91.1	300.0	0.69	0.69	\$3,292	\$435,414	\$10.00	100.00	4122	2025005719		4120 RESI		402	B 100' @ 3400/
006-127-049-04	S GLEN LAKE	06/16/23	\$260,000	WD	03-ARM'S LENGTH	\$67,200	25.85	\$285,642	\$260,000	\$285,642	84.0	216.7	0.50	0.50	\$3,095	\$523,139	\$12.01	100.00	4122	2023002735		4120 RESI	RES VAC	402	B 100' @ 3400/
Totals:			\$5,919,500			\$2,117,800		\$5,425,399	\$3,273,415	\$2,779,314	963.0		7.67	6.99											
						Sale. Ratio =>	35.78			Average			Average				Average								
						Std. Dev. =>	10.44			per FF=>	\$3,400		per Net Acre=>	426,614.75			per SqFt=>	\$9.79							

C 100' @ 2000/ ' FF Rate: 2000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of 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	Use Code	Class	Rate Group 1
006-602-008-00	7076 S DUNNS FARM	09/30/24	\$518,500	WD	03-ARM'S LENGTH	\$169,600	32.71	\$543,401	\$174,753	\$199,654	99.8	250.0	0.69	0.69	\$1,751	\$253,633	\$5.82	120.00	4031	2024004826		4120 RESI	RES 1 FAMILY	401	C 100' @ 2000/
006-134-012-00	7378 S ASHLAND	08/31/23	\$505,000	WD	03-ARM'S LENGTH	\$218,100	43.19	\$509,241	\$191,609	\$195,850	97.9	400.0	0.92	0.92	\$1,957	\$208,724	\$4.79	100.00	4122	2023003812		4120 RESI	RES 1 FAMILY	401	C 100' @ 2000/
006-127-004-30	S GLEN LAKE	12/11/25	\$389,900	WD	03-ARM'S LENGTH	\$83,700	21.47	\$344,713	\$389,900	\$344,713	169.4	658.2	2.72	2.72	\$2,302	\$143,346	\$3.29	180.00	4122	2025005913		4120 RESI	RES VAC	402	C 100' @ 2000/
006-127-039-07	S NORTHWOOD	03/20/25	\$340,000	WD	03-ARM'S LENGTH	\$143,000	42.06	\$326,929	\$340,000	\$326,929	204.3	190.0	1.49	1.49	\$1,664	\$228,188	\$5.24	341.63	4122	2025001348		4120 RESI	RES VAC	402	C 100' @ 2000/
006-125-046-20	W NORTHWOOD	09/26/24	\$285,625	WD	03-ARM'S LENGTH	\$89,300	31.26	\$255,207	\$285,625	\$255,207	141.8	900.0	2.58	2.58	\$2,015	\$110,579	\$2.54	125.00	4122	2024005067		4120 RESI	RES VAC	402	C 100' @ 2000/
006-861-005-00	W KRULL	12/22/23	\$120,000	WD	03-ARM'S LENGTH	\$52,000	43.33	\$189,027	\$120,000	\$189,027	94.5	347.1	0.80	0.80	\$1,270	\$150,565	\$3.46	100.00	4122	2023005578		4120 RESI	RES VAC	402	C 100' @ 2000/
Totals:			\$2,159,025			\$755,700		\$2,168,518	\$1,501,887	\$1,511,380	807.7		9.20	9.20											
						Sale. Ratio =>	35.00			Average			Average				Average								
						Std. Dev. =>	8.79			per FF=>	\$2,000		per Net Acre=>	163,301.84			per SqFt=>	\$3.75							

D 100' @ 1100/ ' FF Rate: 1100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of 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	Use Code	Class	Rate Group 1
006-531-019-00	6290 W LAKE WOOD	07/14/23	\$895,000	WD	03-ARM'S LENGTH	\$443,000	49.50	\$985,841	(\$604)	\$90,237	82.0	197.0	0.45	0.45	(\$7)	(\$1,336)	(\$0.03)	100.00	4122	2023003021		4120 RESI	RES 1 FAMILY	401	D 100' @ 1100/
006-203-004-20	6876 W DAY FOREST	07/01/25	\$890,000	WD	03-ARM'S LENGTH	\$364,600	40.97	\$786,666	\$235,121	\$131,787	146.4	516.1	1.86	1.86	\$1,606	\$126,409	\$2.90	157.00	4203	2025003049		4120 RESI	RES 1 FAMILY	401	D 100' @ 1100/
006-531-026-00	6115 S ARBOR	02/28/25	\$840,000	WD	03-ARM'S LENGTH	\$379,800	45.21	\$881,870	\$48,709	\$90,579	82.3	200.0	0.46	0.46	\$592	\$106,120	\$2.44	100.00	4122	2025001030		4120 RESI	RES 1 FAMILY	401	D 100' @ 1100/
006-530-006-00	6206 S LAKE	03/17/23	\$750,000	WD	03-ARM'S LENGTH	\$234,600	31.28	\$698,514	\$147,977	\$96,491	87.7	165.0	0.44	0.44	\$1,687	\$337,077	\$7.74	116.00	4122	2023001218		4120 RESI	RES 1 FAMILY	401	D 100' @ 1100/
006-530-002-00	6144 S LAKE	04/07/23	\$712,300	WD	03-ARM'S LENGTH	\$266,800	37.46	\$653,437	\$156,154	\$97,291	88.4	200.0	0.51	0.51	\$1,766	\$309,216	\$7.10	110.00	4122	2023001652		4120 RESI	RES 1 FAMILY	401	D 100' @ 1100/
006-131-033-00	7194 S DUNE	04/18/24	\$658,176	WD	03-ARM'S LENGTH	\$379,400	57.64	\$670,895	\$203,352	\$216,071	239.8	581.3	16.21	4.20	\$848	\$12,546	\$0.29	314.72	2201	2024002775		4120 RESI	MOTELS	201	D 100' @ 1100/
Totals:			\$4,745,476			\$2,068,200		\$4,677,223	\$790,709	\$722,456	726.7		19.92	7.92											
						Sale. Ratio =>	43.58			Average			Average				Average								
						Std. Dev. =>	9.28			per FF=>	\$1,100		per Net Acre=>	39,686.26			per SqFt=>	\$0.91							

E 100' @ 800/ ' FF Rate: 800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of 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	Use Code	Class	Rate Group 1
006-131-033-30	7156 S DUNE	06/03/25	\$742,500	WD	03-ARM'S LENGTH	\$300,500	40.47	\$700,792	\$139,197	\$97,489	121.9	712.7	1.70	1.70	\$1,142	\$81,881	\$1.88	103.91	4131	2025003945		4120 RESI	RES 1 FAMILY	401	E 100' @ 800/
006-131-016-00	7266 S DUNE	11/20/24	\$435,000	WD	03-ARM'S LENGTH	\$201,000	46.21	\$485,945	\$27,670	\$78,615	98.3	413.8	0.95	0.95	\$282	\$29,126	\$0.67	100.00	4131	2024005634		4120 RESI	RES 1 FAMILY	401	E 100' @ 800/
006-127-026-01	6477 S GLEN LAKE	09/11/24	\$210,000	WD	03-ARM'S LENGTH	\$126,300	60.14	\$145,258	\$210,000	\$138,959	250.0	218.7	1.70	1.70	\$840	\$123,529	\$2.84	338.67	4122	2024004454		4120 RESI	RES 1 FAMILY	401	E 100' @ 800/
006-126-017-60	S GLEN WOODS	08/11/23	\$200,000	WD	03-ARM'S LENGTH	\$55,500	27.75	\$152,909	\$200,000	\$138,709	221.9	468.7	2.41	2.41	\$901	\$82,988	\$1.91	224.02	4122	2023003543		4120 RESI	RES VAC	402	E 100' @ 800/
006-131-007-20	S DUNE	05/31/24	\$187,500	WD	03-ARM'S LENGTH	\$100,300	53.49	\$150,144	\$187,500	\$150,144	250.7	517.1	2.85	2.85	\$748	\$65,813	\$1.51	0.00	4131	2024002916		4120 RESI	RES VAC	402	E 100' @ 800/
Totals:			\$1,775,000			\$783,600		\$1,635,048	\$764,367	\$603,916	942.6		9.61	9.61											
							Sale. Ratio =>	44.15					Average					Average							
							Std. Dev. =>	12.44					per FF=>	\$800	per Net Acre=>				79,546.99	per SqFt=>				\$1.83	

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	Use Code	Class
006-724-001-10	5707 S LAKE	07/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,300	36.52	\$372,186	\$97,814	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2023003232		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-004-50	5707 S LAKE	02/27/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$114,800	30.61	\$378,509	\$216,491	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025000847		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-005-60	5707 S LAKE	09/08/25	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,500	39.87	\$370,165	\$229,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025004523		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-006-00	5707 S LAKE	06/05/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$90,700	44.03	\$370,165	\$55,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2023002399		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-006-20	5707 S LAKE	04/18/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$151,500	40.40	\$370,165	\$224,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025002016		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-006-30	5707 S LAKE	05/17/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$108,500	33.28	\$370,165	\$175,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2024002394		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-007-10	5707 S LAKE	08/05/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$108,500	30.14	\$370,165	\$209,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2024003893		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-007-30	5707 S LAKE	09/19/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$108,500	27.82	\$370,165	\$239,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2024004434		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-007-70	5707 S LAKE	03/14/25	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$108,500	27.68	\$370,165	\$241,835	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025001114		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-008-70	5707 S LAKE	05/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$58,800	23.52	\$378,509	\$91,491	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2023002053		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-009-20	5707 S LAKE	05/13/25	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$158,700	41.76	\$378,509	\$221,491	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025002213		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
006-724-013-20	5707 S LAKE	03/17/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,800	29.82	\$378,509	\$226,491	\$220,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4924	2025001564		4924 - LE BEAR 1/8 CONDO	RES CONDO	407
Totals:			\$4,069,000			\$4,069,000	\$1,366,100		\$4,477,377	\$2,231,623	\$2,640,000	0.0		0.00	0.00										
							Sale. Ratio =>	33.57	Appurtenance=>	\$220,000	Average			Average			Average								
							Std. Dev. =>	6.57			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!							

BEALS HOUSE : 180,000

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	Use Code	Class
006-410-002-00	2 BEALS HOUSE	01/29/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,300	40.47	\$261,884	\$193,116	\$180,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2025000435	H410 BEALS HOUSE 1/8 SHARE	RES CONDO	407	
006-410-003-30	3 BEALS HOUSE	09/13/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,900	43.56	\$256,228	\$173,772	\$180,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H410	2024004311	H410 BEALS HOUSE 1/8 SHARE	RES CONDO	407	
Totals:			\$525,000			\$525,000	\$220,200		\$518,112	\$366,888	\$360,000	0.0		0.00	0.00										
							Sale. Ratio =>	41.94					Average					Average							
							Std. Dev. =>	2.18					per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!							

<1300SQFT : 470,000																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Appurtenance	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
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	\$1,121,656	\$471,844	\$493,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H540	2023001488	H540 BEACH COMBER CONDOS	407	2400SQFT	
Totals:			\$1,100,000			\$1,100,000	\$381,400		\$1,121,656	\$471,844	\$493,500	0.0	0.00		0.00										
							Sale. Ratio =>	34.67						Average			Average								
							Std. Dev. =>	#DIV/0!	#DIV/0!				#DIV/0!	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!						
<1300SQFT : 350,000																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Appurtenance	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
006-540-008-00	16 BEACH COMBER	06/14/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$798,350	\$401,650	\$350,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H540	2023002581	H540 BEACH COMBER CONDOS	407	<1300SQFT	
006-540-009-00	13 BEACH COMBER	01/05/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$782,227	\$317,773	\$350,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H540	2024000112	H540 BEACH COMBER CONDOS	407	<1300SQFT	
Totals:			\$1,600,000			\$1,600,000	\$607,700		\$1,580,577	\$719,423	\$700,000	0.0	0.00		0.00										
							Sale. Ratio =>	37.98						Average			Average								
							Std. Dev. =>	2.88	per FF=>				#DIV/0!	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!						

H546 BROOK HILL 1/4 CONDO HOMESTEAD
1,2&3BDRM : 55,000

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	Use Code	Class	Rate Group 1
006-546-029-30	29 BROOK HILL	12/10/25	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$69,300	45.32	\$147,026	\$60,874	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5464	2025005911		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-018-20	18 BROOK HILL	12/05/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,800	49.26	\$101,909	\$48,091	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5461	2024006091		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-017-30	17 BROOK HILL	09/26/24	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$61,500	44.57	\$133,725	\$59,275	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5463	2024004731		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-029-30	29 BROOK HILL	09/19/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$67,600	45.10	\$147,026	\$57,874	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5464	2024004504		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-027-30	27 BROOK HILL	08/05/24	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$67,600	45.83	\$147,026	\$55,474	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5464	2024003520		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-020-10	20 BROOK HILL	12/13/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$29,600	29.90	\$101,909	\$52,091	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5461	2023005450		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-029-20	29 BROOK HILL	06/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,900	28.69	\$147,026	\$67,974	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5464	202300261		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-018-30	18 BROOK HILL	05/04/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,600	32.17	\$101,909	\$45,091	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5461	2023002063		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-026-10	26 BROOK HILL	03/09/23	\$127,000	WD	11-FROM LENDING INST	\$127,000	\$45,600	35.91	\$147,026	\$34,974	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5464	2023001226		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
Totals:			\$1,161,300			\$1,161,300	\$463,500		\$1,174,582	\$481,718	\$495,000	0.0		0.00	0.00											
							Sale. Ratio =>	39.91	Appurtenance>	\$55,000				Average			Average									
							Std. Dev. =>	7.92			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

UNITS7-10 BLDG2: 50,000

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	Use Code	Class	Rate Group 1
006-546-008-20	8 BROOK HILL	10/17/25	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,500	45.20	\$119,020	\$55,980	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5462	2025005040		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
006-546-010-20	10 BROOK HILL	08/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,200	51.09	\$117,205	\$42,795	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H5462	2024004013		H546 BROOK HILL 1/4 CONDO HOMESTEAD	RES CONDO	407	
Totals:			\$235,000			\$235,000	\$112,700		\$236,225	\$98,775	\$100,000	0.0		0.00	0.00											
							Sale. Ratio =>	47.96	Appurtenance>	\$50,000				Average			Average									
							Std. Dev. =>	4.17			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

1,2,5 : 120,000

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-547-001-00	1 BROOK HILL COTTAGES	04/18/24	WD	03-ARM'S LENGTH	\$925,000	\$361,000	39.03	\$969,105	\$75,895	\$120,000	64.2	0.0	0.00	0.00	\$1,183	#DIV/0!	#DIV/0!	64.17	H547	2024002174	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
006-547-003-00	BROOK HILL COTTAGES	12/12/24	WD	03-ARM'S LENGTH	\$112,000	\$40,000	35.71	\$120,000	\$112,000	\$120,000	57.0	0.0	0.00	0.00	\$1,966	#DIV/0!	#DIV/0!	56.98	H547	2024005935	H547 BROOK COTTAGE HOMESITES	RES VAC	402	
006-547-045-00	45 BROOK HILL COTTAGES	08/18/25	WD	03-ARM'S LENGTH	\$1,190,000	\$492,300	41.37	\$1,125,838	\$344,162	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2025004066	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	WD	03-ARM'S LENGTH	\$1,200,000	\$529,600	44.13	\$1,358,834	\$121,166	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2024004832	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
Totals:					\$3,427,000	\$1,422,900		\$3,573,777	\$653,223	\$800,000	121.2		0.00	0.00										
							Sale. Ratio =>	41.52	median site=>		\$116,583													
							Std. Dev. =>	3.57																

35-39 80K : 80,000

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-547-001-00	1 BROOK HILL COTTAGES	04/18/24	WD	03-ARM'S LENGTH	\$925,000	\$361,000	39.03	\$969,105	\$75,895	\$120,000	64.2	0.0	0.00	0.00	\$1,183	#DIV/0!	#DIV/0!	64.17	H547	2024002174	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
006-547-003-00	BROOK HILL COTTAGES	02/17/23	WD	03-ARM'S LENGTH	\$70,000	\$32,500	46.43	\$120,000	\$70,000	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2023000705	H547 BROOK COTTAGE HOMESITES	RES VAC	402	
006-547-003-00	BROOK HILL COTTAGES	12/12/24	WD	03-ARM'S LENGTH	\$112,000	\$40,000	35.71	\$120,000	\$112,000	\$120,000	57.0	0.0	0.00	0.00	\$1,966	#DIV/0!	#DIV/0!	56.98	H547	2024005935	H547 BROOK COTTAGE HOMESITES	RES VAC	402	
006-547-038-00	BROOK HILL COTTAGES	09/27/24	WD	03-ARM'S LENGTH	\$80,000	\$40,000	50.00	\$80,000	\$80,000	\$80,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2024004707	H547 BROOK COTTAGE HOMESITES	RES VAC	402	
006-547-039-00	BROOK HILL COTTAGES	07/31/25	WD	03-ARM'S LENGTH	\$80,000	\$40,000	50.00	\$80,000	\$80,000	\$80,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2025003435	H547 BROOK COTTAGE HOMESITES	RES VAC	402	
006-547-045-00	45 BROOK HILL COTTAGES	08/18/25	WD	03-ARM'S LENGTH	\$1,190,000	\$492,300	41.37	\$1,125,838	\$344,162	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2025004066	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	WD	03-ARM'S LENGTH	\$1,200,000	\$529,600	44.13	\$1,358,834	\$121,166	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2024004832	H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401	
Totals:					\$3,657,000	\$1,535,400		\$3,853,777	\$883,223	\$1,080,000	121.2		0.00	0.00										
							Sale. Ratio =>	41.99	median site=>		\$80,000													
							Std. Dev. =>	5.45																

7-34&44-50 280K: 280,000

Parcel Number	Street Address	Sale Date	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	Use Code	Class								
006-547-045-00	45 BROOK HILL COTTAGES	08/18/25	WD	03-ARM'S LENGTH	\$1,190,000	\$492,300	41.37	\$1,125,838	\$344,162	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2025004066		H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401								
006-547-050-00	50 BROOK HILL COTTAGES	08/02/24	WD	03-ARM'S LENGTH	\$1,200,000	\$529,600	44.13	\$1,358,834	\$121,166	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2024004832		H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401								
Totals:					\$2,390,000	\$1,021,900		\$2,484,672	\$465,328	\$560,000	0.0		0.00	0.00																		
							Sale. Ratio ==>	42.76	median site==>		\$230,000																					
							Std. Dev. ==>	1.95																								

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-548-008-00	8 CHIMNEY RDG	12/09/25	WD	03-ARM'S LENGTH	\$1,100,000	\$429,700	39.06	\$1,101,328	\$498,672	\$500,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H548	2025005951		H548 CHIMNEY RIDGE HOMESTEAD	RESIDENTIAL	401
006-548-015-00	15 CHIMNEY RDG	09/12/24	WD	03-ARM'S LENGTH	\$1,317,000	\$387,200	29.40	\$1,346,793	\$470,207	\$500,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H548	2024004312		H548 CHIMNEY RIDGE HOMESTEAD	RES 1 FAMILY	401
Totals:					\$2,417,000	\$816,900		\$2,448,121	\$968,879	\$1,000,000	0.0		0.00	0.00										
						Sale. Ratio =>	33.80	Median=>	\$500,000				Average			Average								
						Std. Dev. =>	6.83			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!							

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	EstAppurtanance	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	Use Code	Class
006-549-001-25	1 CAMP FIREFLY	12/01/23	WD	03-ARM'S LENGTH	\$96,000	\$41,700	43.44	\$95,266	\$40,734	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H549	2023005296		H549 CAMP FIREFLY 1/12 HOMESTEAD	RES CONDO	407
006-549-001-40	1 CAMP FIREFLY	04/05/24	WD	03-ARM'S LENGTH	\$95,000	\$44,700	47.05	\$95,266	\$39,734	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H549	2024001774		H549 CAMP FIREFLY 1/12 HOMESTEAD	RES CONDO	407
006-549-002-00	2 CAMP FIREFLY	06/29/23	WD	03-ARM'S LENGTH	\$95,000	\$41,700	43.89	\$95,266	\$39,734	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H549	2023002875		H549 CAMP FIREFLY 1/12 HOMESTEAD	RES CONDO	407
006-549-002-35	2 CAMP FIREFLY	03/22/24	WD	03-ARM'S LENGTH	\$89,000	\$41,700	46.85	\$95,266	\$33,734	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H549	2024001452		H549 CAMP FIREFLY 1/12 HOMESTEAD	RES CONDO	407
006-549-002-50	2 CAMP FIREFLY	11/21/24	WD	03-ARM'S LENGTH	\$96,000	\$44,700	46.56	\$95,266	\$40,734	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H549	2024005630		H549 CAMP FIREFLY 1/12 HOMESTEAD	RES CONDO	407
Totals:					\$471,000	\$214,500		\$476,330	\$194,670	\$200,000	0.0		0.00	0.00										
						Sale. Ratio =>	45.54	median =>	\$40,000				Average				Average							
						Std. Dev. =>	1.75				per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!				Average	per SqFt=>	#DIV/0!				

Parcel Number	Street Address	Sale Date	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	Use Code	Class	Rate Group 1
006-550-002-00	2 CRYSTAL BCH	03/31/25	WD	03-ARM'S LENGTH	\$750,000	\$283,700	37.83	\$704,666	\$395,334	\$350,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H550	2025001844		H550 CRYSTAL BEACH CONDOS HOMESTEAS	RES CONDO	407	
006-550-015-00	15 CRYSTAL BCH	07/10/23	WD	03-ARM'S LENGTH	\$715,000	\$223,400	31.24	\$734,272	\$330,728	\$350,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H550	2023004167		H550 CRYSTAL BEACH CONDOS HOMESTEAS	RES CONDO	407	
Totals:					\$1,465,000	\$507,100		\$1,438,938	\$726,062	\$700,000	0.0		0.00	0.00											
						Sale. Ratio =>	34.61	median =>	\$363,031				Average			Average									
						Std. Dev. =>	4.65			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-551-006-00	CAMP FIREFLY	12/30/25	PTA	03-ARM'S LENGTH	\$191,100	\$0	0.00	\$145,000	\$191,100	\$145,000	0.0	0.0	1.00	1.00	#DIV/0!	\$191,100	\$4.39	0.00	H551	PTA		H551 CAMP FIREFLY 3-10		402
006-551-007-00	CAMP FIREFLY	12/30/25	PTA	03-ARM'S LENGTH	\$142,100	\$0	0.00	\$145,000	\$142,100	\$145,000	0.0	0.0	1.00	1.00	#DIV/0!	\$142,100	\$3.26	0.00	H551	PTA		H551 CAMP FIREFLY 3-10		402
Totals:					\$333,200	\$0		\$290,000	\$333,200	\$290,000	0.0		2.00	2.00										
						Sale. Ratio =>	0.00	Median =>	\$166,600	Average			Average			Average								
						Std. Dev. =>	0.00			per FF=>	#DIV/0!		per Net Acre=>	166,600.00		per SqFt=>	\$3.82							

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-860-053-00	18 DEER PARK	07/10/25	WD	03-ARM'S LENGTH	\$1,600,000	\$604,800	37.80	\$1,469,401	\$270,599	\$140,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H862	2025003112		H860 WOODSTONE CONDOS	RES 1 FAMILY	401
006-733-003-00	3 MILLSIDE	07/22/25	WD	03-ARM'S LENGTH	\$299,900	\$75,000	25.01	\$150,000	\$299,900	\$150,000	55.0	112.0	0.00	0.00	\$5,453	#DIV/0!	#DIV/0!	55.00	H733	2025003540		H733 MILLSIDE HOMESITES	RES CONDO	402
006-740-058-01	W HARBOR	11/14/25	WD	03-ARM'S LENGTH	\$300,000	\$159,500	53.17	\$309,840	\$300,000	\$309,840	91.1	300.0	0.69	0.69	\$3,292	\$435,414	\$10.00	100.00	4122	2025005719		4120 RESI		402
006-740-057-00	W HARBOR	10/14/25	WD	03-ARM'S LENGTH	\$310,000	\$159,500	51.45	\$309,840	\$310,000	\$309,840	91.1	300.0	0.69	0.69	\$3,402	\$449,927	\$10.33	100.00	4122	2025004992		4120 RESI	RES VAC	402
006-547-045-00	45 BROOK HILL COTTAGES	08/18/25	WD	03-ARM'S LENGTH	\$1,190,000	\$492,300	41.37	\$1,125,838	\$344,162	\$280,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H547	2025004066		H547 BROOK COTTAGE HOMESITES	RES 1 FAMILY	401
006-790-062-00	5715 S MANITOU	03/18/25	WD	03-ARM'S LENGTH	\$650,000	\$175,300	26.97	\$544,205	\$426,853	\$321,058	45.9	154.0	0.18	0.18	\$9,307	\$2,411,599	\$55.36	50.00	4790	2025001148		4120 RESI	RES 1 FAMILY	401
006-548-015-00	15 CHIMNEY RDG	09/12/24	WD	03-ARM'S LENGTH	\$1,317,000	\$387,200	29.40	\$1,346,793	\$470,207	\$500,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H548	2024004312		H548 CHIMNEY RIDGE HOMESTEAD	RES 1 FAMILY	401
006-548-008-00	8 CHIMNEY RDG	12/09/25	WD	03-ARM'S LENGTH	\$1,100,000	\$429,700	39.06	\$1,101,328	\$498,672	\$500,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H548	2025005951		H548 CHIMNEY RIDGE HOMESTEAD	RESIDENTIAL	401
006-833-011-00	11 VANTAGE PT	03/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$327,100	29.74	\$960,329	\$579,671	\$440,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H833	2023001487		H833 VANTAGE POINTE	RES CONDO	407
006-790-054-00	5755 S MANITOU	09/15/25	WD	03-ARM'S LENGTH	\$927,500	\$301,400	32.50	\$788,200	\$679,253	\$539,953	77.1	154.0	0.35	0.35	\$8,806	\$1,918,794	\$44.05	100.00	4790	2025004379		4120 RESI	RES 1 FAMILY	401
Totals:					\$8,794,400	\$3,111,800		\$8,105,774	\$4,179,317	\$3,490,691	360.3		1.91	1.91										
						Sale. Ratio =>	35.38	median=>	\$400,000	Average			Average			Average								
						Std. Dev. =>	9.82				per FF=>	\$11,601		per Net Acre=>	#####		per SqFt=>	\$50.26						

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Appurtenance	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	Use Code	Class
006-604-002-60	2 FISH HOUSE	08/01/25	WD	03-ARM'S LENGTH	\$325,000	\$98,700	30.37	\$314,338	\$270,662	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H604	2025003441	H604 FISH HOUSE 1/8TH INTEREST	RES CONDO	407	
Totals:					\$325,000	\$98,700		\$314,338	\$270,662	\$260,000	0.0		0.00	0.00										
						Sale. Ratio =>	30.37			Average			Average				Average							
						Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!						

3FLS,>=1980SQFT: 440,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual Appurte Est.	Appurtenance	Effec. Front	Depth	Unit SQFT	Total Acres		Dollars/SQFT	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-795-007-00	7 SOUTH BEACH	07/31/24	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,034,067	\$475,933	\$460,000	0.0	0.0	1,476	0.00	#DIV/0!	\$322	\$0.01	0.00	H795	2024003793	H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-705-011-00	21 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,024,389	\$510,611	\$510,000	0.0	0.0	1,262	0.00	#DIV/0!	\$405	\$0.01	0.00	H705	2024003308	H705 GREAT LAKES	RES CONDO	407
006-705-022-00	43 GREAT LKS	06/30/23	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$841,570	\$318,430	\$450,000	0.0	0.0	1,130	0.00	#DIV/0!	\$282	\$0.01	0.00	H705	2023002960	H705 GREAT LAKES	RES CONDO	407
006-540-008-00	16 BEACH COMBER	06/14/23	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$798,350	\$401,650	\$350,000	0.0	0.0	1,172	0.00	#DIV/0!	\$343	\$0.01	0.00	H540	2023002581	H540 BEACH COMBER CONDOS	RES CONDO	407
006-540-001-00	17 BEACH COMBER	03/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,121,656	\$471,844	\$493,500	0.0	0.0	1,174	0.00	#DIV/0!	\$402	\$0.01	0.00	H540	2023001488	H540 BEACH COMBER CONDOS	RES CONDO	407
Totals:					\$4,735,000	\$1,863,900		\$4,820,032	\$2,178,468	\$2,263,500	0.0		6,214	0.00									
						Sale. Ratio =>	39.36	median appurt	\$471,844				Average										
						Std. Dev. =>	4.35		per FF=>	#DIV/0!			per Net Acre=>	350.57		Average							

LL 1FL 898 SQFT: 340,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual Appurte Est.	Appurtenance	Effec. Front	Depth	Unit SQFT	Total Acres		Dollars/SQFT	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-705-010-00	19 GREAT LKS	07/16/25	WD	03-ARM'S LENGTH	\$749,900	\$371,100	49.49	\$730,503	\$369,397	\$350,000	0.0	0.0	880	0.00	#DIV/0!	\$420	\$0.01	0.00	H705	2025003242	H705 GREAT LAKES	RES CONDO	407
006-705-009-00	17 GREAT LKS	06/30/25	WD	03-ARM'S LENGTH	\$725,000	\$371,400	51.23	\$730,503	\$344,497	\$350,000	0.0	0.0	880	0.00	#DIV/0!	\$391	\$0.01	0.00	H705	2025002942	H705 GREAT LAKES	RES CONDO	407
006-705-006-00	11 GREAT LKS	02/20/25	WD	03-ARM'S LENGTH	\$725,000	\$295,600	40.77	\$707,858	\$367,142	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$413	\$0.01	0.00	H705	2025000780	H705 GREAT LAKES	RES CONDO	407
006-705-021-00	41 GREAT LKS	02/15/25	WD	03-ARM'S LENGTH	\$700,000	\$307,100	43.87	\$708,078	\$341,922	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$385	\$0.01	0.00	H705	2025000732	H705 GREAT LAKES	RES CONDO	407
006-705-007-00	13 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$730,212	\$368,788	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$415	\$0.01	0.00	H705	2024003550	H705 GREAT LAKES	RES CONDO	407
Totals:					\$3,648,900	\$1,663,600		\$3,607,154	\$1,791,746	\$1,750,000	0.0		4,424	0.00									
						Sale. Ratio =>	45.59	median appurt	\$367,142				Average										
						Std. Dev. =>	4.54		per FF=>	#DIV/0!			per Net Acre=>	405.01		Average							

1273 SQFT \$510K: 510,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	Appurte Est.	Appurtenance	Effec. Front	Depth	Unit SQFT	Total Acres		Dollars/SQFT		Actual Front	ECF Area	Liber/Page	Other Parcels in Sale		Land Table	Use Code	Class
006-705-011-00	21 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,024,389	\$510,611	\$510,000		0.0	0.0	1,262	0.00	#DIV/0!	\$405	\$0.01	0.00	H705	2024003308		H705 GREAT LAKES		RES CONDO	407
Totals:					\$1,025,000	\$468,900		\$1,024,389	\$510,611	\$510,000		0.0		1,262	0.00											
					Sale. Ratio =>		45.75	median appurt	\$510,611					Average			Average									
					Std. Dev. =>		#DIV/0!			per FF=>		#DIV/0!		per Net Acre=>	404.60		per SqFt=>		\$0.01							

870/882SQFT\$340: 350,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	Appurte Est.	Appurtenance	Effec. Front	Depth	Unit SQFT	Total Acres		Dollars/SQFT		Actual Front	ECF Area	Liber/Page	Other Parcels in Sale		Land Table	Use Code	Class
006-705-010-00	19 GREAT LKS	07/16/25	WD	03-ARM'S LENGTH	\$749,900	\$371,100	49.49	\$730,503	\$369,397	\$350,000		0.0	0.0	880	0.00	#DIV/0!	\$420	\$0.01	0.00	H705	2025003242		H705 GREAT LAKES		RES CONDO	407
006-705-009-00	17 GREAT LKS	06/30/25	WD	03-ARM'S LENGTH	\$725,000	\$371,400	51.23	\$730,503	\$344,497	\$350,000		0.0	0.0	880	0.00	#DIV/0!	\$391	\$0.01	0.00	H705	2025002942		H705 GREAT LAKES		RES CONDO	407
006-705-006-00	11 GREAT LKS	02/20/25	WD	03-ARM'S LENGTH	\$725,000	\$295,600	40.77	\$707,858	\$367,142	\$350,000		0.0	0.0	888	0.00	#DIV/0!	\$413	\$0.01	0.00	H705	2025000780		H705 GREAT LAKES		RES CONDO	407
006-705-021-00	41 GREAT LKS	02/15/25	WD	03-ARM'S LENGTH	\$700,000	\$307,100	43.87	\$708,078	\$341,922	\$350,000		0.0	0.0	888	0.00	#DIV/0!	\$385	\$0.01	0.00	H705	2025000732		H705 GREAT LAKES		RES CONDO	407
006-705-007-00	13 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$749,000	\$318,400	42.51	\$730,212	\$368,788	\$350,000		0.0	0.0	888	0.00	#DIV/0!	\$415	\$0.01	0.00	H705	2024003550		H705 GREAT LAKES		RES CONDO	407
Totals:					\$3,648,900	\$1,663,600		\$3,607,154	\$1,791,746	\$1,750,000		0.0		4,424	0.00											
					Sale. Ratio =>		45.59	median appurt	\$367,142					Average			Average									
					Std. Dev. =>		4.54			per FF=>		#DIV/0!		per Net Acre=>	405.01		per SqFt=>		\$0.01							

HAWKS NEST 360K: 360,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	Appurtenance	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	Use Code	Class	Rate Group 1
006-715-001-00	1 HAWKS NEST	08/14/25	WD	03-ARM'S LENGTH	\$625,000	\$319,700	51.15	\$616,814	\$368,186	\$360,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2025003840		H715 HAWKS NEST CONDOS	RES CONDO	407	
Totals:					\$625,000	\$319,700		\$616,814	\$368,186	\$360,000	0.0		0.00	0.00											
					Sale. Ratio =>		51.15	apprutenance>	\$368,000	Average			Average			Average									
					Std. Dev. =>		#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

HAWKS NEST 200K: 200,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	Appurtenance	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	Use Code	Class	Rate Group 1
006-715-034-00	34 HAWKS NEST	12/12/25	OTH	03-ARM'S LENGTH	\$554,900	\$228,000	41.09	\$474,459	\$280,441	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	MLS1939894		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-046-00	46 HAWKS NEST	12/11/25	WD	03-ARM'S LENGTH	\$425,000	\$183,500	43.18	\$378,649	\$246,351	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2025005950		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-034-00	34 HAWKS NEST	08/26/25	QC	10-FORECLOSURE	\$430,250	\$228,000	52.99	\$474,459	\$155,791	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2025003906		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-010-00	10 HAWKS NEST	07/18/25	WD	03-ARM'S LENGTH	\$335,000	\$183,300	54.72	\$357,284	\$177,716	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2025003288		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-002-00	2 HAWKS NEST	03/25/25	WD	03-ARM'S LENGTH	\$445,500	\$166,700	37.42	\$413,775	\$231,725	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2025001330		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-019-00	19 HAWKS NEST	09/30/24	WD	03-ARM'S LENGTH	\$750,000	\$300,900	40.12	\$675,427	\$434,573	\$360,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024004986		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-041-00	41 HAWKS NEST	08/05/24	WD	03-ARM'S LENGTH	\$381,500	\$149,200	39.11	\$387,211	\$194,289	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024003551		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-045-00	45 HAWKS NEST	07/12/24	WD	03-ARM'S LENGTH	\$481,500	\$166,400	34.56	\$423,735	\$257,765	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024003233		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-037-00	37 HAWKS NEST	06/25/24	WD	03-ARM'S LENGTH	\$405,000	\$140,400	34.67	\$377,114	\$227,886	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2024002969		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-047-00	47 HAWKS NEST	09/08/23	WD	03-ARM'S LENGTH	\$395,000	\$149,100	37.75	\$421,589	\$173,411	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2023003981		H715 HAWKS NEST CONDOS	RES CONDO	407	
006-715-010-00	10 HAWKS NEST	03/13/23	WD	03-ARM'S LENGTH	\$303,000	\$83,600	27.59	\$357,284	\$145,716	\$200,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H715	2023001179		H715 HAWKS NEST CONDOS	RES CONDO	407	
Totals:					\$4,906,650	\$1,979,100		\$4,740,986	\$2,525,664	\$2,360,000	0.0		0.00	0.00											
					Sale. Ratio =>		40.34	apprutenance>	\$200,000				Average			Average									
					Std. Dev. =>		7.88			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

U 4: 2LEVELS : 128,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-721-004-00	4 THE INN	10/15/23	WD	03-ARM'S LENGTH	\$175,000	\$55,500	31.71	\$178,618	\$124,382	\$128,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2023004579		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-004-10	4 THE INN	03/21/24	WD	03-ARM'S LENGTH	\$180,000	\$55,500	30.83	\$178,618	\$129,382	\$128,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2024001454		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-004-20	4 THE INN	11/08/24	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$178,618	\$129,382	\$128,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2024005529		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
Totals:					\$535,000	\$178,400		\$535,854	\$383,146	\$384,000	0.0		0.00	0.00										
						Sale. Ratio =>	33.35	appurtenance>	\$129,382				Average				Average							
						Std. Dev. =>	3.59			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!						

U 10, 16, 17 : 105,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-721-010-00	10 THE INN	09/29/23	WD	03-ARM'S LENGTH	\$150,000	\$36,600	24.40	\$148,003	\$106,997	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2023004289		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-010-10	10 THE INN	06/28/23	WD	03-ARM'S LENGTH	\$115,000	\$36,600	31.83	\$148,003	\$71,997	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2023002877		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-010-30	10 THE INN	04/19/24	WD	03-ARM'S LENGTH	\$155,000	\$63,200	40.77	\$148,003	\$111,997	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2024001997		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-010-40	10 THE INN	06/11/24	WD	03-ARM'S LENGTH	\$150,000	\$63,200	42.13	\$148,003	\$106,997	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2024002848		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-016-00	16 THE INN	09/20/23	WD	03-ARM'S LENGTH	\$139,000	\$34,100	24.53	\$142,958	\$101,042	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2023004097		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-016-50	16 THE INN	10/22/25	WD	03-ARM'S LENGTH	\$142,500	\$72,500	50.88	\$142,958	\$104,542	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2025005041		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-017-00	17 THE INN	03/06/25	WD	03-ARM'S LENGTH	\$150,000	\$64,800	43.20	\$150,893	\$104,107	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2025001075		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-017-10	17 THE INN	09/30/25	WD	03-ARM'S LENGTH	\$153,000	\$76,100	49.74	\$150,893	\$107,107	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2025004587		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
006-721-017-60	17 THE INN	10/03/24	WD	03-ARM'S LENGTH	\$152,500	\$64,800	42.49	\$150,893	\$106,607	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H721	2024004708		H721 THE INN 1/8 SHARES - HOMESTEAD	RES CONDO	407
Totals:					\$1,307,000	\$511,900		\$1,330,607	\$921,393	\$945,000	0.0		0.00	0.00										
						Sale. Ratio =>	39.17	appurtenance>	\$106,607	Average			Average				Average							
						Std. Dev. =>	9.83			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!						

1275 SF : 325,000																									
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	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	Use Code	Class	Rate Group 1
006-725-025-00	9 LOGGERS RUN	12/01/25	WD	03-ARM'S LENGTH	\$682,000	\$340,100	49.87	\$695,303	\$311,697	\$325,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2025005678		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
006-725-016-00	28 LOGGERS RUN	10/31/23	WD	03-ARM'S LENGTH	\$700,000	\$240,400	34.34	\$702,307	\$322,693	\$325,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2023004874		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
006-725-006-00	41 LOGGERS RUN	10/20/23	WD	03-ARM'S LENGTH	\$668,000	\$240,400	35.99	\$693,199	\$299,801	\$325,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2023004750		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
Totals:					\$2,050,000	\$820,900		\$2,090,809	\$934,191		0.0		0.00	0.00											
						Sale. Ratio =>	40.04	median>	\$311,697																
						Std. Dev. =>	8.53																		
1050 SF : 175,000																									
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	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	Use Code	Class	Rate Group 1
006-725-029-00	7 LOGGERS RUN	10/30/25	WD	03-ARM'S LENGTH	\$575,000	\$237,500	41.30	\$502,272	\$247,728	\$175,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2025005592		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
006-725-012-00	29 LOGGERS RUN	10/10/25	WD	03-ARM'S LENGTH	\$495,000	\$237,500	47.98	\$502,272	\$167,728	\$175,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2025004994		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
006-725-015-00	31 LOGGERS RUN	08/16/24	WD	03-ARM'S LENGTH	\$470,500	\$236,300	50.22	\$502,272	\$143,228	\$175,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H725	2024004171		H725 LOGGERS RUN CONDO HOMESTEAD	RES CONDO	407	
Totals:					\$1,540,500	\$711,300		\$1,506,816	\$558,684		0.0		0.00	0.00											
						Sale. Ratio =>	46.17	median>	\$167,728																
						Std. Dev. =>	4.64																		

MILLSIDE UNITS : 150,000																										
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	Use Code	Class	Rate Group 1
006-551-006-00	CAMP FIREFLY	12/30/25	\$191,100	PTA	03-ARM'S LENGTH	\$191,100	\$0	0.00	\$145,000	\$191,100	\$145,000	0.0	0.0	1.00	1.00	#DIV/0!	\$191,100	\$4.39	0.00	H551	PTA		H551 CAMP FIREFLY 3-10		402	
006-551-007-00	CAMP FIREFLY	12/30/25	\$142,100	PTA	03-ARM'S LENGTH	\$142,100	\$0	0.00	\$145,000	\$142,100	\$145,000	0.0	0.0	1.00	1.00	#DIV/0!	\$142,100	\$3.26	0.00	H551	PTA		H551 CAMP FIREFLY 3-10		402	
006-733-003-00	3 MILLSIDE	07/22/25	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$75,000	25.01	\$150,000	\$299,900	\$150,000	55.0	112.0	0.00	0.00	\$5,453	#DIV/0!	#DIV/0!	55.00	H733	2025003540		H733 MILLSIDE HOMESITES	RES CONDO	402	MILLSIDE
006-860-024-00	7 DEER PARK	08/21/25	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$55,000	33.95	\$140,000	\$162,000	\$140,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H862	2025003947		H860 WOODSTONE CONDOS	RES VAC	402	
006-860-027-00	10 DEER PARK	10/01/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$47,500	35.45	\$140,000	\$134,000	\$140,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H862	2024004825		H860 WOODSTONE CONDOS	RES VAC	402	
006-860-037-00	42 DEER PARK	02/22/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$25,000	17.99	\$140,000	\$139,000	\$140,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H862	2024000778		H860 WOODSTONE CONDOS	RES VAC	402	
Totals:			\$1,068,100			\$1,068,100	\$202,500		\$860,000	\$1,068,100	\$860,000	55.0		2.00	2.00											
								Sale. Ratio =>	18.96	median site>	\$152,050					Average					Average					
								Std. Dev. =>	15.83		per FF=>	\$19,420		Average	per Net Acre=>	534,050.00		Average	per SqFt=>	\$12.26						

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. 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	Use Code	Class	Rate Group 1
006-726-017-00	17 LOGGERS RUN SUBDIVISION	08/22/25	WD	03-ARM'S LENGTH	\$150,000	\$75,400	50.27	\$150,770	\$150,000	\$150,770	100.5	148.0	0.34	0.34	\$1,492	\$441,176	\$10.13	100.00	H726	2025004008		H726 LOGGERS RUN HOME SUB HOMESTEAD	RES VAC	402	LOGGERS RUN1500
006-786-046-00	46 SKIPPERS WOODS SUB	04/21/23	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$150,000	\$150,000	\$150,000	100.0	172.0	0.40	0.40	\$1,500	\$379,747	\$8.72	100.00	H785	2023001853		H786 SKIPPERS WOODS II	RES VAC	402	
Totals:					\$300,000	\$115,400		\$300,770	\$300,000	\$300,770	200.5		0.74	0.74											
						Sale. Ratio =>	38.47			Average			Average			Average									
						Std. Dev. =>	16.69			per FF=>	\$1,500		per Net Acre=>	408,163.27		per SqFt=>	\$9.37								

H785 SKIPPERS WOOD 180,000

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-785-010-00	10 SKIPPERS WOOD	03/13/23	WD	03-ARM'S LENGTH	\$165,000	\$50,000	30.30	\$180,000	\$165,000	\$180,000	170.0	132.0	0.52	0.52	\$971	\$320,388	\$7.36	170.00	H785	2023001269		H785 SKIPPERS WOOD	RES VAC	402
006-785-010-00	10 SKIPPERS WOOD	08/16/24	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$180,000	\$189,000	\$180,000	170.0	132.0	0.52	0.52	\$1,112	\$366,990	\$8.42	170.00	H785	2024003859		H785 SKIPPERS WOOD	RES VAC	402
Totals:					\$354,000	\$125,000		\$360,000	\$354,000	\$360,000	340.0		1.03	1.03										
						Sale. Ratio =>	35.31	median site>	\$177,000	Average			Average			Average								
						Std. Dev. =>	6.63			per FF=>	\$1,041		per Net Acre=>	343,689.32		per SqFt=>	\$7.89							

UNITS1-4 & 8-12: 85,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-762-011-00	11 PINNACLE PL	03/07/24	WD	03-ARM'S LENGTH	\$174,900	\$53,100	30.36	\$179,687	\$80,213	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2024001310	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-010-00	10 PINNACLE PL	11/20/23	WD	03-ARM'S LENGTH	\$171,900	\$53,100	30.89	\$179,687	\$77,213	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2023005100	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-012-10	12 PINNACLE PL	10/20/23	WD	03-ARM'S LENGTH	\$177,500	\$55,200	31.10	\$178,467	\$84,033	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2023004729	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-004-00	4 PINNACLE PL	10/10/23	WD	03-ARM'S LENGTH	\$182,500	\$55,900	30.63	\$180,580	\$86,920	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2023004588	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
Totals:					\$706,800	\$217,300		\$718,421	\$328,379	\$340,000	0.0		0.00	0.00										
						Sale. Ratio =>	30.74	median>	\$82,123	Average per FF=>	#DIV/0!		Average per Net Acre=>	#DIV/0!		Average per SqFt=>	#DIV/0!							
						Std. Dev. =>	0.32																	

BLDG B 5,6,7 : 50,000

UNITS1-4 & 8-12: 85,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-762-005-30	5 PINNACLE	09/06/24	WD	03-ARM'S LENGTH	\$145,000	\$77,700	53.59	\$144,010	\$50,990	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2024004322	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-006-00	6 PINNACLE PL	09/18/25	WD	03-ARM'S LENGTH	\$155,000	\$68,900	44.45	\$144,155	\$60,845	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2025004627	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-006-20	6 PINNACLE PL	09/30/24	WD	03-ARM'S LENGTH	\$139,900	\$77,700	55.54	\$144,155	\$45,745	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2024004733	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
006-762-006-30	6 PINNACLE PL	10/11/24	WD	03-ARM'S LENGTH	\$140,000	\$77,700	55.50	\$144,155	\$45,845	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H762	2024005139	H762 PINNACLE 1/4 APRT SHARE	RES CONDO	407	
Totals:					\$579,900	\$302,000		\$576,475	\$203,425	\$200,000	0.0		0.00	0.00										
						Sale. Ratio =>	52.08	median>	\$50,000	Average			Average			Average								
						Std. Dev. =>	5.29			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!							

RIDGE TOP 230K : 230,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-763-003-00	9 RIDGE TOP	07/31/23	WD	03-ARM'S LENGTH	\$532,000	\$209,400	39.36	\$549,857	\$212,143	\$230,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H763	2023003298	H763 RIDGE TOP CONDO HOMESTEAD	RES CONDO	407	
006-763-006-00	21 RIDGE TOP	09/27/23	WD	03-ARM'S LENGTH	\$550,000	\$218,300	39.69	\$573,431	\$206,569	\$230,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H763	2023004330	H763 RIDGE TOP CONDO HOMESTEAD	RES CONDO	407	
Totals:					\$1,082,000	\$427,700		\$1,123,288	\$418,712	\$460,000	0.0		0.00	0.00										
						Sale. Ratio =>	39.53	median>	\$209,356				Average				Average							
						Std. Dev. =>	0.23			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!							

006-1271 SF : 330,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-705-021-00	41 GREAT LKS	02/15/25	WD	03-ARM'S LENGTH	\$700,000	\$307,100	43.87	\$708,078	\$341,922	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$385	\$0.01	0.00	H705	2025000732		H705 GREAT LAKES	RES CONDO	407
006-540-009-00	13 BEACH COMBER	01/05/24	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$782,227	\$317,773	\$350,000	0.0	0.0	1,023	0.00	#DIV/0!	\$311	\$0.01	0.00	H540	2024000112		H540 BEACH COMBER CONDOS	RES CONDO	407
006-545-007-00	11 BEACH WALK	01/06/25	WD	03-ARM'S LENGTH	\$810,000	\$361,800	44.67	\$788,027	\$371,973	\$350,000	0.0	0.0	1,039	0.00	#DIV/0!	\$358	\$0.01	0.00	H545	2025000141		H545 BEACH WALK CONDO HOMESTEAD	RES CONDO	407
006-795-065-00	65 SOUTH BEACH	10/09/25	WD	03-ARM'S LENGTH	\$890,000	\$381,000	42.81	\$760,595	\$409,405	\$280,000	0.0	0.0	1,069	0.00	#DIV/0!	\$383	\$0.01	0.00	H795	2025005590		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-003-00	3 SOUTH BEACH	07/08/24	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$794,151	\$280,849	\$280,000	0.0	0.0	1,073	0.00	#DIV/0!	\$262	\$0.01	0.00	H795	2024003194		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-027-00	27 SOUTH BEACH	09/24/24	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$794,465	\$290,535	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$271	\$0.01	0.00	H795	2024004988		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-030-00	30 SOUTH BEACH	06/30/25	WD	03-ARM'S LENGTH	\$760,000	\$381,800	50.24	\$762,306	\$277,694	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$259	\$0.01	0.00	H795	2025002940		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-705-022-00	43 GREAT LKS	06/30/23	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$841,570	\$318,430	\$450,000	0.0	0.0	1,130	0.00	#DIV/0!	\$282	\$0.01	0.00	H705	2023002960		H705 GREAT LAKES	RES CONDO	407
006-540-008-00	16 BEACH COMBER	06/14/23	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$798,350	\$401,650	\$350,000	0.0	0.0	1,172	0.00	#DIV/0!	\$343	\$0.01	0.00	H540	2023002581		H540 BEACH COMBER CONDOS	RES CONDO	407
006-540-001-00	17 BEACH COMBER	03/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,121,656	\$471,844	\$493,500	0.0	0.0	1,174	0.00	#DIV/0!	\$402	\$0.01	0.00	H540	2023001488		H540 BEACH COMBER CONDOS	RES CONDO	407
006-705-011-00	21 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,024,389	\$510,611	\$510,000	0.0	0.0	1,262	0.00	#DIV/0!	\$405	\$0.01	0.00	H705	2024003308		H705 GREAT LAKES	RES CONDO	407
Totals:					\$9,195,000	\$3,883,100		\$9,175,814	\$3,992,686	\$3,973,500	0.0		11,978	0.00										
						Sale. Ratio =>	42.23	median>	\$341,922	Average			Average											
						Std. Dev. =>	4.43			per FF=>	#DIV/0!		per Net Acre=>	333.33								Average		
																						per SqFt=>	\$0.01	

902-1041 SF : 320,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-705-006-00	11 GREAT LKS	02/20/25	WD	03-ARM'S LENGTH	\$725,000	\$295,600	40.77	\$707,858	\$367,142	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$413	\$0.01	0.00	H705	2025000780		H705 GREAT LAKES	RES CONDO	407
006-705-021-00	41 GREAT LKS	02/15/25	WD	03-ARM'S LENGTH	\$700,000	\$307,100	43.87	\$708,078	\$341,922	\$350,000	0.0	0.0	888	0.00	#DIV/0!	\$385	\$0.01	0.00	H705	2025000732		H705 GREAT LAKES	RES CONDO	407
006-540-009-00	13 BEACH COMBER	01/05/24	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$782,227	\$317,773	\$350,000	0.0	0.0	1,023	0.00	#DIV/0!	\$311	\$0.01	0.00	H540	2024000112		H540 BEACH COMBER CONDOS	RES CONDO	407
006-545-007-00	11 BEACH WALK	01/06/25	WD	03-ARM'S LENGTH	\$810,000	\$361,800	44.67	\$788,027	\$371,973	\$350,000	0.0	0.0	1,039	0.00	#DIV/0!	\$358	\$0.01	0.00	H545	2025000141		H545 BEACH WALK CONDO HOMESTEAD	RES CONDO	407
006-795-065-00	65 SOUTH BEACH	10/09/25	WD	03-ARM'S LENGTH	\$890,000	\$381,000	42.81	\$760,595	\$409,405	\$280,000	0.0	0.0	1,069	0.00	#DIV/0!	\$383	\$0.01	0.00	H795	2025005590		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-003-00	3 SOUTH BEACH	07/08/24	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$794,151	\$280,849	\$280,000	0.0	0.0	1,073	0.00	#DIV/0!	\$262	\$0.01	0.00	H795	2024003194		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-027-00	27 SOUTH BEACH	09/24/24	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$794,465	\$290,535	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$271	\$0.01	0.00	H795	2024004988		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-030-00	30 SOUTH BEACH	06/30/25	WD	03-ARM'S LENGTH	\$760,000	\$381,800	50.24	\$762,306	\$277,694	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$259	\$0.01	0.00	H795	2025002940		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-705-022-00	43 GREAT LKS	06/30/23	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$841,570	\$318,430	\$450,000	0.0	0.0	1,130	0.00	#DIV/0!	\$282	\$0.01	0.00	H705	2023002960		H705 GREAT LAKES	RES CONDO	407
Totals:					\$6,945,000	\$3,021,800		\$6,939,277	\$2,975,723	\$2,970,000	0.0		9,258	0.00										
						Sale. Ratio =>	43.51	median>	\$320,000	Average			Average											
						Std. Dev. =>	3.12			per FF=>	#DIV/0!		per Net Acre=>	321.42									Average	
																						per SqFt=>	\$0.01	

1538 & 1622 SF : 430,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-705-022-00	43 GREAT LKS	06/30/23	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$841,570	\$318,430	\$450,000	0.0	0.0	1,130	0.00	#DIV/0!	\$282	\$0.01	0.00	H705	2023002960		H705 GREAT LAKES	RES CONDO	407
006-540-008-00	16 BEACH COMBER	06/14/23	WD	03-ARM'S LENGTH	\$850,000	\$306,600	36.07	\$798,350	\$401,650	\$350,000	0.0	0.0	1,172	0.00	#DIV/0!	\$343	\$0.01	0.00	H540	2023002581		H540 BEACH COMBER CONDOS	RES CONDO	407
006-540-001-00	17 BEACH COMBER	03/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$381,400	34.67	\$1,121,656	\$471,844	\$493,500	0.0	0.0	1,174	0.00	#DIV/0!	\$402	\$0.01	0.00	H540	2023001488		H540 BEACH COMBER CONDOS	RES CONDO	407
006-705-011-00	21 GREAT LKS	07/15/24	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,024,389	\$510,611	\$510,000	0.0	0.0	1,262	0.00	#DIV/0!	\$405	\$0.01	0.00	H705	2024003308		H705 GREAT LAKES	RES CONDO	407
006-795-007-00	7 SOUTH BEACH	07/31/24	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,034,067	\$475,933	\$460,000	0.0	0.0	1,476	0.00	#DIV/0!	\$322	\$0.01	0.00	H795	2024003793		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
Totals:					\$4,735,000	\$1,863,900		\$4,820,032	\$2,178,468	\$2,263,500	0.0		6,214	0.00										
						Sale. Ratio =>	39.36	median>	\$471,844	Average			Average											
						Std. Dev. =>	4.35			per FF=>	#DIV/0!		per Net Acre=>	350.57									Average	
																						per SqFt=>	\$0.01	

680 SF 130K : 130,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	unitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-775-019-00	37 SHIP WATCH	09/05/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$155,500	51.83	\$357,598	\$72,402	\$130,000	0.0	0.0	680	0.00	#DIV/0!	\$106	\$0.00	0.00	H775	2023004009	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407
Totals:			\$300,000			\$300,000	\$155,500		\$357,598	\$72,402	\$130,000	0.0		680	0.00									
							Sale. Ratio =>	51.83	median>	\$72,402	Average			Average			Average							
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		Average	per Net Acre=>	106.47		per SqFt=>	\$0.00					

1050 SF 180K : 180,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	unitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-775-004-00	11 SHIP WATCH	07/09/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$156,700	29.29	\$507,312	\$207,688	\$180,000	0.0	0.0	1,050	0.00	#DIV/0!	\$198	\$0.00	0.00	H775 2021005692	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407	
006-775-007-00	9 SHIP WATCH	10/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$151,100	27.72	\$512,453	\$212,547	\$180,000	0.0	0.0	1,050	0.00	#DIV/0!	\$202	\$0.00	0.00	H775 2021007977	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407	
006-775-011-50	23 SHIP WATCH	03/16/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$181,300	36.33	\$489,359	\$189,641	\$180,000	0.0	0.0	1,050	0.00	#DIV/0!	\$181	\$0.00	0.00	H775 2023001188	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407	
006-775-014-00	21 SHIP WATCH	01/19/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,300	44.83	\$509,772	\$90,228	\$180,000	0.0	0.0	1,050	0.00	#DIV/0!	\$86	\$0.00	0.00	H775 2021000594	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407	
Totals:			\$1,999,000			\$1,999,000	\$677,400		\$2,018,896	\$700,104	\$720,000	0.0		4,200	0.00									
							Sale. Ratio =>	33.89	median>	\$198,665	Average			Average			Average							
							Std. Dev. =>	7.81			per FF=>	#DIV/0!		Average	per Net Acre=>	166.69		per SqFt=>	\$0.00					

1346 SF 325K : 325,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	Effec. Front	Depth	unitSqFt	Total Acres	Dollars/FF	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class					
006-775-005-00	3 SHIP WATCH	04/27/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$208,400	28.55	\$745,995	\$309,005	\$325,000	0.0	0.0	1,346	0.00	#DIV/0!	\$230	\$0.01	0.00	H775	2022002621	H775 SHIP WATCH CONDOS HOMESTEAD	RES CONDO	407					
Totals:			\$730,000			\$730,000	\$208,400		\$745,995	\$309,005	\$325,000	0.0		1,346	0.00														
								Sale. Ratio =>	28.55					Average						Average									
								Std. Dev. =>	#DIV/0!					per FF=>	#DIV/0!					per Net Acre=>	229.57					per SqFt=>	\$0.01		

SHORESIDE : 260,000

Parcel Number	Street Address	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-778-001-20	1 SHORESIDE	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$130,800	37.37	\$319,946	\$290,054	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2025006103		H778 SHORESIDE 1/8 APRT	RES CONDO	407
006-779-003-20	3 SHORESIDE NORTH	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,300	42.41	\$326,988	\$278,012	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2025004628		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-779-001-10	1 SHORESIDE NORTH	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$146,700	40.19	\$327,901	\$297,099	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2025003652		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-778-002-20	2 SHORESIDE	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,900	35.26	\$319,213	\$280,787	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2025001849		H778 SHORESIDE 1/8 APRT	RES CONDO	407
006-778-004-70	4 SHORESIDE	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,400	34.90	\$320,152	\$284,848	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2024004489		H778 SHORESIDE 1/8 APRT	RES CONDO	407
006-779-004-50	4 SHORESIDE NORTH	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$130,200	37.74	\$327,758	\$277,242	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2024002006		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-779-003-60	3 SHORESIDE NORTH	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$111,500	37.04	\$326,988	\$234,012	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023005529		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-779-003-20	3 SHORESIDE NORTH	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,500	42.08	\$326,988	\$198,012	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003953		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-779-003-10	3 SHORESIDE NORTH	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,500	42.88	\$326,988	\$193,012	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H779	2023003767		H778 SHORESIDE 1/8 APRT	RES DUPLEX	407
006-778-003-60	3 SHORESIDE	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$319,213	\$165,787	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2023000816		H778 SHORESIDE 1/8 APRT	RES CONDO	407
006-778-004-10	4 SHORESIDE	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,000	31.15	\$319,946	\$200,054	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022004817		H778 SHORESIDE 1/8 APRT	RES CONDO	407
006-778-003-50	3 SHORESIDE	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,800	37.58	\$319,213	\$155,787	\$260,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H778	2022002966		H778 SHORESIDE 1/8 APRT	RES CONDO	407

					\$3,616,000	\$3,616,000	\$1,371,400	\$3,881,294	\$2,854,706	\$3,120,000	0.0		0.00	0.00										
						Sale. Ratio =>		37.93	median>	\$260,000	Average						Average							
						Std. Dev. =>		3.50			per FF=>	#DIV/0!		Average			per Net Acre=>	#DIV/0!		Average			per SqFt=>	#DIV/0!

H786 SKIPPERS WDS II 150000

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-785-010-00	10 SKIPPERS WOOD	03/13/23	WD	03-ARM'S LENGTH	\$165,000	\$50,000	30.30	\$180,000	\$165,000	\$180,000	170.0	132.0	0.52	0.52	\$971	\$320,388	\$7.36	170.00	H785	2023001269		H785 SKIPPERS WOOD	RES VAC	402
006-785-010-00	10 SKIPPERS WOOD	08/16/24	WD	03-ARM'S LENGTH	\$189,000	\$75,000	39.68	\$180,000	\$189,000	\$180,000	170.0	132.0	0.52	0.52	\$1,112	\$366,990	\$8.42	170.00	H785	2024003859		H785 SKIPPERS WOOD	RES VAC	402
006-786-038-00	38 SKIPPERS WOODS SUB	01/04/23	WD	03-ARM'S LENGTH	\$89,000	\$55,000	61.80	\$150,000	\$89,000	\$150,000	76.0	250.0	0.44	0.44	\$1,171	\$204,128	\$4.69	76.00	H785	2023000077		H786 SKIPPERS WOODS II	RES VAC	402
006-786-039-00	39 SKIPPERS WOODS SUB	11/04/22	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$150,000	\$80,000	\$150,000	108.0	220.0	0.55	0.55	\$741	\$146,789	\$3.37	108.00	H785	2022006376		H786 SKIPPERS WOODS II	RES VAC	402
006-786-046-00	46 SKIPPERS WOODS SUB	04/21/23	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$150,000	\$150,000	\$150,000	100.0	172.0	0.40	0.40	\$1,500	\$379,747	\$8.72	100.00	H785	2023001853		H786 SKIPPERS WOODS II	RES VAC	402
Totals:					\$673,000	\$275,000		\$810,000	\$673,000	\$810,000	624.0		2.41	2.41										
							Sale. Ratio =>	40.86	median site>	\$150,000	Average		Average											
							Std. Dev. =>	18.88			per FF=>	\$1,079	per Net Acre=>	279,717.37				Average						
																		per SqFt=>						\$6.42

<1100 SF 280K : 280,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	Appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-795-065-00	65 SOUTH BEACH	10/09/25	WD	03-ARM'S LENGTH	\$890,000	\$381,000	42.81	\$760,595	\$409,405	\$280,000	0.0	0.0	1,069	0.00	#DIV/0!	\$383	\$0.01	0.00	H795	2025005590		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-003-00	3 SOUTH BEACH	07/08/24	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$794,151	\$280,849	\$280,000	0.0	0.0	1,073	0.00	#DIV/0!	\$262	\$0.01	0.00	H795	2024003194		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-027-00	27 SOUTH BEACH	09/24/24	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$794,465	\$290,535	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$271	\$0.01	0.00	H795	2024004988		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-030-00	30 SOUTH BEACH	06/30/25	WD	03-ARM'S LENGTH	\$760,000	\$381,800	50.24	\$762,306	\$277,694	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$259	\$0.01	0.00	H795	2025002940		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-056-00	56 SOUTH BEACH	11/01/21	WD	03-ARM'S LENGTH	\$752,000	\$225,900	30.04	\$842,777	\$189,223	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$176	\$0.00	0.00	H795	2021008503		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-006-00	6 SOUTH BEACH	08/15/22	WD	03-ARM'S LENGTH	\$500,000	\$242,900	48.58	\$762,651	\$17,349	\$280,000	0.0	0.0	1,075	0.00	#DIV/0!	\$16	\$0.00	0.00	H795	2022004660		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
Totals:					\$4,502,000	\$1,936,000		\$4,716,945	\$1,465,055	\$1,680,000	0.0		6,439	0.00										
						Sale. Ratio =>	43.00	median>	\$279,272	Average			Average				Average							
						Std. Dev. =>	7.16			per FF=>	#DIV/0!		per Net Acre=>	227.53			per SqFt=>							

>1400 SF 460K : 460,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	Appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-795-007-00	7 SOUTH BEACH	07/31/24	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,034,067	\$475,933	\$460,000	0.0	0.0	1,476	0.00	#DIV/0!	\$322	\$0.01	0.00	H795	2024003793		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
Totals:					\$1,050,000	\$418,000		\$1,034,067	\$475,933	\$460,000	0.0		1,476	0.00										
						Sale. Ratio =>	39.81	median>	\$475,933	Average			Average				Average							
						Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	322.45			per SqFt=>							

Parcel Number	Street Address	Sale Date	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	Use Code	Class	Rate Group 1
006-802-005-00	5 SOUTH VLG	07/11/24	WD	03-ARM'S LENGTH	\$385,000	\$114,400	29.71	\$387,955	\$247,045	\$250,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H802	2024003548		H802 SOUTH VILLAGE CONDO HOMESTEAD	RES CONDO	407	
Totals:					\$385,000	\$114,400		\$387,955	\$247,045	\$250,000	0.0		0.00	0.00											
						Sale. Ratio =>	29.71		\$250,000	Average			Average			Average									
						Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

Parcel Number	Street Address	Sale Date	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	Use Code	Class	Rate Group 1
006-803-005-00	6 STONY BROOK LODGE	01/31/25	WD	03-ARM'S LENGTH	\$350,000	\$119,400	34.11	\$357,686	\$152,314	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H803	2025000466		H803 STONY BROOK CONDO	MOTEL EXT STAY	407	
Totals:					\$350,000	\$119,400		\$357,686	\$152,314	\$160,000	0.0		0.00	0.00											
						Sale. Ratio =>	34.11			Average			Average				Average								
						Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!							

1306 - 1492 SF : 330,000

Parcel Number	Street Address	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	Appurtenance	Effec. Front	Depth	Unit SQFT	Total Acres		Dollars/SQFT		Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-540-009-00	13 BEACH COMBER	WD	03-ARM'S LENGTH	\$750,000	\$301,100	40.15	\$782,227	\$317,773	\$350,000	0.0	0.0	1,023	0.00	#DIV/0!	\$311	\$0.01	0.00	H540	2024000112		H540 BEACH COMBER CONDOS	RES CONDO	407
006-545-007-00	11 BEACH WALK	WD	03-ARM'S LENGTH	\$810,000	\$361,800	44.67	\$788,027	\$371,973	\$350,000	0.0	0.0	1,039	0.00	#DIV/0!	\$358	\$0.01	0.00	H545	2025000141		H545 BEACH WALK CONDO HOMESTEAD	RES CONDO	407
006-705-010-00	19 GREAT LKS	WD	03-ARM'S LENGTH	\$749,900	\$371,100	49.49	\$730,503	\$369,397	\$350,000	0.0	0.0	880	0.00	#DIV/0!	\$420	\$0.01	0.00	H705	2025003242		H705 GREAT LAKES	RES CONDO	407
006-705-011-00	21 GREAT LKS	WD	03-ARM'S LENGTH	\$1,025,000	\$468,900	45.75	\$1,024,389	\$510,611	\$510,000	0.0	0.0	1,262	0.00	#DIV/0!	\$405	\$0.01	0.00	H705	2024003308		H705 GREAT LAKES	RES CONDO	407
006-705-022-00	43 GREAT LKS	WD	03-ARM'S LENGTH	\$710,000	\$289,000	40.70	\$841,570	\$318,430	\$450,000	0.0	0.0	1,130	0.00	#DIV/0!	\$282	\$0.01	0.00	H705	2023002960		H705 GREAT LAKES	RES CONDO	407
006-795-003-00	3 SOUTH BEACH	WD	03-ARM'S LENGTH	\$795,000	\$339,300	42.68	\$794,151	\$280,849	\$280,000	0.0	0.0	1,073	0.00	#DIV/0!	\$262	\$0.01	0.00	H795	2024003194		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-007-00	7 SOUTH BEACH	WD	03-ARM'S LENGTH	\$1,050,000	\$418,000	39.81	\$1,034,067	\$475,933	\$460,000	0.0	0.0	1,476	0.00	#DIV/0!	\$322	\$0.01	0.00	H795	2024003793		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-027-00	27 SOUTH BEACH	WD	03-ARM'S LENGTH	\$805,000	\$365,100	45.35	\$794,465	\$290,535	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$271	\$0.01	0.00	H795	2024004988		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-030-00	30 SOUTH BEACH	WD	03-ARM'S LENGTH	\$760,000	\$381,800	50.24	\$762,306	\$277,694	\$280,000	0.0	0.0	1,074	0.00	#DIV/0!	\$259	\$0.01	0.00	H795	2025002940		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
006-795-065-00	65 SOUTH BEACH	WD	03-ARM'S LENGTH	\$890,000	\$381,000	42.81	\$760,595	\$409,405	\$280,000	0.0	0.0	1,069	0.00	#DIV/0!	\$383	\$0.01	0.00	H795	2025005590		H795 SOUTH BEACH CONDO HOMSTEAD	RES CONDO	407
				\$8,344,900	\$3,677,100		\$8,312,300	\$3,622,600	\$3,590,000	0.0		11,100	0.00										
					Sale. Ratio =>	44.06	median appurt	\$343,914															
					Std. Dev. =>	3.66			per FF=>	#DIV/0!		Average per Net Acre=>	326.36		Average per SqFt=>	\$0.01							

>300SQFT STUDIO: 160,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	/unitSfFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-818-007-00	2 TALL TIMBER	01/06/26	WD	03-ARM'S LENGTH	\$356,000	\$126,900	35.65	\$291,967	\$224,033	\$160,000	0.0	0.0	300.00	0.00	#DIV/0!	\$747	\$0.02	0.00	H818 2026000114		H818 TALL TIMBER	RES CONDO	407
006-818-010-00	2 TALL TIMBER	04/10/23	WD	03-ARM'S LENGTH	\$255,000	\$73,500	28.82	\$291,967	\$123,033	\$160,000	0.0	0.0	300.00	0.00	#DIV/0!	\$410	\$0.01	0.00	H818 2023001927		H818 TALL TIMBER	RES CONDO	407
006-818-019-00	4 TALL TIMBER	02/17/23	WD	03-ARM'S LENGTH	\$235,000	\$61,400	26.13	\$291,967	\$103,033	\$160,000	0.0	0.0	300.00	0.00	#DIV/0!	\$343	\$0.01	0.00	H818 2023001266		H818 TALL TIMBER	RES CONDO	407
006-818-020-00	4 TALL TIMBER	06/07/23	WD	03-ARM'S LENGTH	\$359,030	\$96,000	26.74	\$365,606	\$173,424	\$180,000	0.0	0.0	300.00	0.00	#DIV/0!	\$578	\$0.01	0.00	H818 2023002734		H818 TALL TIMBER	RES CONDO	407
006-818-021-00	4 TALL TIMBER	02/15/23	WD	03-ARM'S LENGTH	\$225,000	\$61,400	27.29	\$291,970	\$93,030	\$160,000	0.0	0.0	300.00	0.00	#DIV/0!	\$310	\$0.01	0.00	H818 2023000645		H818 TALL TIMBER	RES CONDO	407
006-818-024-00	4 TALL TIMBER	01/25/24	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$480,922	\$139,078	\$200,000	0.0	0.0	744.00	0.00	#DIV/0!	\$187	\$0.00	0.00	H818 2024000420		H818 TALL TIMBER	RES CONDO	407
Totals:					\$1,850,030	\$585,500		\$2,014,399	\$855,631	\$1,020,000	0.0		2,244.00	0.00									
						Sale. Ratio =>	31.65		\$130,000	Average			Average			Average							
						Std. Dev. =>	5.57			per FF=>	#DIV/0!		per Net Acre=>	381.30		per SqFt=>	\$0.01						

~465 1BDRM1BATH: 180,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	/unitSfFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-818-007-00	2 TALL TIMBER	01/06/26	WD	03-ARM'S LENGTH	\$356,000	\$126,900	35.65	\$291,967	\$224,033	\$160,000	0.0	0.0	300.00	0.00	#DIV/0!	\$747	\$0.02	0.00	H818 2026000114		H818 TALL TIMBER	RES CONDO	407
006-818-022-00	4 TALL TIMBER	11/03/25	WD	03-ARM'S LENGTH	\$570,000	\$188,500	33.07	\$447,947	\$322,053	\$200,000	0.0	0.0	643.00	0.00	#DIV/0!	\$501	\$0.01	0.00	H818 2025005456		H818 TALL TIMBER	RES CONDO	407
006-818-024-00	4 TALL TIMBER	01/25/24	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$480,922	\$139,078	\$200,000	0.0	0.0	744.00	0.00	#DIV/0!	\$187	\$0.00	0.00	H818 2024000420		H818 TALL TIMBER	RES CONDO	407
006-818-022-00	4 TALL TIMBER	06/16/23	WD	03-ARM'S LENGTH	\$412,000	\$139,100	33.76	\$447,947	\$164,053	\$200,000	0.0	0.0	643.00	0.00	#DIV/0!	\$255	\$0.01	0.00	H818 2023002636		H818 TALL TIMBER	RES CONDO	407
006-818-005-00	1 TALL TIMBER	03/17/22	WD	03-ARM'S LENGTH	\$197,500	\$75,700	38.33	\$366,335	\$11,165	\$180,000	0.0	0.0	465.00	0.00	#DIV/0!	\$24	\$0.00	0.00	H818 2022001855		H818 TALL TIMBER	RES CONDO	407
Totals:					\$1,955,500	\$696,500		\$2,035,118	\$860,382	\$940,000	0.0		2,795.00	0.00									
						Sale. Ratio =>	35.62		\$160,000	Average			Average			Average							
						Std. Dev. =>	2.83			per FF=>	#DIV/0!		per Net Acre=>	307.83		per SqFt=>	\$0.01						

640-744 SQFT : 200,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	/unitSfFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-818-022-00	4 TALL TIMBER	11/03/25	WD	03-ARM'S LENGTH	\$570,000	\$188,500	33.07	\$447,947	\$322,053	\$200,000	0.0	0.0	643.00	0.00	#DIV/0!	\$501	\$0.01	0.00	H818 2025005456		H818 TALL TIMBER	RES CONDO	407
006-818-024-00	4 TALL TIMBER	01/25/24	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$480,922	\$139,078	\$200,000	0.0	0.0	744.00	0.00	#DIV/0!	\$187	\$0.00	0.00	H818 2024000420		H818 TALL TIMBER	RES CONDO	407
Totals:					\$990,000	\$354,800		\$928,869	\$461,131	\$400,000	0.0		1,387.00	0.00									
						Sale. Ratio =>	35.84		\$230,000	Average			Average			Average							
						Std. Dev. =>	4.61			per FF=>	#DIV/0!		per Net Acre=>	332.47		per SqFt=>	\$0.01						

MAPLE 950SQFT : 220,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	appurtenance	Effec. Front	Depth	UnitSqFt	Total Acres	Dollars/FF	/unitSfFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
006-818-022-00	4 TALL TIMBER	11/03/25	WD	03-ARM'S LENGTH	\$570,000	\$188,500	33.07	\$447,947	\$322,053	\$200,000	0.0	0.0	643.00	0.00	#DIV/0!	\$501	\$0.01	0.00	H818 2025005456		H818 TALL TIMBER	RES CONDO	407
006-818-022-00	4 TALL TIMBER	06/16/23	WD	03-ARM'S LENGTH	\$412,000	\$139,100	33.76	\$447,947	\$164,053	\$200,000	0.0	0.0	643.00	0.00	#DIV/0!	\$255	\$0.01	0.00	H818 2023002636		H818 TALL TIMBER	RES CONDO	407
Totals:					\$982,000	\$327,600		\$895,894	\$486,106	\$400,000	0.0		1,286.00	0.00									
						Sale. Ratio =>	33.36		\$240,000	Average			Average			Average							
						Std. Dev. =>	0.49			per FF=>	#DIV/0!		per Net Acre=>	378.00		per SqFt=>	\$0.01						

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-831-001-10	1 TIMBER CREST	12/12/24	WD	03-ARM'S LENGTH	\$120,000	\$62,200	51.83	\$122,037	\$37,963	\$40,000	100.0	150.0	0.34	0.34	\$380	\$110,358	\$2.53	100.00	H831	2024006092		H831 TIMBER CREST CONDO	RES CONDO	401
Totals:					\$120,000	\$62,200		\$122,037	\$37,963	\$40,000	100.0		0.34	0.34										
						Sale. Ratio =>	51.83			Average			Average			Average								
						Std. Dev. =>	#DIV/0!			per FF=>	\$380		per Net Acre=>	110,357.56		per SqFt=>	\$2.53							

BACK SITES : 50,000

Parcel Number	Street Address	Sale Date	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	Use Code	Class
006-833-020-00	VANTAGE	09/30/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$35,000	36.84	\$100,000	\$95,000	\$100,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H833	MLS1902758	006-833-021-00	H833 VANTAGE POINTE	RESIDENTIAL	402
Totals:					\$95,000	\$35,000		\$100,000	\$95,000	\$100,000	0.0		0.00	0.00										
					Sale. Ratio =>		36.84	Average					Average			Average								
					Std. Dev. =>		#DIV/0!	per FF=>			#DIV/0!		per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!						

CONDO UNIT SITE: 440,000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	residual	appurtenance	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	Use Code	Class
006-833-002-00	2 VANTAGE PT	03/08/22	WD	03-ARM'S LENGTH	\$829,000	\$283,100	34.15	\$1,008,106	\$260,894	\$440,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H833	2022001443		H833 VANTAGE POINTE	RES CONDO	407
006-833-011-00	11 VANTAGE PT	03/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$327,100	29.74	\$960,329	\$579,671	\$440,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H833	2023001487		H833 VANTAGE POINTE	RES CONDO	407
Totals:					\$1,929,000	\$610,200		\$1,968,435	\$840,565	\$880,000	0.0		0.00	0.00										
					Sale. Ratio =>		31.63	Average					Average			Average								
					Std. Dev. =>		3.12	per FF=>		\$420,283	#DIV/0!		per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!						

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	Rate Group 1
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	\$4,276,389	\$2,473,611	\$2,500,000	54.0	150.0	0.19	0.19	\$45,842	\$13,298,984	\$305.30	53.96	H837	2023004580		H837 WEST SHORE	0	1	9/1/2023	RESIDENTIAL	401	WEST SHORE 2.5M
Totals:			\$4,250,000			\$4,250,000	\$1,283,800		\$4,276,389	\$2,473,611	\$2,500,000	54.0		0.19	0.19														
							Sale. Ratio ==>	30.21				Average				Average				Average									
							Std. Dev. ==>	#DIV/0!				per FF==>	\$45,842				per Net Acre==>	13,298,983.87				per SqFt==>	\$305.30						

LK MICH A B C : 440,000

Parcel Number	Street Address	Sale Date	Sale Price	Interest	Terms of Sale	Adj. Sale \$	d. when Sold	Sold/Adj. Saur. Apprais	Residual	ppurtenant	ffec. Froi	Depth	Net Acres	otal Acres	ollars/Follars/Ac	ollars/Sq	ctual Froi	F Area	iber/Pager	er Parcels in S	Land Table	grave	ave	spected Da	Use Code	Class				
006-840-004-00	4 WILDERN	05/20/24	\$730,000	WD	03-ARM'S LE	\$730,000	\$253,800	34.77	\$737,628	\$432,372	\$440,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H840	2E+09				H840 WILDERNESS	0	0	4/26/2024	RES CON	407
Totals:			\$730,000			\$730,000	\$253,800		\$737,628	\$432,372	\$440,000	0.0		0.00	0.00															
							Sale. Ratio	34.77			Average			Average				Average												
							Std. Dev. =	#DIV/0!			per FF=>	#DIV/0!		per Net Ac	#DIV/0!			per SqFt:	#DIV/0!											

Crystal River: 350,000

Parcel Number	Street Address	Sale Date	Sale Price	Interest	Terms of Sale	Adj. Sale \$	d. when Sold	Sold/Adj. Saur. Apprais	Residual	ppurtenant	ffec. Froi	Depth	Net Acres	otal Acres	ollars/Follars/Ac	ollars/Sq	ctual Froi	F Area	iber/Pager	er Parcels in S	Land Table	grave	ave	spected Da	Use Code	Class				
006-840-031-00	31 WILDERI	02/08/24	\$560,000	WD	03-ARM'S LE	\$560,000	\$224,500	40.09	\$569,781	\$340,219	\$350,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	H841	2E+09				H840 WILDERNESS	0	0	2/8/2024	RES CON	407
Totals:			\$560,000			\$560,000	\$224,500		\$569,781	\$340,219	\$350,000	0.0		0.00	0.00															
							Sale. Ratio	40.09	median>	\$340,219	Average			Average				Average												
							Std. Dev. =	#DIV/0!			per FF=>	#DIV/0!		per Net Ac	#DIV/0!			per SqFt:	#DIV/0!											