

Chateau Vsq Condo Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
43-1150-0001-00-9	2727 S LAKESHORE DR	08/21/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$244,493	\$81,747
43-1150-0001-00-9	2727 S LAKESHORE DR	01/17/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$244,493	\$96,747
43-1150-0013-00-7	2727 S LAKESHORE DR	07/01/25	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$247,359	\$67,881
43-1150-0023-00-2	2727 S LAKESHORE DR	04/10/25	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$251,096	\$41,644
Totals:			\$890,500			\$890,500	\$987,441	\$288,019

Final Conclusion \$72005/Site

Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$96,240	1.00	1.00	\$81,747
\$96,240	1.00	1.00	\$96,747
\$96,240	1.00	1.00	\$67,881
\$96,240	1.00	1.00	\$41,644
\$384,960	4.00	4.00	
Average per FF=>	Average per Net Acre=>	72,004.75	Average per SqFt=>