

Chateau Vsq Condos 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	\$219,229	\$60,597
43-1150-0011-00-4	2727 S LAKESHORE DR	12/30/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$217,198	\$98,170
43-1150-0032-00-1	2727 S LAKESHORE DR	01/06/22	\$275,370	WD	03-ARM'S LENGTH	\$274,995	\$265,589	\$94,944
Totals:			\$770,370			\$769,995	\$702,016	\$253,711

Final Conclusion \$84570/Site

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$85,538	1.00	1.00	\$60,597	\$1.39	0.00	1150
\$85,538	1.00	1.00	\$98,170	\$2.25	0.00	1150
\$85,538	1.00	1.00	\$94,944	\$2.18	0.00	1150
\$256,614	3.00	3.00				
Average per FF=>	Average per Net Acre=>	84,570.33	Average per SqFt=>	\$1.94		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
3410/4014			0	0
3359/1483			0	0
3360/0329			0	1

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
9/29/2021	IMPROVED	401			
1/13/2022	IMPROVED	401			
1/15/2022	IMPROVED	401			
