

Churchill Farms Land
Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
43-1550-0001-00-4	3414 MAGNOLIA LN	04/27/22	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$1,363,492	\$708,248
Totals:			\$1,560,000			\$1,560,000	\$1,363,492	\$708,248

Off Lake

43-1550-0025-00-1	3471 MAGNOLIA LN	07/27/22	\$1,000,000	WD	03-ARM'S LENGTH	\$980,000	\$798,477	\$293,387
43-1550-0049-00-7	3495 BLUEGRASS WAY	03/23/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$85,059	\$80,000
			\$1,080,000			\$1,060,000	\$883,536	\$373,387

Lakeshore Drive

43-1550-0036-00-2	2525 CHURCHILL DR	06/15/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$491,960	\$100,707
43-1550-0040-00-0	3462 BLUEGRASS WAY	07/30/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$476,168	\$103,966
43-1550-0047-00-4	3515 BLUEGRASS WAY	09/10/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$617,074	\$76,845
43-1550-0056-00-3	3520 S LAKESHORE DR	07/06/21	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$1,007,943	\$6,547
			\$2,171,000			\$2,171,000	\$2,593,145	\$288,065

Final Conclusion

Lake Front	\$8304/FF
Off Lake	\$3161/FF
Lakeshore Drive	\$676/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
\$511,740	85.3	0.0	\$8,304	85.29	LAKE
\$511,740	85.3				
Average					
per FF=>	\$8,304				

\$111,864	67.1	152.0	\$4,372	67.11	NON-LAKE
\$85,059	51.0	150.0	\$1,568	51.03	NON-LAKE
\$196,923	118.1				
Per FF	\$3,161				

\$82,667	49.6	140.5	\$2,031	49.59	LAKESHORE DRIVE
\$85,134	51.1	145.6	\$2,036	51.07	LAKESHORE DRIVE
\$93,919	56.3	150.0	\$1,364	56.34	LAKESHORE DRIVE
\$448,490	269.0	157.1	\$24	269.04	LAKESHORE DRIVE
\$710,210	426.0				
Per FF	\$676				