

Village of Shoreham - Lake Front Land Value

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual
43-0003-0026-01-6	3144 S LAKESHORE DR	12/29/20	\$999,000	\$831,777	\$167,223
43-0003-0029-00-7	2425 BASSWOOD PATH	08/21/20	\$852,500	\$636,518	\$215,982
43-0003-0032-07-5	2580 SUNDANCE PATH	04/28/21	\$683,000	\$209,168	\$473,832
43-0003-0040-03-5	2800 S LAKESHORE DR	10/16/20	\$865,000	\$319,340	\$545,660
<b>Totals:</b>			<b>\$3,399,500</b>	<b>\$1,996,803</b>	<b>\$1,402,697</b>

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Final Conclusion is \$2431/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$0	110.0	829.3	\$1,520	110.00	
\$0	117.1	707.1	\$1,845	117.05	
\$0	110.0	0.0	\$4,308	110.00	
\$0	240.0	492.5	\$2,274	240.00	
<b>\$0</b>	<b>577.1</b>				
<b>Average per FF=&gt;</b>					<b>\$2,431</b>