

Riverside Pointe On Water Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
18-6890-0003-01-2	2159 RIVERSIDE PT DR	07/22/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$776,599	\$114,199
18-6890-0012-00-3	2239 RIVERSIDE PT DR	09/15/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$436,419	\$129,695
18-6890-0021-00-2	2309 RIVERSIDE PT DR	07/23/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$496,118	\$116,850
18-6890-0024-00-1	2339 RIVERSIDE PT DR	09/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$418,282	\$114,686
18-6890-0075-00-5	2575 BAY POINTE DR	06/02/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$72,182	\$55,000
Totals:			\$2,230,000			\$2,230,000	\$2,199,600	\$530,430

Off Water

18-6890-0079-01-9	2490 BAY POINTE DR	09/23/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$158,025	\$37,000
18-6890-0081-01-3	2470 BAY POINTE DR	05/13/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$28,000	\$86,000
			\$123,000			\$123,000	\$186,025	\$123,000

Final Conclusion

\$1695/FF On Water

\$429/FF Off Water

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$180,798	113.1	0.0	\$1,009	113.14	
\$81,114	50.8	0.0	\$2,555	50.76	
\$82,968	51.9	0.0	\$2,251	51.92	
\$82,968	51.9	0.0	\$2,209	51.92	
\$72,182	45.2	0.0	\$1,218	45.17	

\$500,030	312.9				
Average					
per FF=>	\$1,695				

\$158,025	147.0	0.0	\$252	147.00		off
\$28,000	140.0	0.0	\$614	140.00	18-6890-0085-00-1	off water/vacant
\$186,025	287.0					
	\$ 429					