

Riverside Pointe Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
18-6890-0059-00-0	2471 BAY POINTE DR	11/14/23	\$102,500	WD	03-ARM'S LENGTH	\$101,000	\$101,545	\$101,000
18-6890-0064-00-3	2525 BAY POINTE DR	07/12/23	\$66,900	WD	03-ARM'S LENGTH	\$66,900	\$58,570	\$66,900
18-6890-0065-00-0	2535 BAY POINTE DR	08/03/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$77,129	\$55,000
Totals:			\$224,400			\$222,900	\$237,244	\$222,900

Final Conclusion River Front \$1672/FF

18-6890-0092-01-5	2381 BAY POINTE DR	06/18/24	\$33,700	WD	03-ARM'S LENGTH	\$33,700	\$42,900	\$33,700 \$33,700
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Final Conclusion Back Lot \$337/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Inspected Date	Use Code	Class
\$87,145	52.1	0.0	\$1,938	52.12	8/12/2019	VACANT	402
\$58,570	35.0	0.0	\$1,910	35.03	NOT INSPECTED	VACANT	402
\$77,129	46.1	0.0	\$1,192	46.13	NOT INSPECTED	VACANT	402
\$222,844	133.3						
Average							
per FF=>	\$1,672						

\$42,900	100.0	0.0	\$337	100.00	3/4/2019	VACANT	402
	100.0						
\$	337.00						

Rate Group 1

RIVER FRONT

RIVER FRONT

RIVER FRONT

Back Lot