

Riverside Pointe - River Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18-6890-0010-00-1	2219 RIVERSIDE PT DR	02/28/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
18-6890-0011-00-7	2227 RIVERSIDE PT DR	10/26/20	\$92,500	WD	03-ARM'S LENGTH	\$92,500
18-6890-0075-00-5	2575 BAY POINTE DR	06/02/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000
<b>Totals:</b>			<b>\$242,500</b>			<b>\$242,500</b>

Back Lot

18-6890-0081-01-3	2470 BAY POINTE DR	05/13/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000
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Inlet From River

18-6890-0057-00-7	2451 BAY POINTE DR	08/07/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000
18-6890-0063-00-7	2515 BAY POINTE DR	08/28/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000

Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Rate Group 1
\$95,000	56.6	100.0	\$1,679	56.57		RIVER FRONT
\$92,500	50.0	0.0	\$1,850	55.04		RIVER FRONT
\$55,000	45.2	0.0	\$1,218	45.17		RIVER FRONT
<b>\$242,500</b>	<b>151.7</b>					
	<b>\$1,598</b>					

\$86,000	80.0	0.0	\$1,075	80.00	18-6890-0085-00-1	Back Lot
	1,075.0					

\$65,000	34.8	0.0	\$1,871	34.75		Inlet from Rive
\$60,000	35.0	0.0	\$1,714	35.00		Inlet from Rive
\$125,000	69.8					
	1,792.1					