

Shoreham Highlands Condos Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
43-7503-0002-00-1	2456 SHOREHAM HLD DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$263,944	\$15,000
43-7511-0022-00-3	3386 COVENTRY CT	07/19/23	\$318,500	WD	03-ARM'S LENGTH	\$288,500	\$291,097	\$73,900
Totals:			\$518,500			\$488,500	\$555,041	\$88,900

Final Conclusion \$44450/Site

Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$0	1.00	1.00	\$15,000
\$0	1.00	1.00	\$73,900
\$0	2.00	2.00	
Average per FF=>	Average per Net Acre=>	44,450.00	Average per SqFt=>