

Village of Shoreham Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-0003-0009-07-3	2785 S LAKESHORE DR	03/09/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$249,322
43-0003-0010-02-1	2909 S LAKESHORE DR	05/05/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$291,791
43-0003-0015-00-6	3059 WISSING LN	12/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$252,940
43-0003-0015-03-1	3055 WISSING LN	11/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$434,568
43-2600-0018-00-0	2051 N GARDEN LN	11/08/21	\$185,650	WD	03-ARM'S LENGTH	\$185,650	\$252,547
43-2600-0034-00-5	2038 N GARDEN LN	03/14/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$266,982
43-3000-0009-00-8	2334 SHOREHAM DR	03/16/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$298,281
43-3000-0011-00-2	2310 SHOREHAM DR	12/10/21	\$266,325	WD	03-ARM'S LENGTH	\$266,325	\$335,595
43-3100-0014-00-8	2182 S HANLEY RD	09/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$326,800
43-4500-0006-00-6	2633 LAKE BLUFF TERRACE	05/05/22	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$527,854
Totals:			\$2,909,475			\$2,909,475	\$3,236,680

Final Conclusion \$464/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$67,928	\$97,250	118.2	150.6	\$575	118.17	
\$106,367	\$120,158	146.0	202.9	\$729	146.00	
\$140,232	\$118,172	216.0	302.3	\$649	215.98	
\$75,077	\$94,645	230.0	103.0	\$326	230.00	
\$17,872	\$84,769	103.0	125.0	\$174	103.00	
\$40,652	\$75,634	91.9	129.0	\$442	91.90	
\$44,019	\$82,300	100.0	154.0	\$440	100.00	
\$13,030	\$82,300	100.0	151.0	\$130	100.00	
\$99,142	\$90,942	110.5	150.2	\$897	110.50	
\$17,521	\$102,875	125.0	120.0	\$140	125.00	
\$621,840	\$949,045	1,340.5				
	Average					
	per FF=>	\$464				