

Village of Shoreham Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-0003-0010-03-9	2152 BROWN SCHOOL RD	08/30/23	\$169,000	WD	03-ARM'S LENGTH	\$168,200	\$178,939
43-0003-0019-00-1	3251 S LAKESHORE DR	06/27/23	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$392,140
43-0003-0019-04-4	2395 SHOREHAM DR	08/23/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$289,009
43-0003-0029-01-5	2355 BASSWOOD PATH	05/10/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$330,730
43-0003-0055-00-8	3094 WISSING LN	09/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$214,509
43-0003-0057-04-3	2116 S HANLEY RD	06/28/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$404,341
43-2600-0017-00-3	2067 N GARDEN LN	10/11/24	\$385,500	WD	03-ARM'S LENGTH	\$385,500	\$341,537
43-2600-0020-00-4	2713 E YUKON AVE	07/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$305,032
43-2600-0031-00-6	2763 W GARDEN LN	08/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$264,140
43-3000-0003-00-0	2426 SHOREHAM DR	02/16/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$283,783
43-3000-0007-00-5	2368 SHOREHAM DR	12/13/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$321,612
43-3100-0023-00-7	2173 N HANLEY RD	03/28/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$235,567
Totals:			\$3,691,000			\$3,690,200	\$3,561,339

Final Conclusion \$811/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Class	Rate Group 1
\$56,861	\$67,600	100.0	263.3	\$569	100.00	401	Front Foot
\$127,716	\$122,356	181.0	205.0	\$706	181.00	401	Front Foot
\$108,591	\$67,600	100.0	184.0	\$1,086	100.00	401	Front Foot
\$193,362	\$174,092	117.0	182.0	\$1,653	117.00	401	Front Foot
\$133,091	\$67,600	145.0	117.6	\$918	145.00	401	Front Foot
\$72,397	\$101,738	150.5	161.0	\$481	150.50	401	Front Foot
\$113,591	\$69,628	103.0	125.0	\$1,103	103.00	401	Front Foot
\$102,134	\$107,166	158.5	125.0	\$644	158.53	401	Front Foot
\$37,376	\$61,516	91.0	129.0	\$411	91.00	401	Front Foot
\$13,817	\$67,600	100.0	163.0	\$138	100.00	401	Front Foot
\$95,988	\$67,600	100.0	155.5	\$960	100.00	401	Front Foot
\$103,865	\$55,432	82.0	244.0	\$1,267	82.00	401	Front Foot
\$1,158,789	\$1,029,928	1,428.0					
	Average						
	per FF=>	\$811					