

4220 LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
09-220-010-00	3489 S RIVERWALK	06/19/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$125,300	51.78	\$243,902	\$13,098	\$15,000
09-220-012-00	3485 S RIVERWALK	04/23/20	\$222,900	WD	03-ARM'S LENGTH	\$222,900	\$118,500	53.16	\$230,453	\$7,447	\$15,000
09-220-013-00	3486 S RIVERWALK	03/26/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$122,900	48.21	\$241,382	\$28,518	\$15,000
09-220-014-00	3484 S RIVERWALK	12/09/20	\$236,800	WD	03-ARM'S LENGTH	\$236,800	\$113,900	48.10	\$225,048	\$26,752	\$15,000
09-220-016-00	3481 S RIVERWALK	12/02/19	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$120,400	56.03	\$222,749	\$7,151	\$15,000
09-220-021-00	3477 S RIVERWALK	09/09/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$114,900	50.17	\$196,269	\$47,731	\$15,000
09-220-034-00	4480 MEADOW POND WAY	08/11/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$129,100	45.46	\$278,800	\$27,700	\$22,500
09-220-036-00	4484 MEADOW POND WAY	11/18/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$123,500	46.62	\$272,580	\$14,820	\$22,500
Totals:			\$1,949,400			\$1,949,400	\$968,500		\$1,911,183	\$173,217	\$135,000
								Sale. Ratio =>	49.68	Average	
								Std. Dev. =>	3.55	per FF=>	

CALCULATIONS

\$2.65 / SqFt X 5600 SF = \$14,840 or \$15,000 / condo site not on the water
Condos with waterfront sell for 50% more, or \$22,500 /site

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	407	4487/551		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	407	4456/837		4220 RIVERWALK CONDOS	0	1
0.0	0.0	0.50	0.00	#DIV/0!	\$57,036	\$1.31	0.00	407	4621/405		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	407	4550/70		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	407	4409/80		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	407	4524/115		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.50	0.00	#DIV/0!	\$55,400	\$1.27	0.00	407	4498/834		4220 RIVERWALK CONDOS	0	0
0.0	0.0	0.50	0.00	#DIV/0!	\$29,640	\$0.68	0.00	407	4542/917		4220 RIVERWALK CONDOS	0	0
0.0		1.50	0.00										
#DIV/0!	Average per Net Acre=>		115,478.00		Average per SqFt=>		\$2.65						

Inspected Date	Use Code	Class
9/16/2015		401
9/16/2015		401
10/10/2019		401
10/10/2019		401
12/18/2017		401
11/27/2017		401
9/16/2015		401
6/14/2019		401