

RAW SALES

INLAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt	Asd/Adj. S:	Cur. Appra	Land Resid
11-120-071-00	4699 INDIANAPOLIS AVE	11/20/2020	975000	WD	03-ARM'S	975000	386000	39.58974	772066	559567
11-260-473-00	941 ILLINOIS AVE	12/4/2020	1350000	WD	03-ARM'S	1350000	487500	36.11111	930019	974981
11-320-346-00	2312 MAKSABA TRAIL	12/23/2020	729578	WD	03-ARM'S	729578	230300	31.56619	460623	383055
11-320-354-00	2244 MAKSABA TRAIL	7/26/2019	385000	WD	03-ARM'S	385000	195600	50.80519	391118	169382
11-320-355-00	2240 MAKSABA TRAIL	5/3/2019	635000	WD	03-ARM'S	635000	308100	48.51969	616285	328235
11-320-524-00	2258 S SHORE DR	8/11/2020	1400000	WD	03-ARM'S	1400000	664900	47.49286	1329742	359048
11-340-158-00	CRESCENT WALK	11/26/2019	197500	CD	03-ARM'S	197500	87700	44.40506	175442	197500
11-340-169-55	2281 CRESCENT WALK	8/15/2019	830000	WD	03-ARM'S	830000	373700	45.0241	747326	508014
11-340-195-01	2261 CRESCENT WALK	9/22/2020	1075000	WD	03-ARM'S	1075000	523300	48.67907	1046553	479177
11-340-306-00	2395 VALLEY AVE	9/4/2019	335000	WD	03-ARM'S	335000	193600	57.79104	387162	187028
11-340-306-00	2395 VALLEY AVE	10/16/2020	403970	WD	03-ARM'S	403970	193600	47.92435	387162	255998
11-340-310-00	2384 VALLEY AVE	1/29/2021	750000	WD	03-ARM'S	750000	373900	49.85333	747822	352818
11-340-312-00	2382 VALLEY AVE	8/14/2020	810000	WD	03-ARM'S	810000	472600	58.34568	945297	245453
Totals:			9876048			9876048	4490800		8936617	5000256
								Sale. Ratio	45.47163	
								Std. Dev. =	7.607545	

VACANT BEACH FRONT & DROWNED LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt	Asd/Adj. S:	Cur. Appra	Land Resid
11-260-482-00	HEMLOCK AVE	11/15/2019	4000	WD	03-ARM'S	4000	2500	62.5	5009	4000
11-260-501-00	HEMLOCK AVE	3/19/2021	12500	WD	03-ARM'S	6250	1500	24	2925	6250
11-260-505-00	HEMLOCK AVE	3/19/2021	12500	WD	03-ARM'S	6250	1500	24	2925	6250
11-260-521-00	VALLEY AVE	6/26/2020	100000	WD	03-ARM'S	100000	29400	29.4	58732	100000
11-260-604-00	VALLEY AVE	7/9/2020	50000	WD	03-ARM'S	50000	12500	25	24982	50000
Totals:			179000			166500	47400		94573	166500
								Sale. Ratio	28.46847	
								Std. Dev. =	16.65239	

CORRECTED LAND & IMPROVEMENT DATA

INLAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale	\$ Cur. Asmnt	Asd/Adj. S:	Cur. Appra	Land Resid
11-120-071-00	4699 INDIANAPOLIS AVE	44155	975000	WD	03-ARM'S	975000	490100	50.26667	980163 351470
11-260-473-00	941 ILLINOIS AVE	44169	1350000	WD	03-ARM'S	1350000	608400	45.06667	930019 974981
11-320-346-00	2312 MAKSABA TRAIL	44188	729578	WD	03-ARM'S	729578	331700	45.46464	663398 180280
11-320-354-00	2244 MAKSABA TRAIL	43672	385000	WD	03-ARM'S	385000	192900	50.1039	385853 174647
11-320-355-00	2240 MAKSABA TRAIL	43588	635000	WD	03-ARM'S	635000	318400	50.14173	636747 307773
11-320-524-00	2258 S SHORE DR	44054	1400000	WD	03-ARM'S	1400000	687900	49.13571	1375874 312916
11-340-158-00	CRESCENT WALK	43795	197500	CD	03-ARM'S	197500	95000	48.10127	175442 197500
11-340-169-55	2281 CRESCENT WALK	43692	830000	WD	03-ARM'S	830000	423200	50.98795	846434 408906
11-340-195-01	2261 CRESCENT WALK	44096	1075000	WD	03-ARM'S	1075000	540700	50.29767	1081386 444344
11-340-306-00	2395 VALLEY AVE	43712	335000	WD	03-ARM'S	335000	199400	59.52239	398828 175362
11-340-306-00	2395 VALLEY AVE	44120	403970	WD	03-ARM'S	403970	199400	49.3601	398828 244332
11-340-310-00	2384 VALLEY AVE	44225	750000	WD	03-ARM'S	750000	401700	53.56	803440 297200
11-340-312-00	2382 VALLEY AVE	44057	810000	WD	03-ARM'S	810000	414000	51.11111	827913 362837
Totals:			9876048			9876048	4902800		9504325 4432548
							Sale. Ratio	49.64334	
							Std. Dev. =	3.590159	

VACANT BEACH FRONT & DROWNED LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale	\$ Cur. Asmnt	Asd/Adj. S:	Cur. Appra	Land Resid
11-260-482-00	HEMLOCK AVE	43784	4000	WD	03-ARM'S	4000	4000	100	50000 4000
11-260-501-00	HEMLOCK AVE	44274	12500	WD	03-ARM'S	6250	2300	36.8	2925 6250
11-260-505-00	HEMLOCK AVE	44274	12500	WD	03-ARM'S	6250	3200	51.2	2925 6250
11-260-521-00	VALLEY AVE	44008	100000	WD	03-ARM'S	100000	54000	54	58732 100000
11-260-604-00	VALLEY AVE	44021	50000	WD	03-ARM'S	50000	27000	54	24982 50000
Totals:			179000			166500	90500		139564 166500
							Sale. Ratio	54.35435	
							Std. Dev. =	23.89812	

Land Valuation of Inland Parcel Supported. Change
 Beach/Drowned Lot to \$2.00/Sq Ft.

Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sqft	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table
356633	0	0	0.156	0.156	#DIV/0!	3586968	82.34545	0	4525	4545/321		MAC PARK
555000	50	0	0.166	0.07	19499.62	5873380	134.8342	50	4525	4551/434	11-260-47	MAC PARK
114100	0	0	0.105	0.105	#DIV/0!	3648143	83.74984	0	4525	4561/732		MAC PARK
175500	0	0	0.161	0.161	#DIV/0!	1052062	24.15202	0	4525	4367/989		MAC PARK
309520	0	0	0.332	0.332	#DIV/0!	988659.6	22.6965	0	4525	4344/402		MAC PARK
288790	0	0	0.284	0.284	#DIV/0!	1264254	29.02327	0	4525	4497/533		MAC PARK
175442	0	0	0.08	0.08	#DIV/0!	2468750	56.6747	0	4525	4406/968		MAC PARK
425340	0	0	0.242	0.242	#DIV/0!	2099231	48.19172	0	4525	4372/726		MAC PARK
450730	0	0	0.3	0.3	#DIV/0!	1597257	36.66797	0	4525	4515/478		MAC PARK
239190	0	0	0.131	0.131	#DIV/0!	1427695	32.77536	0	4525	4381/860		MAC PARK
239190	0	0	0.131	0.131	#DIV/0!	1954183	44.86187	0	4525	4530/435		MAC PARK
350640	0	0	0.217	0.217	#DIV/0!	1625889	37.32528	0	4525	4573/101		MAC PARK
380750	0	0	0.389	0.389	#DIV/0!	630984.6	14.48541	0	4525	4501/755		MAC PARK
4060825	50		2.694	2.598								
Average			Average			Average						
per FF=>	100005.1		per Net Ac	1856071		per SqFt=>	42.60953					

Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sqft	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table
5009	0	0	0.092	0.092	#DIV/0!	43478.26	0.998124	0	4525	4405/315		MAC PARK
2925	0	0	0.054	0.054	#DIV/0!	115740.7	2.657042	0	4525	4594/522	11-260-50	MAC PARK
2925	0	0	0.054	0.073	#DIV/0!	115740.7	2.657042	0	4525	4594/522	11-260-50	MAC PARK
58732	0	0	0.199	0.124	#DIV/0!	502512.6	11.5361	0	4525	4478/526	11-260-60	MAC PARK
24982	0	0	0.124	0.124	#DIV/0!	403225.8	9.256791	0	4525	4438/158		MAC PARK
94573	0		0.523	0.467								
Average			Average			Average						
per FF=>	#DIV/0!		per Net Ac	318355.6		per SqFt=>	7.30844					

Est. Land V	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table
356633	0	0	0.156	0.156	#DIV/0!	2253013	51.72206	0 4525	4545/321		MAC PARK
555000	50	0	0.166	0.07	19499.62	5873380	134.8342	50 4525	4551/434	11-260-47	MAC PARK
114100	0	0	0.105	0.105	#DIV/0!	1716952	39.4158	0 4525	4561/732		MAC PARK
175500	0	0	0.161	0.161	#DIV/0!	1084764	24.90275	0 4525	4367/989		MAC PARK
309520	0	0	0.332	0.332	#DIV/0!	927027.1	21.28161	0 4525	4344/402		MAC PARK
288790	0	0	0.284	0.284	#DIV/0!	1101817	25.29424	0 4525	4497/533		MAC PARK
175442	0	0	0.08	0.08	#DIV/0!	2468750	56.6747	0 4525	4406/968		MAC PARK
425340	0	0	0.242	0.242	#DIV/0!	1689694	38.79004	0 4525	4372/726		MAC PARK
450730	0	0	0.3	0.3	#DIV/0!	1481147	34.00245	0 4525	4515/478		MAC PARK
239190	0	0	0.131	0.131	#DIV/0!	1338641	30.73097	0 4525	4381/860		MAC PARK
239190	0	0	0.131	0.131	#DIV/0!	1865130	42.81749	0 4525	4530/435		MAC PARK
350640	0	0	0.217	0.217	#DIV/0!	1369585	31.44135	0 4525	4573/101		MAC PARK
380750	0	0	0.389	0.389	#DIV/0!	932742.9	21.41283	0 4525	4501/755		MAC PARK
4060825	50		2.694	2.598							
Average		Average		Average		Average					
per FF=> 88650.96		per Net Ac 1645341		per SqFt=> 37.77183							

Est. Land V	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table
50000	0	0	0.092	0.092	#DIV/0!	43478.26	0.998124	0 4525	4405/315		MAC PARK
2925	0	0	0.054	0.054	#DIV/0!	115740.7	2.657042	0 4525	4594/522	11-260-50	MAC PARK
2925	0	0	0.054	0.073	#DIV/0!	115740.7	2.657042	0 4525	4594/522	11-260-50	MAC PARK
58732	0	0	0.199	0.124	#DIV/0!	502512.6	11.5361	0 4525	4478/526	11-260-60	MAC PARK
37810	0	0	0.124	0.124	#DIV/0!	403225.8	9.256791	0 4525	4438/158		MAC PARK
152392	0		0.523	0.467							
Average		Average		Average		Average					
per FF=> #DIV/0!		per Net Ac 318355.6		per SqFt=> 7.30844							

Gravel	Paved	Inspected Use Code
0	1	#####
0	1	9/5/1989
0	0	9/5/1989
0	1	#####
0	1	9/1/1989
0	1	9/1/1989
0	1	9/1/1989
0	1	9/5/1989
0	0	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/7/1989
0	1	#####

Gravel	Paved	Inspected Use Code
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989

Gravel	Paved	Inspected Date
0	1	#####
0	1	9/5/1989
0	0	9/5/1989
0	1	#####
0	1	9/1/1989
0	1	9/1/1989
0	1	9/1/1989
0	1	9/5/1989
0	0	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/7/1989
0	1	#####

Gravel	Paved	Inspected Use Code
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989
0	1	9/5/1989