

Parcel Number	TYPE	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
006-012-01	LAKEFRONT	1342 PRATT RD	09/10/21	\$326,000	\$326,000	\$123,800	37.98	\$144,400	\$109,600	118.8	93.2	\$1,215
006-046-10	LAKEFRONT	1612 Lake Metamora	04/24/20	\$552,000	\$552,000	\$230,400	41.74	\$117,400	\$111,200	93.8	250.0	\$1,251
100-003-00	Canal Access	1416 BRINKER COURT	06/30/21	\$369,000	\$369,000	\$154,000	41.73	\$118,800	\$95,200	100.2	200.0	\$1,186
100-005-00	LAKEFRONT	1430 BRINKER COURT	11/12/20	\$470,000	\$470,000	\$153,400	32.64	\$218,000	\$125,800	102.2	220.0	\$2,132
100-008-00	LAKEFRONT	BRINKER COURT vac	05/15/19	\$100,000	\$100,000	\$55,800	55.80	\$100,000	\$118,100	110.0	230.0	\$909
100-015-00	LAKEFRONT	1490 LAKE METAMORA DR	07/15/22	\$160,000	\$160,000	\$102,300	63.94	\$67,600	\$102,400	91.0	320.0	\$743
102-031-00	LAKEFRONT	3470 SANDY SHORE	10/06/20	\$250,000	\$250,000	\$115,200	46.08	\$134,600	\$142,900	129.1	305.0	\$1,043
102-032-00	LAKEFRONT	3464 SANDY SHORE	01/13/22	\$355,000	\$355,000	\$140,600	39.61	\$164,800	\$107,800	87.6	280.0	\$1,881
102-034-00	LAKEFRONT	SANDY SHORE vac	10/06/20	\$78,000	\$78,000	\$49,000	62.82	\$78,000	\$95,800	85.0	255.0	\$918
102-052-00	LAKEFRONT	3370 SANDY SHORE	11/30/21	\$390,000	\$390,000	\$159,900	41.00	\$126,600	\$118,000	96.0	390.0	\$1,319
103-056-00	Canal Access	3330 SANDY SHORE	03/05/21	\$369,500	\$369,500	\$181,900	49.23	\$77,700	\$80,400	84.6	230.0	\$918
103-082-00	LAKEFRONT	1487 PEBBLE CREEK DR	09/16/20	\$313,000	\$313,000	\$100,200	32.01	\$164,400	\$100,400	81.7	250.0	\$2,013
103-088-00	OFF LAKE	1416 PEBBLE CREEK DR	11/20/20	\$278,000	\$278,000	\$135,000	48.56	\$69,200	\$75,000	106.0	161.0	\$653
103-096-00	OFF LAKE	3351 SANDY SHORE	08/24/21	\$280,000	\$280,000	\$124,300	44.39	\$74,000	\$69,800	109.1	200.0	\$678
103-100-00	OFF LAKE	3381 SANDY SHORE	05/12/22	\$380,000	\$380,000	\$165,100	43.45	\$106,400	\$64,000	100.0	200.0	\$1,064
103-101-00	OFF LAKE	3389 SANDY SHORE DR	09/25/20	\$280,000	\$280,000	\$117,700	42.04	\$50,400	\$64,000	100.0	200.0	\$504
103-107-00	OFF LAKE	3447 SANDY SHORE DR	09/17/21	\$215,000	\$215,000	\$71,400	33.21	\$94,200	\$64,000	100.0	200.0	\$942
Totals:				\$4,287,500	\$4,287,500	\$1,825,800		\$1,644,700	\$1,423,600	1,482.5		
							Sale. Ratio =>	42.58	Average			
							Std. Dev. =>	10.15	per FF=>	\$1,109		

	Residual value	Eff Front feet	Res \$/FF	Est value	Resid. To TCV	22 rate x mult	2022	2023
All Lake	\$1,644,700	1,482.5	\$ 1,109	\$1,423,600	1.16			
Lakefront	\$1,315,800	995.2	\$ 1,322	\$1,132,000	1.16	\$1,430	\$1,230	\$1,350
Vacant	\$178,000	195.0	\$ 913	\$213,900	0.83	\$1,097	Reference	Only
Canal Front	\$196,500	184.8	\$ 1,063	\$175,600	1.12	\$1,063	\$950	\$1,050
OFFLAKE	\$394,200	515.1	\$ 765	\$336,800	1.17	\$749	\$640	\$750
Septic Restricted							\$745	\$800

Notes: Lakefront vacant sales, although one is out of normal study range, support a rate below the general multiplier, near the residual FF rate
Canal front sales support continuing a rate lower than lakefront and residual matches multiplier result
Off lake had no vacant sales near the period residual values and multiplier support the rate indicated