VB 3 Lighthouse Village Land Values

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
000-19-24-481-031-05	141 ST CLAIR CIR	06/10/24	$278,500	WD	03-ARM'S LENGTH	$278,500	$128,200	46.03	$276,158	$17,842	$15,500	62.0	101.0	0.14	0.14	$288	$123,903	$2.84	62.00
000-19-24-481-031-19	103 ST CLAIR CIR	10/18/24	$280,245	WD	03-ARM'S LENGTH	$280,245	$7,000	2.50	$277,175	$18,570	$15,500	66.3	110.0	0.16	0.16	$280	$114,630	$2.63	71.00
000-19-24-481-031-43	210 CHARLEVOIX CT	11/08/24	$285,245	WD	03-ARM'S LENGTH	$285,245	$7,000	2.45	$281,392	$19,353	$15,500	62.0	103.0	0.15	0.15	$312	$131,653	$3.02	62.00
000-19-24-481-031-44	208 CHARLEVOIX CT	12/20/24	$13,500	WD	03-ARM'S LENGTH	$13,500	$7,000	51.85	$15,500	$13,500	$15,500	60.0	89.0	0.12	0.12	$225	$109,756	$2.52	60.00
000-19-24-481-031-45	206 CHARLEVOIX CT	02/14/24	$13,500	WD	03-ARM'S LENGTH	$13,500	$7,000	51.85	$15,500	$13,500	$15,500	62.0	108.0	0.15	0.00	$218	$87,662	$2.01	62.00
		Totals:	**$870,990**			**$870,990**	**$156,200**		**$865,725**	**$82,765**	**$77,500**	**312.3**		**0.73**	**0.58**				
							Sale. Ratio =>	**17.93**			**Average**			**Average**			**Average**		
							Std. Dev. =>	**26.09**			**per FF=>**	**$265**		**per Net Acre=>**	**113,376.71**		**per SqFt=>**	**$2.60**	

Land Residual	$82,765
Land Value	$16,553
Site Value Developed	$16,500
20% Developed Rate for Undeveloped	$3,500
Front Feet Rate	$265
Undeveloped Front Feet	$225