

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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
13-113-003-00	9302 SKEGEMOG POINT RD	11/30/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$357,400	35.74	\$764,072	\$555,672	\$319,744	99.9	150.0	1.62	1.62	\$5,561	\$342,163	\$7.85	99.92	4010 2020R-23321										
13-125-004-00	7900 BAGGS RD	01/23/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$304,900	27.72	\$1,040,484	\$641,916	\$582,400	182.0	150.0	1.16	1.16	\$3,527	\$554,811	\$12.74	182.00	4010 2020R-01717						11/3/2008	408	408		
13-430-011-00	8160 LAKESIDE TR	03/10/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$253,400	72.40	\$549,034	\$142,244	\$341,278	125.5	408.0	1.18	1.18	\$1,134	\$121,059	\$2.78	125.47	4010 2020R-12152						9/1/2000	408	408		
13-430-012-00	8176 LAKESIDE TR	03/10/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$507,200	46.11	\$1,131,835	\$339,013	\$370,848	115.9	406.0	1.33	1.33	\$2,925	\$254,897	\$5.85	115.89	4010 2020R-04754						11/3/2005	408	408		
13-430-015-00	8222 LAKESIDE TR	08/16/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$198,900	56.83	\$971,634	\$350,000	\$320,000	100.0	395.5	0.91	0.91	\$3,500	\$385,463	\$8.85	100.00	4010 2019R-13293						10/12/2021	408	408		
13-430-016-00	LAKESIDE TR	09/10/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,200	44.05	\$374,400	\$425,000	\$374,400	117.0	0.0	0.00	0.00	\$3,632	#DIV/0!	#DIV/0!	117.00	4010 2020R-17514						5/2/1989	409	409		
Totals:						\$4,325,000	\$1,809,000		\$4,831,459	\$2,453,845	\$2,308,670	740.3		6.19	6.19															
						Sale. Ratio =>	41.83			Average				Average		per FF=>		per Acre=>		Average										
						Std. Dev. =>	15.81			per FF=>		\$3,315		per Net Acre=>		396,164.84		per SqFt=>		\$9.09										

Skegemog Vacant Sales Used S3400

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13-430-015-00	8222 LAKESIDE TR	08/16/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$198,900	56.83	\$971,634	\$350,000	\$320,000	100.0	395.5	0.91	0.91	\$3,500	\$385,463	\$8.85	100.00	4010 2019R-13293						10/12/2021	408	408	
13-430-016-00	LAKESIDE TR	09/10/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,200	44.05	\$374,400	\$425,000	\$374,400	117.0	0.0	0.00	0.00	\$3,632	#DIV/0!	#DIV/0!	117.00	4010 2020R-17514						5/2/1989	409	409	
Totals:						\$775,000	\$386,100		\$1,346,034	\$775,000	\$694,400	217.0		0.91	0.91														

Average
per FF=> 3,571.4