

5000 Residential FF Value for 2024

Lake Front, Public Access/Lk View, Assoc., Assoc./Lake View

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	Class	Rate Group 1					
03-3040-0109-01-5	150 HIGMAN PARK	07/14/21	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$265,200	33.15	\$971,839	\$253,333	\$425,272	106.0	160.0	0.39	0.39	\$2,390	\$651,242	\$14.95	106.00	5000	3338/3299		5000 LAKE MICHIGAN	401	ASSOC/LK VIEW					
07-0019-0026-00-8	15088 LAKESHORE DR	09/22/21	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$986,600	25.96	\$2,283,800	\$2,803,450	\$1,287,250	95.0	445.0	0.97	0.97	\$29,510	\$2,887,178	\$66.28	97.00	4201	3347/1226		4201 LAKE MICHIGAN	401	LAKE FRONT					
03-4470-0046-00-8	1131 ROCKY GAP RD	09/27/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$198,100	33.02	\$716,290	\$284,810	\$401,200	100.0	150.0	0.34	0.34	\$2,848	\$827,936	\$19.01	100.00	5000	3348/2222		5000 LAKE MICHIGAN	401	PUB ACC/LK VIEW					
03-5070-0009-00-5	1630 PARK DR	08/09/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$239,600	25.22	\$952,591	\$390,425	\$393,016	98.0	316.0	0.71	0.71	\$3,986	\$549,121	\$12.61	97.96	5000	3383/2806		5000 LAKE MICHIGAN	401	LAKE FRONT					
03-5560-0002-00-5	256 NORTHBRIDGE CT	12/10/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$317,700	32.58	\$1,051,697	\$346,609	\$423,306	105.5	190.3	0.46	0.46	\$3,285	\$751,863	\$17.26	105.51	5000	3359/1665		5000 LAKE MICHIGAN	401	ASSOCIATION					
03-5870-0010-00-4	651 S SUL LAGO	09/16/21	\$1,630,000	WD	03-ARM'S LENGTH	\$1,630,000	\$481,600	29.55	\$1,878,687	\$196,645	\$445,332	111.0	115.0	0.29	0.29	\$1,772	\$671,143	\$15.41	111.00	5000	3344/3097		5000 LAKE MICHIGAN	401	ASSOC/LK VIEW					
Totals:			\$8,754,800			\$8,754,800	\$2,488,800		\$7,854,904	\$4,275,272	\$3,375,376	615.5		3.17	3.17															
							Sale. Ratio =>	28.43								Average			Average											
							Std. Dev. =>	3.61								per FF=>	\$6,946	Average	per Net Acre=>	1,349,091.83	Average	per SqFt=>	\$30.97							

Used \$6,946 per FF for 5000 Neighborhood