5100 Residential FF Value

River Front

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
03-7700-0043-00-3	660 SWAN RIVER DR	12/07/22	$55,000	WD	03-ARM'S LENGTH	$55,000	$15,700	28.55	$30,835	$54,180	$30,015	29.0	244.8	0.16	0.16	$1,868	$332,393	$7.63	29.00	5100	3394/3179		5100 TRUMPETER BAY	402	RIVER FRONT
03-7700-0044-00-0	654 SWAN RIVER DR	05/14/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$30,500	46.92	$79,480	$64,180	$78,660	76.0	227.3	0.40	0.40	$844	$161,662	$3.71	76.00	5100	3329/0832		5100 TRUMPETER BAY	402	RIVER FRONT
03-7700-0044-00-0	654 SWAN RIVER DR	05/17/21	$72,000	WD	03-ARM'S LENGTH	$72,000	$30,500	42.36	$79,480	$71,180	$78,660	76.0	227.3	0.40	0.40	$937	$179,295	$4.12	76.00	5100	3329/0839		5100 TRUMPETER BAY	402	RIVER FRONT
03-7700-0046-00-2	646 SWAN RIVER DR	08/25/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$26,600	38.00	$125,598	$69,180	$68,310	66.0	155.8	0.24	0.24	$1,048	$293,136	$6.73	66.00	5100	3346/1110		5100 TRUMPETER BAY	401	RIVER FRONT
03-7700-0048-00-5	638 SWAN RIVER DR	06/30/22	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$56,000	80.00	$104,865	$68,360	$103,225	105.0	248.0	0.30	0.16	$651	$228,629	$5.25	105.00	5100	3379/2342	03-7700-0049-00-1	5100 TRUMPETER BAY	402	RIVER FRONT
03-7700-0050-00-0	630 SWAN RIVER DR	04/14/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$179,300	41.22	$449,803	$36,947	$51,750	50.0	120.5	0.14	0.14	$739	$267,732	$6.15	50.00	5100	3371/2623		5100 TRUMPETER BAY	401	RIVER FRONT
03-7700-0050-00-0	630 SWAN RIVER DR	09/27/21	$384,978	WD	03-ARM'S LENGTH	$384,978	$94,900	24.65	$402,000	$14,894	$51,750	50.0	120.5	0.14	0.14	$298	$107,928	$2.48	50.00	5100	3346/1086		5100 TRUMPETER BAY	401	RIVER FRONT
03-7700-0063-01-2	578 SWAN RIVER DR	03/07/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$30,100	35.41	$78,445	$84,180	$77,625	75.0	137.9	0.24	0.24	$1,122	$355,190	$8.15	75.00	5100	3366/3421		5100 TRUMPETER BAY	402	RIVER FRONT
03-7700-0100-00-7	562 SWAN RIVER DR	08/25/21	$62,000	WD	03-ARM'S LENGTH	$62,000	$20,200	32.58	$52,570	$61,180	$51,750	50.0	170.0	0.20	0.20	$1,224	$313,744	$7.20	50.00	5100	3348/0608		5100 TRUMPETER BAY	402	RIVER FRONT
		Totals:	**$1,298,978**			**$1,298,978**	**$483,800**		**$1,403,076**	**$524,281**	**$591,745**	**577.0**		**2.20**	**2.06**										
							Sale. Ratio =>	**37.24**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**16.17**			**per FF=>**	**$909**		**per Net Acre=>**	**238,309.55**		**per SqFt=>**	**$5.47**						

Used $909 per FF for 5100 Neighborhood "River Front"