

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
001-470-077-00	N MUSSON RD PLEASURE PT	4/14/2023	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-024-00	N MUSSON RD PLEASURE PT 24	4/17/2023	\$12,000	WD	03-ARM'S LENGTH	\$12,000
001-470-045-00	N MUSSON RD PLEASURE PT	5/6/2023	\$12,000	WD	03-ARM'S LENGTH	\$12,000
001-470-043-00	N MUSSON RD PLEASURE PT	5/30/2023	\$10,000	WD	03-ARM'S LENGTH	\$10,000
001-470-074-00	N MUSSON RD PLEASURE PT	5/30/2023	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-165-00	N MUSSON RD PLEASURE PT	6/12/2023	\$20,000	WD	03-ARM'S LENGTH	\$20,000
001-470-174-00	N MUSSON RD PLEASURE PT	6/14/2023	\$10,000	WD	03-ARM'S LENGTH	\$10,000
001-470-032-00	N MUSSON RD PLEASURE PT 32	6/20/2023	\$8,000	WD	03-ARM'S LENGTH	\$8,000
001-470-116-00	N MUSSON RD PLEASURE PT	6/26/2023	\$13,000	WD	03-ARM'S LENGTH	\$13,000
001-470-089-00	N MUSSON RD PLEASURE PT 89	7/7/2023	\$12,000	WD	03-ARM'S LENGTH	\$12,000
001-470-130-00	N MUSSON RD PLEASURE PT	7/29/2023	\$14,500	WD	03-ARM'S LENGTH	\$14,500
001-470-017-00	N MUSSON RD PLEASURE PT 17	8/4/2023	\$20,000	WD	03-ARM'S LENGTH	\$20,000
001-470-026-00	N MUSSON RD PLEASURE PT 26	8/15/2023	\$10,000	WD	03-ARM'S LENGTH	\$10,000
001-470-063-00	N MUSSON RD PLEASURE PT	8/15/2023	\$18,000	WD	03-ARM'S LENGTH	\$18,000
001-470-032-00	N MUSSON RD PLEASURE PT 32	8/21/2023	\$8,500	WD	03-ARM'S LENGTH	\$8,500
001-470-141-00	N MUSSON RD PLEASURE PT	8/29/2023	\$10,000	WD	03-ARM'S LENGTH	\$10,000
001-470-030-00	N MUSSON RD PLEASURE PT 30	9/12/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000
001-470-039-00	N MUSSON RD PLEASURE PT	9/20/2023	\$16,000	WD	03-ARM'S LENGTH	\$16,000
001-470-164-00	N MUSSON RD PLEASURE PT	9/27/2023	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-031-00	N MUSSON RD PLEASURE PT 31	10/3/2023	\$15,750	WD	03-ARM'S LENGTH	\$15,750
001-470-172-00	N MUSSON RD PLEASURE PT	10/20/2023	\$18,500	WD	03-ARM'S LENGTH	\$18,500
001-470-109-00	N MUSSON RD PLEASURE PT	1/12/2024	\$15,500	WD	03-ARM'S LENGTH	\$15,500
001-470-040-00	N MUSSON RD PLEASURE PT	3/23/2024	\$9,000	WD	03-ARM'S LENGTH	\$9,000
001-470-083-00	N MUSSON RD PLEASURE PT	3/23/2024	\$9,000	WD	03-ARM'S LENGTH	\$9,000
001-470-105-00	N MUSSON RD PLEASURE PT	3/23/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000
001-470-036-00	N MUSSON RD PLEASURE PT 36	4/18/2024	\$16,750	WD	03-ARM'S LENGTH	\$16,750
001-470-071-00	N MUSSON RD PLEASURE PT	4/22/2024	\$16,000	QC	03-ARM'S LENGTH	\$16,000
001-470-024-00	N MUSSON RD PLEASURE PT 24	4/25/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-149-00	N MUSSON RD PLEASURE PT	5/18/2024	\$11,000	WD	03-ARM'S LENGTH	\$11,000
001-470-134-00	N MUSSON RD PLEASURE PT	5/23/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-173-00	N MUSSON RD PLEASURE PT	6/3/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000
001-470-011-00	N MUSSON RD PLEASURE PT 11	6/4/2024	\$14,500	WD	03-ARM'S LENGTH	\$14,500

001-470-026-00	N MUSSON RD PLEASURE PT 26	6/20/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-089-00	N MUSSON RD PLEASURE PT 89	7/18/2024	\$15,500	WD	03-ARM'S LENGTH	\$15,500
001-470-127-00	N MUSSON RD PLEASURE PT	7/22/2024	\$13,000	WD	03-ARM'S LENGTH	\$13,000
001-470-042-00	N MUSSON RD PLEASURE PT	7/25/2024	\$12,750	WD	03-ARM'S LENGTH	\$12,750
001-470-040-00	N MUSSON RD PLEASURE PT	8/1/2024	\$9,000	WD	03-ARM'S LENGTH	\$9,000
001-470-066-00	N MUSSON RD PLEASURE PT	8/12/2024	\$12,000	WD	03-ARM'S LENGTH	\$12,000
001-470-095-00	N MUSSON RD PLEASURE PT	8/14/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-077-00	N MUSSON RD PLEASURE PT	8/15/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-064-00	N MUSSON RD PLEASURE PT	9/28/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-147-00	N MUSSON RD PLEASURE PT	10/4/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000
001-470-056-00	N MUSSON RD PLEASURE PT	2/25/2025	\$31,000	WD	19-MULTI PARCEL ARM'S LEN	\$31,000
Totals:			\$605,250			\$605,250

PLEASURE POINT CONDO SITE \$13,000 PER SITE APPLIED, \$13,450 CALCULATED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	52.50	\$12,500	\$12,000	\$12,500	1.0	0.0	0.00
\$6,300	52.50	\$12,500	\$12,000	\$12,500	1.0	0.0	0.00
\$6,300	63.00	\$12,500	\$10,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	31.50	\$12,500	\$20,000	\$12,500	1.0	0.0	0.00
\$6,300	63.00	\$12,500	\$10,000	\$12,500	1.0	0.0	0.00
\$6,300	78.75	\$12,500	\$8,000	\$12,500	1.0	0.0	0.00
\$6,300	48.46	\$12,500	\$13,000	\$12,500	1.0	0.0	0.00
\$6,300	52.50	\$12,500	\$12,000	\$12,500	1.0	0.0	0.00
\$6,300	43.45	\$12,500	\$14,500	\$12,500	1.0	0.0	0.00
\$12,000	60.00	\$24,000	\$20,000	\$24,000	2.0	0.0	0.00
\$6,300	63.00	\$12,500	\$10,000	\$12,500	1.0	0.0	0.00
\$6,000	33.33	\$12,000	\$18,000	\$12,000	1.0	0.0	0.00
\$6,300	74.12	\$12,500	\$8,500	\$12,500	1.0	0.0	0.00
\$6,300	63.00	\$12,500	\$10,000	\$12,500	1.0	0.0	0.00
\$6,300	45.00	\$12,500	\$14,000	\$12,500	1.0	0.0	0.00
\$6,300	39.38	\$12,500	\$16,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	40.00	\$12,500	\$15,750	\$12,500	1.0	0.0	0.00
\$6,300	34.05	\$12,500	\$18,500	\$12,500	1.0	0.0	0.00
\$6,300	40.65	\$12,500	\$15,500	\$12,500	1.0	0.0	0.00
\$6,300	70.00	\$12,500	\$9,000	\$12,500	1.0	0.0	0.00
\$6,300	70.00	\$12,500	\$9,000	\$12,500	1.0	0.0	0.00
\$6,300	45.00	\$12,500	\$14,000	\$12,500	1.0	0.0	0.00
\$6,300	37.61	\$12,500	\$16,750	\$12,500	1.0	0.0	0.00
\$6,300	39.38	\$12,500	\$16,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	57.27	\$12,500	\$11,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	45.00	\$12,500	\$14,000	\$12,500	1.0	0.0	0.00
\$6,300	43.45	\$12,500	\$14,500	\$12,500	1.0	0.0	0.00

\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	40.65	\$12,500	\$15,500	\$12,500	1.0	0.0	0.00
\$6,300	48.46	\$12,500	\$13,000	\$12,500	1.0	0.0	0.00
\$6,300	49.41	\$12,500	\$12,750	\$12,500	1.0	0.0	0.00
\$6,300	70.00	\$12,500	\$9,000	\$12,500	1.0	0.0	0.00
\$6,300	52.50	\$12,500	\$12,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$6,300	42.00	\$12,500	\$15,000	\$12,500	1.0	0.0	0.00
\$12,600	40.65	\$25,000	\$31,000	\$25,000	2.0	0.0	0.00
\$282,600		\$561,000	\$605,250	\$561,000	45.0		0.00
Sale. Ratio =>	46.69			Average			Average
Std. Dev. =>	11.79			per FF=>	\$13,450		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-03943	
0.00	\$12,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-04417	
0.00	\$12,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-04645	
0.00	\$10,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-05314	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-05312	
0.00	\$20,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-05810	
0.00	\$10,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-05981	
0.00	\$8,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-06169	
0.00	\$13,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-06321	
0.00	\$12,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-06750	
0.00	\$14,500	#DIV/0!	#DIV/0!	1.00	'4560	2023R-07488	
0.00	\$10,000	#DIV/0!	#DIV/0!	2.00	'4560	2023R-07615	001-470-018-00
0.00	\$10,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-07908	
0.00	\$18,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-07959	001-470-062-00
0.00	\$8,500	#DIV/0!	#DIV/0!	1.00	'4560	2023R-08724	
0.00	\$10,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-08374	
0.00	\$14,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-08803	
0.00	\$16,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-09203	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560	2023R-09427	
0.00	\$15,750	#DIV/0!	#DIV/0!	1.00	'4560	2023R-09599	
0.00	\$18,500	#DIV/0!	#DIV/0!	1.00	'4560	2023R-10261	
0.00	\$15,500	#DIV/0!	#DIV/0!	1.00	'4560	2024R-00397	
0.00	\$9,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-02892	
0.00	\$9,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-02894	
0.00	\$14,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-02893	
0.00	\$16,750	#DIV/0!	#DIV/0!	1.00	'4560	2024R-03885	
0.00	\$16,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-03949	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-04262	
0.00	\$11,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-04719	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-04860	
0.00	\$14,000	#DIV/0!	#DIV/0!	1.00	'4560	2024R-05133	
0.00	\$14,500	#DIV/0!	#DIV/0!	1.00	'4560	2024R-05206	

0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-05677	
0.00	\$15,500	#DIV/0!	#DIV/0!	1.00	'4560 2024R-06481	
0.00	\$13,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-06530	
0.00	\$12,750	#DIV/0!	#DIV/0!	1.00	'4560 2024R-06730	
0.00	\$9,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-06913	
0.00	\$12,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-07303	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-07382	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-07427	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-08781	
0.00	\$15,000	#DIV/0!	#DIV/0!	1.00	'4560 2024R-09072	
0.00	\$15,500	#DIV/0!	#DIV/0!	2.00	'4560 2025R-03100	001-470-057-00
<hr/>						
0.00						
#DIV/0!		Average				
		per SqFt=>	#DIV/0!			
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Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0	04/19/1999	402	MIDDLE

4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	401	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	CRNLOT
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	MIDDLE
4560 PLEASURE POINT CONDO	0	0 04/19/1999	402	MIDDLE
