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
051-115-020-07	110 HARBOR DR	04/13/22	$550,000	WD	03-ARM'S LENGTH	$550,000	$149,400	27.16	$454,684	$220,316	$125,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159CH	2022R02432
051-115-040-13	257 HARBOR DR	09/26/23	$354,000	WD	03-ARM'S LENGTH	$354,000	$126,000	35.59	$291,356	$102,644	$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159CE	2023R04742
051-115-040-15	261 HARBOR DR	04/25/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$118,800	36.55	$326,423	$38,577	$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159CE	2022R02939
051-115-050-23	368 HARBOR DR	06/01/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$58,300	32.39	$170,674	$53,326	$44,000	0.0	0.0	0.02	0.02	#DIV/0!	$2,666,300	$61.21	0.00	159MR	2022R03633
051-115-050-29	368 HARBOR DR	05/20/22	$275,500	WD	03-ARM'S LENGTH	$275,500	$77,100	27.99	$213,209	$115,891	$53,600	0.0	0.0	0.03	0.03	#DIV/0!	$4,635,640	$106.42	0.00	159MR	2022R03536
051-115-050-29	368 HARBOR DR	09/05/23	$296,000	WD	03-ARM'S LENGTH	$296,000	$87,900	29.70	$213,209	$136,391	$53,600	0.0	0.0	0.03	0.03	#DIV/0!	$5,455,640	$125.24	0.00	159MR	2023R04318
051-115-050-38	368 HARBOR DR	05/02/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$90,100	40.95	$225,486	$70,096	$75,582	0.0	0.0	0.03	0.03	#DIV/0!	$2,336,533	$53.64	0.00	159MR	2022R03420
051-115-050-41	368 HARBOR DR	01/18/24	$292,000	WD	03-ARM'S LENGTH	$292,000	$92,000	31.51	$208,474	$146,112	$62,586	0.0	0.0	0.03	0.03	#DIV/0!	$5,844,480	$134.17	0.00	159MR	2024R00298
051-117-003-00	120 HARBOR DR	02/16/23	$850,000	WD	03-ARM'S LENGTH	$850,000	$241,700	28.44	$722,631	$252,369	$125,000	0.0	0.0	0.04	0.00	#DIV/0!	$6,641,289	$152.46	0.00	159CH	2023R00846 /23R00845
051-117-008-00	130 HARBOR DR	07/22/22	$800,000	WD	03-ARM'S LENGTH	$800,000	$313,100	39.14	$955,536	$19,464	$175,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159CH	2022R04638
051-117-009-00	209 HARBOR DR	03/16/23	$520,000	WD	03-ARM'S LENGTH	$520,000	$154,100	29.63	$423,143	$136,857	$40,000	0.0	0.0	0.04	0.00	#DIV/0!	$3,601,500	$82.68	0.00	159CE	2023R01639
051-117-015-00	221 HARBOR DR	09/01/22	$451,000	WD	03-ARM'S LENGTH	$451,000	$136,100	30.18	$355,787	$135,213	$40,000	0.0	0.0	0.04	0.00	#DIV/0!	$3,755,917	$86.22	0.00	159CW	2022R06099
051-117-015-00	221 HARBOR DR	08/10/23	$530,000	WD	03-ARM'S LENGTH	$530,000	$153,900	29.04	$355,787	$214,213	$40,000	0.0	0.0	0.04	0.00	#DIV/0!	$5,950,361	$136.60	0.00	159CW	2023R04005
051-117-016-00	223 HARBOR DR	08/28/23	$543,000	WD	03-ARM'S LENGTH	$543,000	$153,700	28.31	$355,341	$227,659	$40,000	0.0	0.0	0.04	0.00	#DIV/0!	$6,323,861	$145.18	0.00	159CW	2023R04241
051-117-016-00	223 HARBOR DR	08/29/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$135,900	31.98	$355,341	$109,659	$40,000	0.0	0.0	0.04	0.00	#DIV/0!	$3,046,083	$69.93	0.00	159CW	2022R05763
051-117-023-00	144 HARBOR DR	02/10/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$228,500	35.15	$554,810	$270,190	$175,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159SL	2023R00673
051-117-046-00	243 HARBOR DR	10/19/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$149,900	42.83	$346,537	$43,463	$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	159CW	2023R05260
051-117-051-00	253 HARBOR DR	01/22/24	$350,000	PTA	03-ARM'S LENGTH	$350,000	$155,900	44.54	$360,129	$29,871	$40,000	0.0	0.0	0.03	0.00	#DIV/0!	$933,469	$21.43	0.00	159CW	2024R00404
051-117-060-00	186 HARBOR DR	06/17/22	$699,000	WD	03-ARM'S LENGTH	$699,000	$236,300	33.81	$623,042	$175,958	$100,000	0.0	0.0	0.06	0.00	#DIV/0!	$2,838,032	$65.15	0.00	159SL	2022R03912
051-117-079-00	224 HARBOR DR	10/31/22	$267,500	WD	03-ARM'S LENGTH	$267,500	$103,600	38.73	$263,142	$44,358	$40,000	0.0	0.0	0.03	0.00	#DIV/0!	$1,430,903	$32.85	0.00	159TN	2022R07008
		Totals:	**$8,928,000**			**$8,928,000**	**$2,962,300**		**$7,774,741**	**$2,542,627**	**$1,389,368**	**0.0**		**0.47**	**0.13**						
							Sale. Ratio =>	**33.18**			**Average**			**Average**			**Average**				
							Std. Dev. =>	**5.28**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**5,409,844.68**		**per SqFt=>**	**$124.19**			
						G			**J**	**K**	**L**										
									15%		83%										