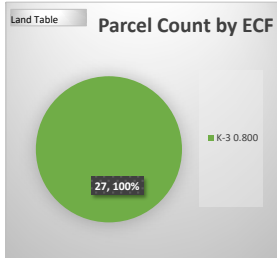


CITY OF KEEGO HARBOR

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	5
ECF Nbhhd	K-3	Sales Ratio	43.80%
Min ECF	0.800	(Land Resid - Est. Land Value)/Est. LV	64.84%
Max ECF	0.800	Projected % Change	32.00%
Land Table LtoB	21.70%	Projected Land Table LtoB	26.95%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,500	\$32,144	\$25,740
MINIMUM	\$19,500	\$32,144	\$25,740
MAXIMUM	\$19,500	\$32,144	\$25,740



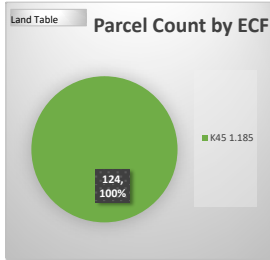
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-11-226-015	3136 SUMMERS RD	10/04/19	\$105,000	\$43,020	\$86,031	\$38,469	\$19,500	0.0	0.0	1.00	#DIV/0!	\$38,469	\$0.88		Land Table K-3	22.67%
36-18-11-226-024	3158 SUMMERS RD	12/13/19	\$107,000	\$43,020	\$86,031	\$40,469	\$19,500	0.0	0.0	1.00	#DIV/0!	\$40,469	\$0.93		Land Table K-3	22.67%
36-18-11-226-025	3160 SUMMERS RD	11/23/20	\$120,000	\$45,070	\$90,137	\$49,363	\$19,500	0.0	0.0	1.00	#DIV/0!	\$49,363	\$1.13		Land Table K-3	21.63%
36-18-11-226-021	3148 SUMMERS RD	01/09/19	\$75,000	\$45,260	\$90,514	\$3,986	\$19,500	0.0	0.0	1.00	#DIV/0!	\$3,986	\$0.09		Land Table K-3	21.54%
36-18-11-226-029	3168 SUMMERS RD	08/02/19	\$102,500	\$46,780	\$93,566	\$28,434	\$19,500	0.0	0.0	1.00	#DIV/0!	\$28,434	\$0.65		Land Table K-3	20.84%

CITY OF KEEGO HARBOR

Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	124	# of Sales	14
ECF Nbhhd	K45	Sales Ratio	41.56%
Min ECF	1.185	(Land Resid - Est. Land Value)/Est. LV	95.40%
Max ECF	1.185	Projected % Change	72.00%
Land Table LtoB	21.79%	Projected Land Table LtoB	31.76%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,000	\$37,125	\$32,680
MINIMUM	\$19,000	\$37,125	\$32,680
MAXIMUM	\$19,000	\$37,125	\$32,680



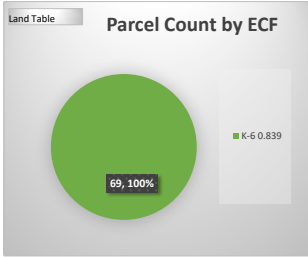
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-02-234-008	1603 CASS LAKE RD	05/18/20	\$113,000	\$40,790	\$81,584	\$50,416	\$19,000	0.0	0.0	1.00	#DIV/0!	\$50,416	\$1.16		Land Table K-5	23.29%
36-18-02-234-031	1675 CASS LAKE RD	02/03/20	\$94,000	\$41,230	\$82,451	\$30,549	\$19,000	0.0	0.0	1.00	#DIV/0!	\$30,549	\$0.70		Land Table K-5	23.04%
36-18-02-234-041	1675 CASS LAKE RD	09/21/20	\$107,000	\$41,430	\$82,854	\$43,146	\$19,000	0.0	0.0	1.00	#DIV/0!	\$43,146	\$0.99		Land Table K-5	22.93%
36-18-02-234-046	1671 CASS LAKE RD	05/26/20	\$81,000	\$43,240	\$86,472	\$13,528	\$19,000	0.0	0.0	1.00	#DIV/0!	\$13,528	\$0.31		Land Table K-5	21.97%
36-18-02-234-016	1609 CASS LAKE RD	05/18/20	\$75,000	\$44,500	\$89,000	\$5,000	\$19,000	0.0	0.0	1.00	#DIV/0!	\$5,000	\$0.11		Land Table K-5	21.35%
36-18-02-234-022	1603 CASS LAKE RD	01/11/19	\$91,200	\$44,500	\$89,000	\$21,200	\$19,000	0.0	0.0	1.00	#DIV/0!	\$21,200	\$0.49		Land Table K-5	21.35%
36-18-02-234-114	1657 CASS LAKE RD	03/21/19	\$86,000	\$44,500	\$89,000	\$16,000	\$19,000	0.0	0.0	1.00	#DIV/0!	\$16,000	\$0.37		Land Table K-5	21.35%
36-18-02-234-086	1659 CASS LAKE RD	10/29/20	\$125,000	\$45,630	\$91,259	\$52,741	\$19,000	0.0	0.0	1.00	#DIV/0!	\$52,741	\$1.21		Land Table K-5	20.82%
36-18-02-234-085	1659 CASS LAKE RD	03/31/20	\$122,929	\$45,700	\$91,392	\$50,537	\$19,000	0.0	0.0	1.00	#DIV/0!	\$50,537	\$1.16		Land Table K-5	20.79%
36-18-02-234-103	1655 CASS LAKE RD	10/29/19	\$131,000	\$45,700	\$91,392	\$58,608	\$19,000	0.0	0.0	1.00	#DIV/0!	\$58,608	\$1.35		Land Table K-5	20.79%
36-18-02-234-107	1651 CASS LAKE RD	06/11/20	\$125,000	\$45,700	\$91,392	\$52,608	\$19,000	0.0	0.0	1.00	#DIV/0!	\$52,608	\$1.21		Land Table K-5	20.79%
36-18-02-234-109	1649 CASS LAKE RD	07/22/20	\$121,000	\$45,700	\$91,392	\$48,608	\$19,000	0.0	0.0	1.00	#DIV/0!	\$48,608	\$1.12		Land Table K-5	20.79%
36-18-02-234-100	1643 CASS LAKE RD	03/20/20	\$111,000	\$47,290	\$94,580	\$35,420	\$19,000	0.0	0.0	1.00	#DIV/0!	\$35,420	\$0.81		Land Table K-5	20.09%
36-18-02-234-111	1647 CASS LAKE RD	01/28/20	\$119,500	\$48,550	\$97,108	\$41,392	\$19,000	0.0	0.0	1.00	#DIV/0!	\$41,392	\$0.95		Land Table K-5	19.57%

CITY OF KEEGO HARBOR

Land Table K-6

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	9
ECF Nbhhd	K-6	Sales Ratio	46.75%
Min ECF	0.839	(Land Resid.-Est. Land Value)/Est. LV	72.78%
Max ECF	0.839	Projected % Change	25.00%
Land Table LtoB	9.38%	Projected Land Table LtoB	11.65%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,000	\$46,652	\$33,750
MINIMUM	\$27,000	\$46,652	\$33,750
MAXIMUM	\$27,000	\$46,652	\$33,750



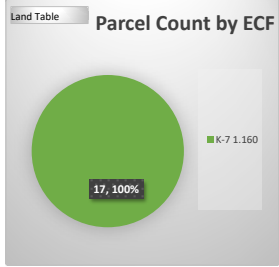
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-11-231-066	2021 HARBOR VILLAGE AVE	06/01/20	\$300,000	\$131,230	\$262,468	\$64,532	\$27,000	4,992.0	1.0	0.12	\$13	\$561,148	\$12.88		Land Table K-6	10.29%
36-18-11-231-048	2051 HARBOR WAY	08/05/20	\$260,000	\$135,060	\$270,110	\$16,890	\$27,000	4,800.0	1.0	0.11	\$4	\$153,545	\$3.52		Land Table K-6	10.00%
36-18-11-231-055	2065 HARBOR WAY	06/09/20	\$285,000	\$135,080	\$270,150	\$41,850	\$27,000	5,322.0	1.0	0.12	\$8	\$343,033	\$7.87		Land Table K-6	9.99%
36-18-11-231-043	3151 SUMMERS RD	01/31/20	\$278,000	\$135,240	\$270,478	\$34,522	\$27,000	4,800.0	1.0	0.11	\$7	\$313,836	\$7.20		Land Table K-6	9.98%
36-18-11-231-046	2047 HARBOR WAY	07/08/20	\$314,900	\$136,450	\$272,898	\$69,002	\$27,000	4,800.0	1.0	0.11	\$14	\$627,291	\$14.40		Land Table K-6	9.89%
36-18-11-231-033	2066 FOUNTAIN PARK AVE	07/08/19	\$285,000	\$146,390	\$292,771	\$19,229	\$27,000	5,127.0	1.0	0.12	\$4	\$162,958	\$3.74		Land Table K-6	9.22%
36-18-11-231-019	2038 PINE LAKE TRL	11/19/20	\$345,000	\$148,540	\$297,082	\$74,918	\$27,000	4,947.0	1.0	0.11	\$15	\$657,175	\$15.09		Land Table K-6	9.09%
36-18-11-231-012	2024 HARBOR VILLAGE AVE	12/14/20	\$295,000	\$152,010	\$304,012	\$17,988	\$27,000	7,106.0	1.0	0.16	\$3	\$110,356	\$2.53		Land Table K-6	8.88%
36-18-11-231-031	2062 FOUNTAIN PARK AVE	09/11/20	\$360,000	\$153,030	\$306,066	\$80,934	\$27,000	5,175.0	1.0	0.12	\$16	\$680,118	\$15.61		Land Table K-6	8.82%

CITY OF KEEGO HARBOR

Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	0
ECF Nbhhd	K-7	Sales Ratio	#DIV/0!
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.160	Projected % Change	10.00%
Land Table LtoB	23.82%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,214	#DIV/0!	\$79,435
MINIMUM	\$41,895	#DIV/0!	\$46,085
MAXIMUM	\$82,688	#DIV/0!	\$90,957



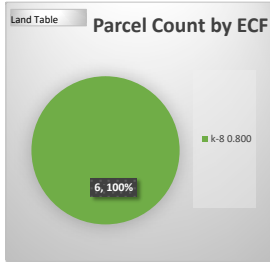
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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CITY OF KEEGO HARBOR

Land Table K-8

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	1
ECF Nbhhd	k-8	Sales Ratio	42.89%
Min ECF	0.800	(Land Resid - Est. Land Value)/Est. LV	87.98%
Max ECF	0.800	Projected % Change	42.00%
Land Table LtoB	17.90%	Projected Land Table LtoB	24.78%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,500	\$59,215	\$44,730
MINIMUM	\$31,500	\$59,215	\$44,730
MAXIMUM	\$31,500	\$59,215	\$44,730



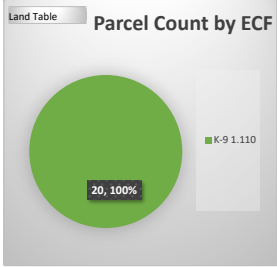
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-02-427-088	3023 PORTMAN ST	08/17/20	\$195,000	\$83,640	\$167,285	\$59,215	\$31,500	1.0	1043.3	0.02	\$59,215	\$2,467,292	\$56.64		Land Table K-8	18.83%

CITY OF KEEGO HARBOR

Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	0
ECF Nbhhd	K-9	Sales Ratio	#DIV/0!
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.110	Projected % Change	50.00%
Land Table LtoB	12.19%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,063	#DIV/0!	\$25,595
MINIMUM	\$12,075	#DIV/0!	\$18,113
MAXIMUM	\$19,163	#DIV/0!	\$28,745



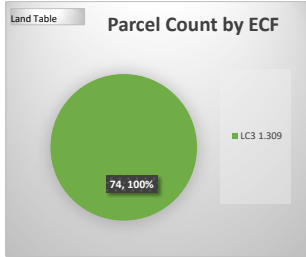
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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CITY OF KEEGO HARBOR

Land Table LC3

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	4
ECF Nbhd	LC3	Sales Ratio	52.65%
Min ECF	1.309	(Land Resid.-Est. Land Value)/Est. LV	-14.98%
Max ECF	1.309	Projected % Change	5.00%
Land Table LtoB	35.91%	Projected Land Table LtoB	34.69%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$5,552	\$4,720	\$5,830
MINIMUM	\$1	\$1	\$1
MAXIMUM	\$6,670	\$5,671	\$7,004



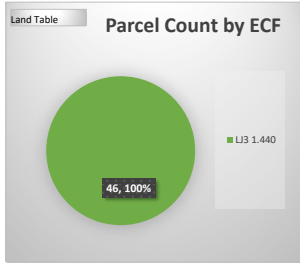
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-02-276-027	1928 CASS LAKE FRONT RD	07/25/19	\$515,000	\$250,730	\$501,453	\$296,729	\$283,182	51.1	422.6	0.32	\$5,810	\$918,666	\$21.09		Land Table LC3	56.47%
36-18-02-276-013	1806 CASS LAKE FRONT RD	07/31/19	\$560,000	\$231,460	\$462,922	\$342,907	\$245,829	45.2	238.0	0.22	\$7,583	\$1,530,835	\$35.14		Land Table LC3	53.10%
36-18-02-279-003	1978 WILLOW BEACH ST	01/16/20	\$500,000	\$273,840	\$547,689	\$163,995	\$211,684	31.7	148.0	0.12	\$5,167	\$1,378,109	\$31.64		Land Table LC3	38.65%
36-18-02-276-017	1840 CASS LAKE FRONT RD	12/21/20	\$1,891,500	\$1,069,060	\$2,138,112	\$238,967	\$485,579	87.6	228.1	0.41	\$2,729	\$587,143	\$13.48		Land Table LC3	22.71%

CITY OF KEEGO HARBOR

Land Table LJ3

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	4
ECF Nbhhd	LJ3	Sales Ratio	41.79%
Min ECF	1.440	(Land Resid - Est. Land Value)/Est. LV	70.53%
Max ECF	1.440	Projected % Change	53.00%
Land Table LtoB	29.36%	Projected Land Table LtoB	37.13%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,397	\$2,382	\$2,137
MINIMUM	\$1,397	\$2,382	\$2,137
MAXIMUM	\$1,397	\$2,382	\$2,137



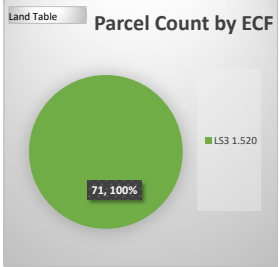
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-02-432-022	2189 WILLOW BEACH ST	08/19/19	\$240,000	\$124,290	\$248,586	\$103,174	\$111,760	80.0	100.0	0.18	\$1,290	\$560,728	\$12.87		Land Table LJ3	44.96%
36-18-02-433-010	3048 ANDRE ST	02/13/19	\$90,000	\$57,210	\$114,417	\$24,478	\$48,895	35.0	100.0	0.08	\$699	\$305,975	\$7.02		Land Table LJ3	42.73%
36-18-01-106-036	1684 RUSTIC LN	01/31/20	\$260,000	\$123,600	\$247,193	\$67,290	\$54,483	60.0	100.0	0.14	\$1,122	\$487,609	\$11.19		Land Table LJ3	22.04%
36-18-02-428-020	2182 PARK CIR	10/27/20	\$582,500	\$184,900	\$369,807	\$270,494	\$57,801	41.4	142.5	0.11	\$6,538	\$2,393,752	\$54.95		Land Table LJ3	15.63%

CITY OF KEEGO HARBOR

Land Table LS3

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	2
ECF Nbhhd	LS3	Sales Ratio	49.35%
Min ECF	1.520	(Land Resid.-Est. Land Value)/Est. LV	4.80%
Max ECF	1.520	Projected % Change	10.00%
Land Table LtoB	34.69%	Projected Land Table LtoB	29.18%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,530	\$2,651	\$2,783
MINIMUM	\$1	\$1	\$1
MAXIMUM	\$6,050	\$6,340	\$6,655



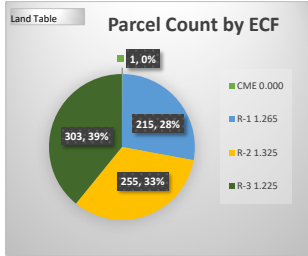
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-01-107-021	1879 RUSTIC LN	03/27/19	\$340,000	\$162,690	\$325,383	\$138,562	\$123,945	50.0	108.4	0.15	\$2,772	\$911,592	\$20.93		Land Table LS3	38.09%
36-18-01-157-001	1680 MADDY LN	05/17/19	\$685,000	\$343,190	\$686,380	\$150,358	\$151,738	61.0	156.0	0.22	\$2,466	\$699,340	\$16.05		Land Table LS3	22.11%

CITY OF KEEGO HARBOR

Land Table R-A

BSA DATABASE		SALES DATA	
Parcel Count	774	# of Sales	66
ECF Nbhhd	R-2, R-3, CME, R-1	Sales Ratio	46.13%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	34.68%
Max ECF	1.325	Projected % Change	34.68%
Land Table LtoB	27.95%	Projected Land Table LtoB	30.12%
CVT LtoB	28.57%	CVT Sales LtoB	24.38%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,901	\$75,286	\$75,287
MINIMUM	\$22,360	\$30,114	\$30,114
MAXIMUM	\$116,493	\$156,891	\$156,893



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-02-278-011		02/14/20	\$32,500	\$19,680				40.0	171.1	0.16	\$813	\$207,006	\$4.75		Land Table R-A	100.00%
36-18-02-432-004	2181 WILLOW BEACH ST	08/14/20	\$40,000	\$14,530				40.0	100.0	0.09	\$1,000	\$434,783	\$9.98		Land Table R-A	100.00%
36-18-01-355-020	2395 HESTER CT	05/22/20	\$79,900	\$36,800	\$73,605	\$39,835	\$33,540	40.0	126.0	0.12	\$996	\$343,405	\$7.88		Land Table R-A	45.57%
36-18-01-352-029	2917 NAGLE CT	09/19/19	\$145,000	\$60,340	\$120,680	\$77,988	\$53,668	55.6	150.0	0.19	\$1,403	\$408,314	\$9.37		Land Table R-A	44.47%
36-18-02-233-024	3009 NORCOTT DR	10/29/20	\$214,000	\$74,410	\$148,823	\$129,579	\$64,402	80.0	100.0	0.18	\$1,620	\$704,234	\$16.17		Land Table R-A	43.27%
36-18-02-233-023	3067 NORCOTT DR	07/31/20	\$112,000	\$34,550	\$69,099	\$71,968	\$29,067	35.0	90.0	0.07	\$2,056	\$999,556	\$22.95		Land Table R-A	42.07%
36-18-02-480-023	2454 FORDHAM ST	10/15/19	\$164,800	\$69,840	\$139,678	\$83,255	\$58,133	90.0	110.0	0.23	\$925	\$366,762	\$8.42		Land Table R-A	41.62%
36-18-01-301-018	2836 BELAND AVE	12/02/20	\$100,000	\$49,980	\$99,958	\$40,291	\$40,249	50.0	120.0	0.14	\$806	\$291,964	\$6.70		Land Table R-A	40.27%
36-18-02-427-053	3045 PORTMAN ST	07/02/20	\$126,000	\$70,160	\$140,322	\$42,124	\$56,446	80.0	162.2	0.30	\$527	\$140,413	\$3.22		Land Table R-A	40.23%
36-18-01-355-047	2250 MADDY LN	01/24/19	\$156,500	\$68,270	\$136,534	\$73,634	\$53,668	80.0	108.5	0.20	\$920	\$370,020	\$8.49		Land Table R-A	39.31%
36-18-01-159-016	2824 SCHROEDER BLVD	08/26/20	\$172,000	\$52,220	\$104,449	\$107,800	\$40,249	50.0	120.0	0.14	\$2,156	\$781,159	\$17.93		Land Table R-A	38.53%
36-18-01-302-005	2089 MADDY LN	05/20/19	\$142,000	\$82,680	\$165,353	\$39,365	\$62,718	100.0	120.0	0.28	\$394	\$143,145	\$3.29		Land Table R-A	37.93%
36-18-02-479-031	3142 VARIO CT	05/14/19	\$150,000	\$61,190	\$152,385	\$72,336	\$44,721	40.0	155.0	0.14	\$1,808	\$509,408	\$11.69		Land Table R-A	36.54%
36-18-02-276-039	3070 GROVE ST	12/03/20	\$211,000	\$84,010	\$168,027	\$101,106	\$58,133	80.0	132.0	0.24	\$1,264	\$417,793	\$9.59		Land Table R-A	34.60%
36-18-01-354-018	2471 PINE LAKE AVE	06/19/20	\$142,000	\$64,670	\$129,334	\$57,387	\$44,721	40.0	159.4	0.15	\$1,435	\$393,062	\$9.02		Land Table R-A	34.58%
36-18-01-151-023	2927 MOSS ST	05/29/19	\$185,000	\$79,240	\$158,478	\$80,190	\$53,668	77.0	99.0	0.18	\$1,041	\$458,229	\$10.52		Land Table R-A	33.86%
36-18-01-354-013	2443 KLEIST CT	12/12/19	\$75,000	\$43,180	\$86,362	\$17,705	\$29,067	33.5	80.0	0.06	\$529	\$285,565	\$6.56		Land Table R-A	33.66%
36-18-01-158-003	2910 STENNETT ST	04/16/20	\$165,000	\$62,380	\$124,765	\$80,484	\$40,249	60.0	100.0	0.14	\$1,341	\$583,217	\$13.39		Land Table R-A	32.26%
36-18-01-353-021	2426 PINE LAKE AVE	11/20/19	\$119,750	\$45,060	\$90,117	\$58,700	\$29,067	45.0	90.0	0.09	\$1,304	\$631,183	\$14.49		Land Table R-A	32.25%
36-18-01-351-009	2364 PINE LAKE AVE	09/30/20	\$154,000	\$69,400	\$138,800	\$59,921	\$44,721	41.0	155.0	0.15	\$1,461	\$410,418	\$9.42		Land Table R-A	32.22%
36-18-01-106-029	2900 HEMSAN ST	12/04/20	\$144,900	\$77,010	\$154,013	\$40,082	\$49,195	99.0	76.0	0.17	\$405	\$231,688	\$5.32		Land Table R-A	31.94%
36-18-01-162-014	1985 MADDY LN	07/06/20	\$195,000	\$92,960	\$185,920	\$67,213	\$58,133	72.5	120.0	0.20	\$927	\$336,065	\$7.71		Land Table R-A	31.72%
36-18-01-352-016	2305 PINE LAKE AVE	12/10/20	\$130,000	\$79,240	\$158,481	\$20,714	\$49,195	40.0	174.7	0.16	\$518	\$129,463	\$2.97		Land Table R-A	31.04%
36-18-01-158-030	2825 WALL ST	03/08/19	\$157,000	\$79,310	\$158,628	\$47,567	\$49,195	60.0	120.0	0.17	\$793	\$288,285	\$6.62		Land Table R-A	31.01%
36-18-01-301-029	2076 MADDY LN	10/21/20	\$212,000	\$87,560	\$175,120	\$90,548	\$53,668	82.0	100.0	0.19	\$1,104	\$481,638	\$11.06		Land Table R-A	30.65%
36-18-02-433-005	3031 KENRICK ST	08/30/19	\$115,000	\$48,710	\$97,425	\$46,642	\$29,067	40.0	103.0	0.10	\$1,166	\$490,968	\$11.27		Land Table R-A	29.84%
36-18-02-277-017	3050 GLENBROKE ST	05/21/20	\$142,000	\$48,780	\$97,550	\$73,517	\$29,067	40.0	100.0	0.09	\$1,838	\$799,098	\$18.34		Land Table R-A	29.80%
36-18-02-276-032	3098 GROVE ST	09/25/19	\$159,069	\$69,620	\$139,238	\$60,080	\$40,249	45.0	132.0	0.14	\$1,335	\$441,765	\$10.14		Land Table R-A	28.91%
36-18-01-159-015	2830 SCHROEDER BLVD	08/17/20	\$186,000	\$70,080	\$140,167	\$86,082	\$40,249	50.0	120.0	0.14	\$1,722	\$623,783	\$14.32		Land Table R-A	28.72%
36-18-02-478-011	2245 FORDHAM ST	02/08/19	\$162,478	\$96,110	\$192,220	\$23,926	\$53,668	55.0	150.0	0.19	\$435	\$126,593	\$2.91		Land Table R-A	27.92%
36-18-02-277-029	1865 CASS LAKE FRONT RD	07/15/20	\$172,513	\$52,490	\$104,987	\$96,593	\$29,067	50.0	52.3	0.06	\$1,932	\$1,609,883	\$36.96		Land Table R-A	27.69%
36-18-02-277-015	3066 GLENBROKE ST	09/11/20	\$171,000	\$52,540	\$105,078	\$94,989	\$29,067	63.0	65.0	0.09	\$1,508	\$1,010,521	\$23.20		Land Table R-A	27.66%
36-18-01-355-055	2330 MADDY LN	01/22/19	\$112,000	\$61,690	\$123,373	\$22,167	\$33,540	40.0	117.1	0.11	\$554	\$207,168	\$4.76		Land Table R-A	27.19%
36-18-02-277-019	3030 GLENBROKE ST	12/09/20	\$130,000	\$53,670	\$107,349	\$51,718	\$29,067	40.0	100.0	0.09	\$1,293	\$562,152	\$12.91		Land Table R-A	27.08%
36-18-01-356-014	2285 MADDY LN	08/03/20	\$203,000	\$99,700	\$199,400	\$57,268	\$53,668	70.0	119.3	0.19	\$818	\$298,271	\$6.85		Land Table R-A	26.91%
36-18-01-104-033	1747 BEECHCROFT ST	11/04/19	\$199,000	\$92,370	\$184,737	\$63,458	\$49,195	75.0	100.0	0.17	\$846	\$368,942	\$8.47		Land Table R-A	26.63%
36-18-02-281-002	3115 CASS LAKE AVE	10/15/19	\$190,000	\$67,990	\$135,989	\$89,785	\$35,774	40.0	135.0	0.12	\$2,245	\$724,073	\$16.62		Land Table R-A	26.31%
36-18-02-476-032	2368 WILLOW BEACH ST	02/25/19	\$160,000	\$88,360	\$176,710	\$28,011	\$44,721	60.0	105.7	0.15	\$467	\$191,856	\$4.40		Land Table R-A	25.31%
36-18-02-279-008	3123 GROVE ST	02/26/20	\$185,000	\$59,230	\$118,466	\$95,601	\$29,067	60.0	66.0	0.09	\$1,593	\$1,050,560	\$24.12		Land Table R-A	24.54%
36-18-01-105-033	1796 BEECHMONT ST	08/31/20	\$189,900	\$69,130	\$138,265	\$85,175	\$33,540	50.0	89.5	0.10	\$1,704	\$826,942	\$18.98		Land Table R-A	24.26%
36-18-02-279-015	3055 GROVE ST	02/15/19	\$115,000	\$47,220	\$94,431	\$42,290	\$22,360	35.0	66.0	0.05	\$1,227	\$809,981	\$18.59		Land Table R-A	23.68%
36-18-01-105-036	1814 BEECHMONT ST	10/02/20	\$176,000	\$73,420	\$146,842	\$62,698	\$33,540	50.0	89.5	0.10	\$1,254	\$608,718	\$13.97		Land Table R-A	22.84%
36-18-01-105-030	1776 BEECHMONT ST	04/01/20	\$203,500	\$74,480	\$148,969	\$88,071	\$33,540	50.0	89.5	0.10	\$1,761	\$855,058	\$19.63		Land Table R-A	22.51%
36-18-01-101-017	1786 BEECHCROFT ST	10/12/20	\$189,500	\$79,720	\$159,432	\$65,842	\$35,774	50.0	106.0	0.12	\$1,317	\$539,689	\$12.39		Land Table R-A	22.44%
36-18-02-431-012	3048 KENRICK ST	04/08/19	\$295,000	\$131,050	\$262,090	\$91,043	\$58,133	80.0	110.0	0.20	\$1,138	\$450,708	\$10.35		Land Table R-A	22.18%
36-18-02-429-003	2147 PARK CIR	05/01/20	\$176,800	\$80,910	\$161,827	\$50,747	\$35,774	40.0	134.0	0.12	\$1,269	\$412,577	\$9.47		Land Table R-A	22.11%
36-18-01-355-061	2259 HESTER CT	09/24/20	\$195,000	\$65,940	\$131,873	\$92,194	\$29,067	43.0	99.0	0.10	\$2,144	\$940,755	\$21.60		Land Table R-A	22.04%
36-18-01-106-026	1837 BEECHMONT ST	05/08/20	\$210,000	\$78,330	\$156,650	\$86,890	\$33,540	50.0	95.0	0.11	\$1,738	\$797,156	\$18.30		Land Table R-A	21.41%
36-18-01-106-027	1845 BEECHMONT ST	06/03/20	\$201,600	\$80,850	\$161,699	\$73,441	\$33,540	50.0	95.0	0.11	\$1,469	\$673,771	\$15.47		Land Table R-A	20.74%
36-18-11-251-009	3245 RYCROFT ST	07/10/19	\$315,000	\$164,680	\$329,350	\$52,834	\$67,184	100.0	200.0	0.46	\$528	\$115,107	\$2.64		Land Table R-A	20.40%
36-18-01-159-013	2840 SCHROEDER BLVD	08/20/20	\$199,900	\$99,750	\$199,502	\$40,647	\$40,249	50.0	120.0	0.14	\$813	\$294,543	\$6.76		Land Table R-A	20.17%
36-18-01-302-001	2051 MADDY LN	07/26/19	\$205,000	\$111,270	\$222,543	\$22,706	\$40,249	50.0	120.0	0.14	\$454	\$164,536	\$3.78		Land Table R-A	18.09%
36-18-01-158-016	1924 MADDY LN	05/28/19	\$220,000	\$116,810	\$233,629	\$26,620	\$40,249	60.0	100.0	0.14	\$444	\$192,899	\$4.43		Land Table R-A	17.23%

CITY OF KEEGO HARBOR

Land Table R-A

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
36-18-01-101-010	1740 BEEHCROFT ST	07/31/20	\$215,000	\$109,790	\$219,575	\$31,199	\$35,774	50.0	106.0	0.12	\$624	\$255,730	\$5.87		Land Table R-A	16.29%
36-18-02-277-005	3057 MOSS ST	05/28/19	\$144,000	\$89,740	\$179,471	(\$6,404)	\$29,067	40.0	100.0	0.09	(\$160)	(\$69,609)	(\$1.60)		Land Table R-A	16.20%
36-18-02-477-023	3076 PRIDHAM ST	05/06/19	\$205,000	\$118,150	\$236,291	\$4,483	\$35,774	45.0	120.0	0.12	\$100	\$36,153	\$0.83		Land Table R-A	15.14%
36-18-12-102-004	2975 ELAM CT	10/03/19	\$230,000	\$133,570	\$267,147	\$3,102	\$40,249	48.0	117.8	0.13	\$65	\$23,862	\$0.55		Land Table R-A	15.07%
36-18-01-159-018	1968 MADDY LN	07/07/20	\$236,900	\$134,270	\$268,541	\$8,608	\$40,249	60.0	100.0	0.14	\$143	\$62,377	\$1.43		Land Table R-A	14.99%
36-18-02-278-017	3030 GROVE ST	10/02/19	\$200,000	\$97,160	\$194,328	\$34,739	\$29,067	40.0	102.8	0.09	\$868	\$369,564	\$8.48		Land Table R-A	14.96%
36-18-02-227-006	1550 KESSLER AVE	04/15/19	\$360,000	\$218,930	\$437,860	(\$12,909)	\$64,951	57.0	253.0	0.33	(\$226)	(\$39,000)	(\$0.90)		Land Table R-A	14.83%
36-18-01-105-056	2911 CORDELL AVE	08/27/20	\$290,000	\$136,500	\$273,008	\$57,241	\$40,249	50.0	125.0	0.14	\$1,145	\$400,287	\$9.19		Land Table R-A	14.74%
36-18-02-278-019	3020 GROVE ST	12/11/20	\$196,000	\$103,180	\$206,352	\$18,715	\$29,067	30.0	102.2	0.07	\$624	\$267,357	\$6.14		Land Table R-A	14.09%
36-18-02-277-028	3073 MOSS ST	08/21/19	\$197,500	\$81,710	\$163,428	\$56,432	\$22,360	45.0	50.0	0.05	\$1,254	\$1,085,231	\$24.91		Land Table R-A	13.68%
36-18-01-105-058	1780 BEECHMONT ST	02/06/20	\$262,500	\$140,550	\$281,095	\$14,945	\$33,540	50.0	89.5	0.10	\$299	\$145,097	\$3.33		Land Table R-A	11.93%
36-18-02-232-025	1663 STAPLETON CT	08/03/20	\$265,000	\$129,370	\$258,734	\$35,333	\$29,067	42.0	100.0	0.10	\$841	\$368,052	\$8.45		Land Table R-A	11.23%
36-18-02-279-045	3095 GROVE ST	06/19/19	\$265,000	\$143,530	\$287,068	\$6,999	\$29,067	50.0	66.0	0.08	\$140	\$92,092	\$2.11		Land Table R-A	10.13%