

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	Inspected Date	Class	Rate Group 1					
07-0003-0020-22-4	12832 MARSHALL LN	10/21/21	\$3,595,000	WD	03-ARM'S LENGTH	\$3,595,000	\$855,600	23.80	\$1,808,585	\$2,378,323	\$1,084,000	177.0	486.0	1.81	1.81	\$13,437	\$1,313,991	\$30.17	80.00	4201	3354/1034		4200 LAKE MICHIGAN	4/21/2015	401	4200 LAKE FRONT					
07-0017-0012-11-0	LAKESHORE RD	05/07/21	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$1,341,900	55.91	\$2,065,862	\$2,400,000	\$2,065,862	162.0	390.0	1.56	1.56	\$14,815	\$1,538,462	\$35.32	162.00	4201	3336/1314		4200 LAKE MICHIGAN	4/28/2021	402	4200 LAKE FRONT					
07-0019-0010-03-9	9228 PIER ST	08/29/22	\$3,850,000	WD	03-ARM'S LENGTH	\$3,850,000	\$1,210,900	31.45	\$2,783,257	\$2,692,743	\$1,626,000	120.0	283.0	0.92	0.92	\$22,440	\$2,926,895	\$67.19	120.00	4201	3385/0837		4200 LAKE MICHIGAN	9/15/2022	401	4200 LAKE FRONT					
07-0019-0026-00-8	15088 LAKESHORE RD	09/24/21	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$986,600	25.96	\$2,346,994	\$2,740,256	\$1,287,250	95.0	445.0	0.97	0.97	\$28,845	\$2,822,097	\$64.79	95.00	4201	3347/1226		4200 LAKE MICHIGAN	11/22/2019	401	4200 LAKE FRONT					
07-0019-0090-00-8	15202 LAKESHORE RD	11/21/22	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	\$1,493,200	38.29	\$3,326,299	\$2,741,701	\$1,951,200	160.0	355.0	1.30	1.30	\$17,136	\$2,102,531	\$48.27	144.00	4201	3393/3387		4200 LAKE MICHIGAN	3/23/2023	401	4200 LAKE FRONT					
07-2870-0004-00-6	16092 LAKE AVE	01/31/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$792,200	33.71	\$1,538,960	\$2,030,540	\$1,219,500	90.0	284.0	0.59	0.59	\$22,562	\$3,459,182	\$79.41	90.00	4201			4200 LAKE MICHIGAN	5/12/2015	401	4200 LAKE FRONT					
07-7200-0004-00-4	15660 LAKESHORE RD	09/29/21	\$4,375,000	WD	03-ARM'S LENGTH	\$4,375,000	\$998,100	22.81	\$2,984,512	\$3,084,238	\$1,693,750	125.0	400.0	1.15	1.15	\$24,674	\$2,686,618	\$61.68	125.00	4201	3346/2635		4200 LAKE MICHIGAN	1/2/2020	401	4200 LAKE FRONT					
07-7200-0006-00-7	15650 LAKESHORE RD	05/26/21	\$2,900,000	WD	03-ARM'S LENGTH	\$2,900,000	\$918,500	31.67	\$3,711,242	\$2,671,000	\$1,693,750	125.0	400.0	1.15	1.15	\$21,368	\$2,326,655	\$53.41	125.00	4201	3331/2659		4200 LAKE MICHIGAN	9/28/2023	401	4200 LAKE FRONT					
07-7710-0006-00-6	9399 SHORE ACRES LN	10/21/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$892,000	49.56	\$1,707,431	\$1,586,210	\$1,490,500	110.0	631.0	1.59	1.59	\$14,420	\$995,738	\$22.86	110.00	4201	3391/0016		4200 LAKE MICHIGAN	9/15/2022	401	4200 LAKE FRONT					
Totals:			\$28,970,000			\$28,970,000	\$9,489,000		\$22,273,142	\$22,325,011	\$14,111,812	1,164.0		11.04	11.04																
								Sale. Ratio =>	32.75					Average						Average											
								Std. Dev. =>	11.40					per FF=>	\$19,180					per Net Acre=>	2,022,009.87					per SqFt=>	\$46.42				