

Dockminimum Price Analysis 2025

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		
09 235 043 00	TOLEDO BEACH RD	04/19/23	\$3,800	WD	03-ARM'S LENGTH	\$3,800	\$3,400	89.47	\$8,000	\$3,800	\$8,000	0.0	0.0	1.00	1.00		
09 235 163 00	TOLEDO BEACH RD	01/30/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,400	44.00	\$10,000	\$10,000	\$10,000	0.0	0.0	1.00	1.00		
09 235 185 00	TOLEDO BEACH RD	06/30/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,500	70.00	\$8,000	\$5,000	\$8,000	0.0	0.0	1.00	1.00		
09 235 207 00	TOLEDO BEACH RD	04/01/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$3,400	42.50	\$8,000	\$8,000	\$8,000	0.0	0.0	1.00	1.00		
09 235 207 00	TOLEDO BEACH RD	04/07/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,500	58.33	\$8,000	\$6,000	\$8,000	0.0	0.0	1.00	1.00		
09 235 256 00	TOLEDO BEACH RD	02/23/24	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$2,500	35.71	\$5,000	\$7,000	\$5,000	0.0	0.0	1.00	1.00		
09 235 257 00	TOLEDO BEACH RD	02/23/24	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$2,500	35.71	\$5,000	\$7,000	\$5,000	0.0	0.0	1.00	1.00		
09 235 269 00	TOLEDO BEACH RD	05/19/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,100	51.00	\$14,000	\$10,000	\$14,000	0.0	0.0	1.00	1.00		
09 235 283 00	TOLEDO BEACH RD	10/14/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$14,000	\$15,000	\$14,000	0.0	0.0	1.00	1.00		
09 235 286 00	TOLEDO BEACH RD	04/30/23	\$0	QC	09-FAMILY	\$0	\$5,100	#DIV/0!	\$14,000	\$0	\$14,000	0.0	0.0	1.00	1.00		
09 235 291 00	TOLEDO BEACH RD	05/06/22	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$5,100	40.80	\$14,000	\$12,500	\$14,000	0.0	0.0	1.00	1.00		
09 235 352 00	TOLEDO BEACH RD	03/11/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,000	60.00	\$10,000	\$10,000	\$10,000	0.0	0.0	1.00	1.00		
Totals:			\$94,300			\$94,300	\$49,600		\$118,000	\$94,300	\$118,000	0.0		12.00	12.00		
								Sale. Ratio =>	52.60				Average				
								Std. Dev. =>	#DIV/0!				per FF=>	#DIV/0!	Average	per Net Acre=>	7,858.33

After analysis used following pricing for 2025

28' Dock	7000
32' Dock	7000
36' Dock	8000
40' Dock	8000
44' Dock	10000
50' Dock	14000
55' Dock	10000
60' Dock	14000
70' Dock	18000

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
#DIV/0!	\$3,800	\$0.09	0.00	2020	2023R06180		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$10,000	\$0.23	0.00	2020	2024R01286		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$5,000	\$0.11	0.00	2020	2023R10181		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$8,000	\$0.18	0.00	2020	2022R09116		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$6,000	\$0.14	0.00	2020	2023R04972		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$7,000	\$0.16	0.00	2020	2024R02838	09 235 257 00	2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$7,000	\$0.16	0.00	2020	2024R02838	09 235 256 00	2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$10,000	\$0.23	0.00	2020	2022R10987		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$15,000	\$0.34	0.00	2020	2022R21371		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$0	\$0.00	0.00	2020			2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$12,500	\$0.29	0.00	2020	2022R10301		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			
#DIV/0!	\$10,000	\$0.23	0.00	2020	2024R03163		2020 TOLEDO BEACH MARINA DOCKO	0	1	9/23/2016		207			

**Average
per SqFt=> \$0.18**

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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