

Grand View Back / Grandview Channel / North Shores Lake Back Vacant Land 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	
09 180 112 01	12067 NORTH SHORES BLVD	04/14/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$69,700	38.09	\$173,830	\$59,951	\$50,781	125.9	100.0	0.32	
09 180 168 00	6331 AVE D	06/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$67,000	30.45	\$194,661	\$112,432	\$87,093	114.6	100.0	0.32	
09 180 178 00	AVE F	06/01/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$120,700	33.43	\$257,520	\$156,996	\$53,516	147.8	200.0	0.38	
09 180 208 00	12241 LAKESHORE DR	11/01/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$89,300	48.27	\$189,880	\$68,078	\$72,958	96.0	100.0	0.26	
09 180 210 01	12259 LAKESHORE DR	01/02/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,900	50.45	\$214,967	\$65,731	\$80,698	106.2	104.2	0.30	
09 180 225 00	12275 NORTH SHORES BLVD	10/19/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,600	45.21	\$158,519	\$59,041	\$52,560	69.2	100.0	0.17	
Totals:			\$1,314,000			\$1,314,000	\$522,200		\$1,189,377	\$522,229	\$397,606	659.6		1.75	
								Sale. Ratio =>	39.74	Average			Average		
								Std. Dev. =>	8.21	per FF=>		\$792	per Net Acre=>		

After Analysis, Used \$792 FF for all three neighborhoods for 2025

Not Used Outliers

09 155 046 11	12675 N LAKESHORE DR	07/31/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$329,100	78.36	\$653,312	(\$180,112)	\$53,200	70.0	150.0	0.24
09 175 010 03	12130 BEACH ST	06/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,100	53.37	\$316,305	\$2,203	\$18,508	74.9	130.0	0.24
09 180 026 01	WESTERN DR	03/09/23	\$6,391	WD	03-ARM'S LENGTH	\$6,391	\$1,600	25.04	\$3,200	\$6,391	\$3,200	0.0	0.0	0.23
09 180 028 00	WESTERN DR	05/10/23	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$800	22.86	\$1,600	\$3,500	\$1,600	0.0	0.0	0.12
09 180 029 00	WESTERN DR	01/05/23	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$800	20.00	\$1,600	\$4,000	\$1,600	0.0	0.0	0.12
09 180 082 00	AVE I	10/13/22	\$5,035	WD	03-ARM'S LENGTH	\$5,035	\$800	15.89	\$1,600	\$5,035	\$1,600	0.0	0.0	0.12
09 180 087 00	AVE I	04/12/23	\$3,950	WD	03-ARM'S LENGTH	\$3,950	\$1,600	40.51	\$3,200	\$3,950	\$3,200	0.0	0.0	0.12
09 180 106 00	12165 LAKESHORE DR	09/01/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$181,300	60.43	\$423,287	(\$41,148)	\$82,139	118.5	210.0	0.29
09 180 242 00	AVE B	06/14/22	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$2,500	45.45	\$5,000	\$5,500	\$5,000	50.0	161.0	0.19

Total Acres	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
0.32	\$476	\$187,934	\$4.31	139.00	4420	2022R08777		NORTH SHORES BACK	0	0	9/12/2016		401	BUILDABLE LO	NONBUILDABLE
0.32	\$981	\$347,012	\$7.97	141.00	4420			NORTH SHORES BACK	1	0	9/13/2016		401	BUILDABLE LO	
0.14	\$1,062	\$417,543	\$9.59	164.00	4420	2022R12376	09 180 179 00	NORTH SHORES BACK	1	0	9/14/2016		402	BUILDABLE LO	
0.26	\$709	\$262,849	\$6.03	113.00	4420	2023R18499		NORTH SHORES BACK	1	0	9/15/2016		401	BUILDABLE LO	
0.30	\$619	\$219,836	\$5.05	125.00	4420	2024R00409		NORTH SHORES BACK	0	0	9/15/2016		401	BUILDABLE LO	BUILDABLE LO
0.17	\$854	\$343,262	\$7.88	75.00	4420	2023R15848		NORTH SHORES BACK	1	0	9/15/2016		401	BUILDABLE LO	
1.52															
298,587.19	Average per SqFt=>		\$6.85												

0.24	(\$2,573)	(\$747,353)	(\$17.16)	70.00	4400	2023R11362		GRAND VIEW BACK LOT AREA	0	0	10/10/2016		401	BUILDABLE LOT	
0.24	\$29	\$9,179	\$0.21	80.49	4400	2023R09194		GRAND VIEW BACK LOT AREA	0	0	10/10/2016		401	KETCHAMS ADDTN	
0.23	#DIV/0!	\$27,787	\$0.64	0.00	4420	2023R03490		NORTH SHORES BACK	0	0	9/7/2016		402		
0.12	#DIV/0!	\$30,435	\$0.70	0.00	4420	2023R07439		NORTH SHORES BACK	1	0	9/7/2016		402		
0.12	#DIV/0!	\$34,783	\$0.80	0.00	4420	2023R00518		NORTH SHORES BACK	1	0	9/7/2016		402		
0.12	#DIV/0!	\$43,783	\$1.01	0.00	4420	2022R20025		NORTH SHORES BACK	1	0	9/7/2016		402		
0.12	#DIV/0!	\$34,348	\$0.79	0.00	4420	2023R05807		NORTH SHORES BACK	1	0	9/12/2016		402		
0.14	(\$347)	(\$141,890)	(\$3.26)	120.00	4420	2023R13622	09 180 107 00	NORTH SHORES BACK	1	0	9/12/2016		401	BUILDABLE LO	
0.19	\$110	\$29,730	\$0.68	50.00	4420	2022R12642		NORTH SHORES BACK	1	0	9/19/2016		402	NONBUILDABLE	

Rate Group 3	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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