

PTE Tremble

Residential Condo Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	
01-178-0003-000	129 CHERRY LN	07/28/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,500	31.75	\$131,970	\$131,970	\$68,030	\$0	#DIV/0!	0	#DIV/0!	4200	#DIV/0!	2 STY		\$0	No	//		
01-178-0008-000	139 CHERRY LN	08/18/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$72,300	26.29	\$150,230	\$150,230	\$124,770	\$0	#DIV/0!	0	#DIV/0!	4200	#DIV/0!	2 STY		\$0	No	//		
01-905-0013-000	125 MILTON	06/03/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,900	36.57	\$203,175	\$203,175	\$61,825	\$0	#DIV/0!	0	#DIV/0!	4200	#DIV/0!	2 STY		\$0	No	//		
01-905-0048-000	651 PTE TREMBLE RD	04/27/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,000	41.13	\$203,175	\$203,175	\$27,825	\$0	#DIV/0!	0	#DIV/0!	4200	#DIV/0!	2 STY		\$0	No	//		
Totals:						\$971,000	\$327,700		\$688,550		\$282,450	\$0			#DIV/0!		#DIV/0!							
						Sale. Ratio =>	33.75					E.C.F. =>	#DIV/0!		Std. Deviation=>	#DIV/0!								
						Std. Dev. =>	6.37					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	#DIV/0!		Coefficient of Var=>	#DIV/0!					

No sales in Pte Tremble condos use same increase as Anchorage at Algonac (5.5%)

\$79/sq ft for 2024

Paradise Island

Residential Condo Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	
01-178-0003-000	129 CHERRY LN	07/28/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,500	31.75	\$131,970	\$131,970	\$68,030	\$0	#DIV/0!	636	\$314.47	4200	#DIV/0!	2 STY		\$0	No	//		
01-178-0008-000	139 CHERRY LN	08/18/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$72,300	26.29	\$150,230	\$150,230	\$124,770	\$0	#DIV/0!	724	\$379.83	4200	#DIV/0!	2 STY		\$0	No	//		
Totals:						\$475,000	\$135,800		\$282,200		\$192,800	\$0			\$347.15		#DIV/0!							
						Sale. Ratio =>	28.59					E.C.F. =>	#DIV/0!		Std. Deviation=>	#DIV/0!								
						Std. Dev. =>	3.86					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	#DIV/0!		Coefficient of Var=>	#DIV/0!					

Removed Anchorage at Algonac sales

\$350/sq ft for 2024

Anchorage at Algonac

Residential Condo Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	
01-905-0013-000	125 MILTON	06/03/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,900	36.57	\$203,175	\$203,175	\$61,825	\$0	#DIV/0!	1,350	\$196.30	4200	#DIV/0!	2 STY		\$0	No	//		
01-905-0048-000	651 PTE TREMBLE RD	04/27/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,000	41.13	\$203,175	\$203,175	\$27,825	\$0	#DIV/0!	1,350	\$171.11	4200	#DIV/0!	2 STY		\$0	No	//		
Totals:						\$496,000	\$191,900		\$406,350		\$89,650	\$0			\$183.70		#DIV/0!							
						Sale. Ratio =>	38.69					E.C.F. =>	#DIV/0!		Std. Deviation=>	#DIV/0!								
						Std. Dev. =>	3.22					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	#DIV/0!		Coefficient of Var=>	#DIV/0!					

Removed Paradise Island

\$185/sq ft for 2024