

Duck Key land purchases

BOCC Nov 14, 2017

Sales on open market

Date	Price	Appraiser	% of Appraiser	\$\$ overpaid	Square feet
09/16/16	\$50,000	\$46,388	107.79%		10860
07/31/17	\$67,000	\$45,023	148.81%		10005
04/06/16	\$80,000	\$43,786	182.71%		9375
06/23/17	\$76,000	\$49,031	155.00%		12413

MC purchases

	Price	Appraiser	% of Appraiser	Cost at 1.486	Overpaid	Square feet
T3	\$79,000	\$39,592	199.54%	\$58,826	\$20,174	7840
T4	\$95,000	\$43,594	217.92%	\$64,772	\$30,228	9375
T5	\$81,000	\$40,148	201.75%	\$59,652	\$21,348	7950
T6	\$65,000	\$44,335	146.61%	\$65,873	-\$873	9638
T7	\$78,000	\$46,583	167.44%	\$69,213	\$8,787	7687
T8	\$160,000	\$124,734	128.27%	\$185,330	-\$25,330	15833

\$558,000 \$338,986 164.61% \$54,335
 110.79%

\$503,657

\$54,343 overpaid
 by appraiser

by sq ft

\$ per sq ft

\$4.60

\$6.70

\$8.53

\$6.12

\$6.49 = average \$/sq.ft on open market

	Cost at \$6.49	Overpaid
\$10.08	\$50,882	\$28,118
\$10.13	\$60,844	\$34,156
\$10.19	\$51,596	\$29,405
\$6.74	\$62,551	\$2,449
\$10.15	\$49,889	\$28,111
\$10.11	\$102,756	\$57,244
\$9.57	\$378,516	\$179,484

147.41%

\$378,529

\$179,471

overpaid