

LAND 460 R- RIVER CENTRAL 4-1-19 TO 3-31-22 FOR 2023

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
010-005-100-425-00	3743 KAWKAWLIN RIVER DR	08/09/19	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$92,200	62.94	\$196,774	\$39,119	\$89,393	117.3	367.0	0.63	0.63	\$333	\$61,897	\$142	75.00	460	201911108		R- RIVER CENTRAL	0	1	9/27/2019	401		A-@150 ST.DEPTH				
010-005-100-450-00	3717 KAWKAWLIN RIVER DR	09/01/20	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$125,500	39.85	\$287,828	\$124,656	\$97,584	128.1	246.0	0.57	0.57	\$973	\$220,620	\$5.06	100.00	460	202012375		R- RIVER CENTRAL	0	1	11/19/2021	401		A-@150 ST.DEPTH				
010-005-300-085-00	3637 KAWKAWLIN RIVER DR	04/26/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$69,950	43.75	\$157,686	\$87,067	\$84,853	111.4	372.0	0.85	0.85	\$782	\$101,952	\$2.34	100.00	460	201906289		R- RIVER CENTRAL	0	1	2/16/2021	401		B @300 ST.DEPTH				
010-005-300-100-00	3615 KAWKAWLIN RIVER DR	09/03/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,900	38.18	\$228,879	\$135,431	\$84,310	110.6	367.3	0.84	0.84	\$1,224	\$160,654	\$3.69	100.00	460	202012373		R- RIVER CENTRAL	0	1	9/15/2020	401		B @300 ST.DEPTH				
010-005-300-105-00	3607 KAWKAWLIN RIVER DR	07/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,400	39.68	\$161,666	\$112,280	\$83,946	110.2	374.0	0.88	0.88	\$1,019	\$128,320	\$2.95	98.00	460	202114414		R- RIVER CENTRAL	0	1	8/2/2021	401		B @300 ST.DEPTH				
010-005-300-135-00	3543 KAWKAWLIN RIVER DR	08/20/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,650	44.15	\$177,099	\$111,523	\$94,622	124.2	312.5	0.95	0.95	\$898	\$117,269	\$2.69	100.00	460	202114510		R- RIVER CENTRAL	0	1	9/14/2021	401		B @300 ST.DEPTH				
010-R10-000-012-00	3067 W RIVERVIEW DR	07/01/20	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$77,800	36.54	\$168,529	\$103,264	\$58,893	77.3	140.0	0.26	0.26	\$1,336	\$401,805	\$9.22	80.00	460	20209093		R- RIVER CENTRAL	0	1	7/23/2020	RES RIVERVIEW I401		RIVERVIEW				
010-R10-000-025-00	3028 E RIVERVIEW DR	09/15/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$238,074	\$120,603	\$118,677	155.7	71.2	0.52	0.52	\$774	\$230,598	\$5.29	160.00	460	202013253		R- RIVER CENTRAL	0	1	9/30/2020	RES RIVERVIEW I401		RIVERVIEW		RIVERVIEW		
010-R10-000-030-00	3068 E RIVERVIEW DR	09/13/19	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$99,500	40.45	\$219,727	\$85,612	\$59,339	77.9	71.2	0.26	0.26	\$1,099	\$326,763	\$7.50	80.00	460	201912742		R- RIVER CENTRAL	0	1	5/2/2016	RES RIVERVIEW I401		RIVERVIEW		RIVERVIEW		
010-R10-000-035-00	3106 E RIVERVIEW DR	09/03/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,700	49.38	\$223,308	\$75,700	\$89,008	116.8	71.2	0.39	0.39	\$648	\$193,112	\$4.43	120.00	460	202012497		R- RIVER CENTRAL	0	1	11/8/2021	RES RIVERVIEW I401		RIVERVIEW		RIVERVIEW		
010-R10-000-038-05	3140 E RIVERVIEW DR	09/25/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$169,250	61.55	\$319,168	\$54,203	\$88,371	129.1	216.0	0.51	0.51	\$420	\$105,865	\$2.43	116.37	460	201913288		R- RIVER CENTRAL	0	1	5/2/2016	RES RIVERVIEW I401		RIVERVIEW				
Totals:			\$2,469,200			\$2,469,200	\$1,114,050		\$2,378,738	\$1,049,458	\$958,996	1,258.5		6.67	6.67																		
							Sale. Ratio =>	45.12			Average			Average		per FF=>	\$834		Average		per Net Acre=>	157,434.44		Average		per SqFt=>	\$3.61						
							Std. Dev. =>	8.98			per FF=>																						

Used \$834 For 2023