

LAND 462 R- RIVER EAST 4-1-20 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	
010-005-200-085-00	3911 E KAWKAWLIN RIVER DR	10/14/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$152,200	62.63	\$272,205	\$115,922	\$145,127	245.6	225.0	0.92	0.92	\$472	\$126,414	\$2.90	183.00	462						11/8/2021	401		B@120 ST.DEPTH			
010-005-200-100-00	320 STATE PARK DR	03/10/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,800	61.40	\$267,410	\$21,429	\$88,839	79.1	100.0	0.21	0.21	\$271	\$103,522	\$2.38	80.00	462						4/30/2021	401		C@120 LAGOON			
010-005-200-105-00	3885 SMITH RD	01/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$80,500	80.50	\$169,541	\$23,298	\$92,839	159.8	98.6	0.40	0.40	\$146	\$58,391	\$1.34	176.34	462						2/9/2021	401		C@120 LAGOON	C@120 LAGOON	C@120 LAGOON	
010-005-200-280-99	3995 E KAWKAWLIN RIVER DR	07/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,700	52.60	\$494,659	\$132,004	\$176,663	149.5	121.6	0.73	0.73	\$883	\$180,827	\$4.15	113.10	462						10/12/2021	401		B@120 ST.DEPTH	B@120 ST.DEPTH		
010-B10-003-003-00	163 RIVER TRAIL DR	05/21/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$99,350	36.39	\$206,910	\$124,197	\$58,107	49.2	116.0	0.13	0.13	\$2,526	\$933,812	\$21.44	50.00	462						6/1/2021	402		A@120 ST.DEPTH			
010-B11-000-006-00	151 RIVER TRAIL DR	07/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,000	34.29	\$99,274	\$71,070	\$30,344	25.7	149.5	0.08	0.08	\$2,768	\$899,620	\$20.65	23.00	462						8/3/2021	401		A@120 ST.DEPTH			
010-B11-000-036-00	81 RIVER TRAIL DR	11/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,550	34.48	\$199,508	\$151,692	\$71,200	60.2	120.9	0.17	0.17	\$2,518	\$908,335	\$20.85	60.00	462						11/19/2021	401		A@120 ST.DEPTH			
010-B11-000-039-00	80 RIVER TRAIL DR	10/30/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$35,100	39.89	\$70,920	\$88,000	\$70,920	60.0	120.0	0.17	0.17	\$1,467	\$533,333	\$12.24	60.00	462						6/3/2020	402		A@120 ST.DEPTH			
010-L10-000-002-00	100 WEST DR	12/16/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,300	36.06	\$143,483	\$85,307	\$58,790	47.4	137.0	0.14	0.14	\$1,801	\$596,552	\$13.69	42.00	462						11/15/2021	401		C@120 LAGOON			
010-L10-000-253-00	257 LAGOON BEACH DR	10/02/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$62,750	27.77	\$136,381	\$137,874	\$48,255	40.8	125.0	0.12	0.12	\$3,377	\$1,198,904	\$27.52	40.00	462						11/15/2021	401		C@120 LAGOON			
010-L10-000-273-01	292 LAGOON BEACH DR	01/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$89,900	31.76	\$198,798	\$152,468	\$71,346	60.4	264.6	0.32	0.32	\$2,526	\$482,494	\$11.08	27.00	462						1/28/2022	401		B@120 ST.DEPTH	B@120 ST.DEPTH		
010-L10-000-766-00	431 RIVER RD	06/18/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,750	44.64	\$197,427	\$126,765	\$114,192	96.6	175.0	0.32	0.32	\$1,312	\$394,907	\$9.07	80.00	462						12/14/2021	401		B@120 ST.DEPTH			
010-L10-000-781-00	397 RIVER RD	05/13/20	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$108,650	49.73	\$250,296	\$53,848	\$85,644	72.5	175.0	0.24	0.24	\$743	\$223,436	\$5.13	60.00	462						5/28/2020	401		B@120 ST.DEPTH			
010-L10-000-795-00	375 RIVER RD	08/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,000	43.20	\$119,487	\$62,609	\$57,096	48.3	175.0	0.16	0.16	\$1,296	\$388,876	\$8.93	40.00	462						12/14/2021	401		B@120 ST.DEPTH			
010-L10-000-810-00	341 RIVER RD	05/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,750	33.84	\$196,367	\$147,866	\$64,233	54.3	175.0	0.18	0.18	\$2,721	\$816,939	\$18.75	45.00	462						5/20/2021	401		B@120 ST.DEPTH			
010-L10-000-812-00	337 RIVER RD	10/09/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$82,400	32.19	\$182,096	\$150,984	\$77,080	65.2	175.0	0.22	0.22	\$2,315	\$695,779	\$15.97	54.00	462						1/8/2021	401		B@120 ST.DEPTH			
010-L10-000-822-01	319 RIVER RD	08/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$111,350	63.63	\$165,199	\$175,000	\$157,014	132.8	175.0	0.44	0.44	\$1,317	\$395,928	\$9.09	110.00	462						10/4/2022	401		B@120 ST.DEPTH			
010-L10-000-831-00	BAY SHORE DR	06/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,750	39.17	\$131,407	\$36,993	\$18,439	50.2	112.0	0.12	0.01	\$737	\$305,727	\$7.02	70.00	462		010-L10-000-866-00				6/30/2021	402		C@120 LAGOON			
010-L11-000-832-00	297 LAGOON BEACH DR	07/31/20	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$211,200	55.14	\$467,787	\$39,407	\$124,194	105.1	92.0	0.25	0.25	\$375	\$155,759	\$3.58	120.00	462						8/19/2020	401		C@120 LAGOON			
010-L12-000-846-00	158 BAY SHORE DR	10/09/20	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$134,950	42.19	\$299,273	\$112,257	\$91,630	77.5	100.0	0.20	0.20	\$1,448	\$575,677	\$13.22	84.92	462						10/30/2020	401		C@120 LAGOON			
010-L12-000-854-00	170 BAY SHORE DR	03/22/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$67,650	25.53	\$144,870	\$174,081	\$53,951	45.6	100.0	0.12	0.12	\$3,814	\$1,513,748	\$34.75	50.00	462						5/4/2021	401		B@120 ST.DEPTH			
010-L13-000-880-00	3985 E KAWKAWLIN RIVER DR	11/06/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$206,500	39.33	\$472,446	\$256,473	\$206,270	268.8	281.0	0.82	0.49	\$954	\$313,154	\$7.19	255.00	462						11/12/2020	401		B@120 ST.DEPTH			
Totals:			\$5,357,300			\$5,357,300	\$2,308,100		\$4,885,724	\$2,439,544	\$1,962,173	1,994.5		6.44	5.99					462		010-L13-000-900-00				11/12/2020	401		B@120 ST.DEPTH			
							Sale. Ratio =>	43.08			Average			Average																		
							Std. Dev. =>	13.75			per FF=>	\$1,223		Average																		
														per Net Acre=>	378,987.73																	
														per SqFt=>	58.70																	

USED \$1,223 For 2023