

LAND 464 R- RIVER WEST 4-1-17 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		
010-006-100-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$94,250	31.84	\$205,969	\$155,819	\$65,788	157.0	120.0	0.56	0.56	\$992	\$279,246	\$6.41	202.70	464	202112050		0	1	7/20/2021	401		WEST RIVER				
010-006-100-360-00	3221 OLD KAWKAWLIN RD	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,250	31.00	\$189,944	\$160,298	\$69,242	165.3	627.0	1.53	1.53	\$970	\$104,838	\$2.41	80.00	464	202203216		0	1	6/2/2022	401		WEST RIVER				
010-006-200-580-01	3416 HIDDEN RD	10/01/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,000	60.00	\$120,437	\$44,234	\$74,671	178.2	431.5	1.23	1.23	\$248	\$36,109	\$0.83	132.00	464	201913495		0	1	1/21/2014	401		WEST RIVER				
010-006-400-215-01	3262 BARNETT DR	02/21/18	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$45,200	31.61	\$119,349	\$46,874	\$23,223	69.3	150.0	0.28	0.28	\$677	\$170,451	\$3.91	80.00	464	201802646		1	0	6/25/2002	401		WEST RIVER				
010-006-400-025-00	3368 N EUCLID AVE	08/11/17	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,200	53.88	\$228,794	\$47,113	\$115,907	276.6	340.0	1.55	1.55	\$170	\$30,376	\$0.70	239.12	464	3233/774-775		0	1	10/22/2018	401		WEST RIVER				
010-006-400-305-00	3345 OLD KAWKAWLIN RD	01/17/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$96,100	73.92	\$152,704	\$114,416	\$137,120	327.3	539.1	2.48	2.48	\$350	\$46,229	\$1.06	200.00	464	201801300		0	1	7/22/2019	401		WEST RIVER	WEST RIVER			
010-006-400-305-00	3345 OLD KAWKAWLIN RD	01/19/18	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$96,100	71.19	\$119,416	\$119,416	\$137,120	327.3	539.1	2.48	2.48	\$365	\$48,249	\$1.11	200.00	464	201801301		0	1	7/22/2019	401		WEST RIVER	WEST RIVER			
Totals:			\$1,229,000			\$557,100			\$1,163,901	\$688,170	\$623,071	1,500.9		10.09	10.09																	
						Sale. Ratio =>			45.33		Average					per FF=>																
						Std. Dev. =>			18.99		Average					per Net Acre=>	68,216.69															

Used \$459 For 2023