

LAND 2024 460 R - RIVER CENTRAL 4-1-20 TO 3-31-23

| 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 | | | |
|--------------------|-------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|-------|--------------------|----------------|----------------|--------------------------|-------------------|----------------|----------------------|---------------|
| 010-005-100-001-01 | 3303 N EUCLID AVE | 06/03/22 | \$266,614 | WD | 03-ARM'S LENGTH | \$266,614 | \$154,200 | 57.84 | \$333,564 | \$50,010 | \$116,960 | 140.2 | 138.0 | 0.62 | 0.62 | \$357 | \$80,661 | \$1.85 | | | |
| 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 | \$322,558 | \$99,146 | \$106,804 | 128.1 | 246.0 | 0.57 | 0.57 | \$774 | \$175,480 | \$4.03 | | | |
| 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 | \$248,556 | \$123,721 | \$92,277 | 110.6 | 367.3 | 0.84 | 0.84 | \$1,118 | \$146,763 | \$3.37 | | | |
| 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 | \$175,439 | \$106,439 | \$91,878 | 110.2 | 374.0 | 0.88 | 0.88 | \$966 | \$121,645 | \$2.79 | | | |
| 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 | \$192,619 | \$104,943 | \$103,562 | 124.2 | 312.5 | 0.95 | 0.95 | \$845 | \$110,350 | \$2.53 | | | |
| 010-L13-001-010-00 | 3831 UTAH DR | 04/29/22 | \$216,900 | WD | 03-ARM'S LENGTH | \$216,900 | \$62,050 | 28.61 | \$138,558 | \$147,953 | \$69,611 | 83.5 | 104.5 | 0.24 | 0.24 | \$1,773 | \$616,471 | \$14.15 | | | |
| 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 | \$181,944 | \$95,414 | \$64,458 | 77.3 | 140.0 | 0.26 | 0.26 | \$1,235 | \$371,261 | \$8.52 | | | |
| 010-R10-000-018-00 | 3107 W RIVERVIEW DR | 10/18/22 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$110,500 | 32.50 | \$238,985 | \$197,701 | \$96,686 | 115.9 | 140.0 | 0.39 | 0.39 | \$1,705 | \$512,179 | \$11.76 | | | |
| 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 | \$258,455 | \$111,436 | \$129,891 | 155.7 | 71.2 | 0.52 | 0.52 | \$716 | \$213,071 | \$4.89 | | | |
| 010-R10-000-027-02 | 3044 E RIVERVIEW DR | 05/25/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$91,600 | 35.23 | \$207,076 | \$117,943 | \$65,019 | 78.0 | 142.4 | 0.26 | 0.26 | \$1,513 | \$450,164 | \$10.33 | | | |
| 010-R10-000-031-00 | 3074 E RIVERVIEW DR | 07/16/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$80,200 | 30.85 | \$198,078 | \$126,867 | \$64,945 | 77.9 | 71.2 | 0.26 | 0.26 | \$1,629 | \$484,225 | \$11.12 | | | |
| 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 | \$244,892 | \$62,526 | \$97,418 | 116.8 | 71.2 | 0.39 | 0.39 | \$535 | \$159,505 | \$3.66 | | | |
| 010-R10-000-038-00 | 3146 E RIVERVIEW DR | 08/31/21 | \$358,600 | WD | 03-ARM'S LENGTH | \$358,600 | \$132,950 | 37.07 | \$300,172 | \$176,359 | \$117,931 | 141.4 | 166.0 | 0.60 | 0.60 | \$1,247 | \$293,443 | \$6.74 | | | |
| Totals: | | | \$3,343,914 | | | \$3,343,914 | \$1,314,650 | | \$3,040,896 | \$1,520,458 | \$1,217,440 | 1,459.8 | | 6.78 | 6.78 | | | | | | |
| | | | | | | | | Sale. Ratio => | 39.31 | | | | | Average | | | Average | | | | |
| | | | | | | | | Std. Dev. => | 7.98 | | | | | per FF=> | \$1,042 | Average | per Net Acre=> | 224,355.61 | Average | per SqFt=> | \$5.15 |

USED \$1,042 FOR 2024