

LAND 2024 462 - RIVER EAST 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					
010-005-200-085-00	3911 E KAWKAWLIN RIVER DR	10/14/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$152,200	62.63	\$281,608	\$111,553	\$150,161	245.6	225.0	0.92	0.92	\$454	\$121,650	\$2.79					
010-005-200-105-00	3885 SMITH RD	01/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$80,500	80.50	\$178,575	\$17,484	\$96,059	159.8	98.6	0.40	0.40	\$109	\$43,820	\$1.01					
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	\$527,734	\$105,057	\$182,791	149.5	121.6	0.73	0.73	\$703	\$143,914	\$3.30					
010-B10-002-010-00	181 RIVER TRAIL DR	11/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$261,632	\$140,004	\$101,636	83.1	103.0	0.22	0.22	\$1,685	\$651,181	\$14.95					
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	\$221,689	\$111,433	\$60,122	49.2	116.0	0.13	0.13	\$2,267	\$837,842	\$19.23					
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	\$105,618	\$65,779	\$31,397	25.7	149.5	0.08	0.08	\$2,562	\$832,646	\$19.11					
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	\$212,151	\$141,519	\$73,670	60.2	120.9	0.17	0.17	\$2,349	\$847,419	\$19.45					
010-B11-000-039-00	vacant 80 RIVER TRAIL DR	10/30/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$35,100	39.89	\$73,380	\$88,000	\$73,380	60.0	120.0	0.17	0.17	\$1,467	\$533,333	\$12.24					
010-L10-000-002-00	100 WEST DR	12/16/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,300	36.06	\$180,634	\$50,196	\$60,830	47.4	137.0	0.14	0.14	\$1,060	\$351,021	\$8.06					
010-L10-000-228-00	219 LAGOON BEACH DR	09/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$136,650	39.04	\$285,397	\$201,907	\$137,304	112.3	125.0	0.32	0.32	\$1,798	\$638,946	\$14.67					
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	\$144,981	\$130,948	\$49,929	40.8	125.0	0.12	0.12	\$3,208	\$1,138,678	\$26.14					
010-L10-000-273-01	292 LAGOON BEACH DR	01/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$88,900	31.76	\$211,282	\$142,439	\$73,821	60.4	264.6	0.32	0.32	\$2,360	\$450,756	\$10.35					
010-L10-000-766-00	431 RIVER RD	06/18/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,750	44.64	\$214,519	\$113,634	\$118,153	96.6	175.0	0.32	0.32	\$1,176	\$354,000	\$8.13					
010-L10-000-781-00	397 RIVER RD	05/13/20	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$108,650	49.73	\$266,006	\$41,109	\$88,615	72.5	175.0	0.24	0.24	\$567	\$170,577	\$3.92					
010-L10-000-795-00	375 RIVER RD	08/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,000	43.20	\$129,396	\$54,681	\$59,077	48.3	175.0	0.16	0.16	\$1,132	\$339,634	\$7.80					
010-L10-000-810-00	341 RIVER RD	05/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,750	33.84	\$209,385	\$137,076	\$66,461	54.3	175.0	0.18	0.18	\$2,522	\$757,326	\$17.39					
010-L10-000-812-00	337 RIVER RD	10/09/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$82,400	32.19	\$192,842	\$142,911	\$79,753	65.2	175.0	0.22	0.22	\$2,192	\$658,576	\$15.12					
010-L10-000-814-00	333 RIVER RD	02/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$70,050	29.19	\$121,428	\$177,649	\$59,077	48.3	175.0	0.16	0.16	\$3,678	\$1,103,410	\$25.33					
010-L10-000-822-01	vacant 319 RIVER RD	08/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$111,350	63.63	\$170,746	\$175,000	\$162,460	132.8	175.0	0.44	0.44	\$1,317	\$395,928	\$9.09					
010-L10-000-822-01	vacant 319 RIVER RD	09/28/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$82,600	41.82	\$170,746	\$197,500	\$162,460	132.8	175.0	0.44	0.44	\$1,487	\$446,833	\$10.26					
010-L11-000-834-00	299 LAGOON BEACH DR	09/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,300	37.35	\$175,753	\$96,038	\$56,791	46.4	103.5	0.12	0.12	\$2,068	\$807,042	\$18.53					
010-L11-000-837-00	306 LAGOON BEACH DR	03/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,650	46.51	\$225,595	\$140,535	\$141,130	115.4	101.6	0.29	0.29	\$1,218	\$481,284	\$11.05					
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	\$319,311	\$95,397	\$94,808	77.5	100.0	0.20	0.20	\$1,231	\$489,215	\$11.23					
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	\$151,945	\$168,877	\$55,822	45.6	100.0	0.12	0.12	\$3,700	\$1,468,496	\$33.71					
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	\$474,797	\$256,473	\$206,270	268.8	281.0	0.82	0.49	\$954	\$313,154	\$7.19					
Totals:			\$6,151,800			\$6,151,800	\$2,506,300		\$5,507,150	\$3,103,199	\$2,441,977	2,298.5		7.40	7.07								
								Sale. Ratio =>	40.74									Average					
								Std. Dev. =>	12.44									per FF=>	\$1,350	Average	419,294.55	per SqFt=>	\$9.63

USED \$1,350 FOR 2024