

**LAND 464 R-RIVER WEST 4-1-17 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	
010-006-100-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$94,250	31.84	\$223,822	\$144,246	\$72,068	157.0	120.0	0.56	0.56	\$919	\$258,505	\$5.93	
010-006-100-260-00	3221 OLD KAWKAWLIN RD	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,250	31.00	\$200,747	\$150,105	\$75,852	165.3	627.0	1.53	1.53	\$908	\$98,172	\$2.25	
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,800	36.39	\$200,747	\$130,105	\$75,852	165.3	627.0	1.53	1.53	\$787	\$85,092	\$1.95	
010-006-200-580-01	3416 HIDDEN RD	10/01/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,000	60.00	\$131,658	\$40,141	\$81,799	178.2	431.5	1.23	1.23	\$225	\$32,768	\$0.75	
010-006-400-050-00	3469 W KAWKAWLIN RIVER DR	06/14/17	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,800	31.90	\$176,905	\$75,328	\$52,233	113.8	259.0	0.60	0.60	\$662	\$126,602	\$2.91	
010-006-400-215-01	3262 BARNETT DR	02/21/18	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$45,200	31.61	\$129,664	\$38,776	\$25,440	69.3	150.0	0.28	0.28	\$560	\$141,004	\$3.24	
010-006-400-280-00	3371 OLD KAWKAWLIN RD	01/06/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$82,300	26.72	\$191,230	\$191,295	\$74,525	162.4	675.4	1.37	1.37	\$1,178	\$139,938	\$3.21	
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	\$166,886	\$113,324	\$150,210	327.3	539.1	2.48	2.48	\$346	\$45,787	\$1.05	
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	\$166,886	\$118,324	\$150,210	327.3	539.1	2.48	2.48	\$362	\$47,808	\$1.10	
<b>Totals:</b>			<b>\$1,832,000</b>			<b>\$1,832,000</b>	<b>\$709,800</b>		<b>\$1,588,545</b>	<b>\$1,001,644</b>	<b>\$758,189</b>	<b>1,665.7</b>		<b>12.03</b>	<b>12.03</b>				
								Sale. Ratio =>	38.74	Average		Average		Average					
								Std. Dev. =>	18.92	per FF=>		per Net Acre=>		per SqFt=>					
										\$601		83,276.02							

**USED \$601 FOR 2024**