

2025 Land 460 R River Central 04-01-2021 to 03-31-2024

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
\$266,614	WD	03-ARM'S LENGTH	\$266,614	\$154,200	57.84	\$405,645	\$7,099	\$146,130	140.2	138.0	0.62	0.62
\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,850	56.88	\$218,132	\$47,481	\$100,613	96.6	116.8	0.29	0.29
\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$91,350	27.60	\$241,394	\$202,599	\$112,993	108.4	349.5	0.81	0.81
\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,400	39.68	\$214,327	\$90,465	\$114,792	110.2	374.0	0.88	0.88
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$110,050	30.57	\$306,219	\$175,690	\$121,909	117.0	206.2	0.48	0.48
\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,650	44.15	\$236,235	\$87,156	\$129,391	124.2	312.5	0.95	0.95
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$113,950	31.22	\$269,076	\$240,142	\$144,218	138.4	123.5	0.41	0.41
\$216,900	WD	03-ARM'S LENGTH	\$216,900	\$62,050	28.61	\$168,348	\$135,524	\$86,972	83.5	104.5	0.24	0.24
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$110,500	32.50	\$288,840	\$171,960	\$120,800	115.9	140.0	0.39	0.39
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,600	35.23	\$251,028	\$90,207	\$81,235	78.0	142.4	0.26	0.26
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,200	30.85	\$239,540	\$101,603	\$81,143	77.9	71.2	0.26	0.26
\$358,600	WD	03-ARM'S LENGTH	\$358,600	\$132,950	37.07	\$365,191	\$140,752	\$147,343	141.4	166.0	0.60	0.60
\$3,307,114			\$3,307,114	\$1,201,750		\$3,203,975	\$1,490,678	\$1,387,539	1,331.6		6.19	6.19
				Sale. Ratio =>		36.34		Average			Average	
				Std. Dev. =>		10.34		per FF=>		\$1,119	per Net Acre=>	241,015.04
										Used \$1,119 per FF		