

## 2025 Land 462 R River East 04-01-2021 to 03-31-2024

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	
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	\$572,543	\$79,230	\$201,773	149.5	121.6	0.73	0.73	
010-B10-002-006-00	191 RIVER TRAIL DR	08/21/23	\$385,000	QC	03-ARM'S LENGTH	\$385,000	\$112,150	29.13	\$241,073	\$265,787	\$121,860	90.3	120.0	0.25	0.25	
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	\$283,484	\$128,706	\$112,190	83.1	103.0	0.22	0.22	
010-B10-003-002-00	165 RIVER TRAIL DR	08/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$81,000	30.00	\$172,883	\$149,053	\$51,936	38.5	111.0	0.10	0.10	
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	\$240,265	\$99,100	\$66,365	49.2	116.0	0.13	0.13	
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	\$161,982	\$12,675	\$34,657	25.7	149.5	0.08	0.08	
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	\$229,453	\$131,867	\$81,320	60.2	120.9	0.17	0.17	
010-B11-000-039-00	80 RIVER TRAIL DR	09/18/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,700	28.23	\$81,000	\$130,000	\$81,000	60.0	120.0	0.17	0.17	
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	\$309,551	\$192,011	\$151,562	112.3	125.0	0.32	0.32	
010-L10-000-240-00	233 LAGOON BEACH DR	04/21/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$308,450	70.10	\$514,066	\$124,343	\$198,409	147.0	125.0	0.41	0.41	
010-L10-000-250-00	249 LAGOON BEACH DR	07/05/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$154,300	37.63	\$345,921	\$229,420	\$165,341	122.5	125.0	0.34	0.34	
010-L10-000-255-00	261 LAGOON BEACH DR	02/13/24	\$330,000	LC	03-ARM'S LENGTH	\$330,000	\$111,300	33.73	\$253,958	\$213,826	\$137,784	102.1	125.0	0.29	0.29	
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	\$228,362	\$133,025	\$81,487	60.4	264.6	0.32	0.32	
010-L10-000-810-00	341 RIVER RD	05/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,750	33.84	\$226,609	\$126,754	\$73,363	54.3	175.0	0.18	0.18	
010-L10-000-822-01	319 RIVER RD	09/28/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$82,600	41.82	\$187,680	\$197,500	\$179,331	132.8	175.0	0.44	0.44	
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	\$189,533	\$88,155	\$62,688	46.4	103.5	0.12	0.12	
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	\$240,250	\$140,535	\$155,785	115.4	101.6	0.29	0.29	
<b>Totals:</b>			<b>\$4,955,400</b>			<b>\$4,955,400</b>	<b>\$1,989,050</b>		<b>\$4,478,613</b>	<b>\$2,441,987</b>	<b>\$1,956,851</b>	<b>1,449.5</b>		<b>4.55</b>	<b>4.55</b>	
									<b>Sale. Ratio =&gt;</b>	<b>40.14</b>	<b>Average</b>					
									<b>Std. Dev. =&gt;</b>	<b>10.21</b>	<b>per FF=&gt;</b>		<b>\$1,685</b>	<b>Average</b>		
												<b>per Net Acre=&gt;</b>		<b>536,700.44</b>		
<b>Used \$1,685 per FF</b>																