

2025 Land 464 R River West 04-01-21 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
010-006-100-135-00	3090 HIDDEN RD	07/09/21	\$296,000	WD	03-ARMS LENGTH	\$296,000	\$94,250	31.84	\$267,298	\$123,065	\$94,363	157.0	120.0	0.56	0.56
010-006-100-260-00	3221 OLD KAWKAWLIN RD	03/03/22	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$85,250	31.00	\$241,777	\$132,541	\$99,318	165.3	627.0	1.53	1.53
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$92,800	36.39	\$241,777	\$112,541	\$99,318	165.3	627.0	1.53	1.53
010-006-400-035-00	3489 W KAWKAWLIN RIVER DR	12/07/22	\$163,000	WD	03-ARMS LENGTH	\$163,000	\$47,150	28.93	\$126,490	\$70,175	\$35,665	99.3	121.0	0.36	0.36
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03-ARMS LENGTH	\$351,000	\$99,600	28.38	\$277,803	\$139,199	\$66,002	137.3	166.5	0.65	0.65
Totals:			\$1,340,000			\$1,340,000	\$419,050		\$1,157,145	\$577,521	\$394,666	684.1		4.63	4.63
						Sale. Ratio =>		31.27		Average				Average	
						Std. Dev. =>		3.18		per FF=>				per Net Acre=>	124,707.62
												Used \$844 per FF			