

2026 Land 460 R River Central 04-01-2021 to 03-31-2025

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	Effic. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area			
010-005-100-001-02	3303 N EUCLID AVE	06/03/22	\$266,614	WD	03-ARM'S LENGTH	\$266,614	\$0	0.00	\$483,324	(\$46,159)	\$170,551	152.4	163.0	0.70	0.70	(\$303)	(\$65,567)	(\$1.51)	146.21	460			
010-005-100-055-00	3570 MILLER RD	08/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,850	56.88	\$242,731	\$30,317	\$108,048	96.6	116.8	0.29	0.29	\$314	\$104,903	\$2.41	112.67	460			
010-005-100-505-00	3667 KAWKAWLIN RIVER DR	10/03/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$211,650	32.56	\$466,965	\$369,102	\$186,067	166.3	401.5	1.32	1.32	\$2,220	\$280,473	\$6.44	145.60	460			
010-005-300-090-00	3633 KAWKAWLIN RIVER DR	08/22/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$91,350	27.60	\$269,058	\$183,285	\$121,343	108.4	349.5	0.81	0.81	\$1,690	\$226,557	\$5.20	99.70	460			
010-005-300-105-00	3607 KAWKAWLIN RIVER DR	07/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,400	39.68	\$237,905	\$75,370	\$123,275	110.2	374.0	0.88	0.88	\$684	\$86,137	\$1.98	98.00	460			
010-005-300-120-00	3565 KAWKAWLIN RIVER DR	05/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$110,050	30.57	\$343,108	\$147,810	\$130,918	117.0	206.2	0.48	0.48	\$1,263	\$308,580	\$7.08	101.20	460			
010-005-300-135-00	3543 KAWKAWLIN RIVER DR	08/20/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,650	44.15	\$266,419	\$66,533	\$138,952	124.2	312.5	0.95	0.95	\$536	\$69,961	\$1.61	100.00	460			
010-113-001-005-01	3861 UTFAH DR	11/03/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$113,950	31.22	\$317,200	\$202,675	\$154,875	138.4	123.5	0.41	0.41	\$1,464	\$493,127	\$11.32	168.00	460			
010-113-001-010-00	3831 UTFAH DR	04/29/22	\$216,900	WD	03-ARM'S LENGTH	\$216,900	\$62,050	28.61	\$189,370	\$121,929	\$93,399	83.5	104.5	0.24	0.24	\$1,461	\$508,038	\$11.66	100.00	460			
010-R10-000-011-00	3059 W RIVERVIEW DR	09/20/24	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$110,000	27.99	\$238,347	\$241,276	\$86,623	77.4	140.4	0.26	0.26	\$3,117	\$925,178	\$21.47	80.00	460			
010-R10-000-018-00	3107 W RIVERVIEW DR	10/18/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$110,500	32.50	\$320,225	\$149,502	\$129,727	115.9	140.0	0.39	0.39	\$1,290	\$387,311	\$8.89	120.00	460			
010-R10-000-021-00	3135 W RIVERVIEW DR	03/03/25	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$177,100	38.67	\$391,003	\$196,932	\$129,935	116.1	140.4	0.39	0.39	\$1,696	\$508,868	\$11.68	120.00	460			
010-R10-000-027-02	3044 E RIVERVIEW DR	05/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,600	35.23	\$281,950	\$65,288	\$87,238	78.0	142.4	0.26	0.26	\$837	\$249,191	\$5.72	80.00	460			
010-R10-000-031-00	3074 E RIVERVIEW DR	07/16/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,200	30.85	\$267,343	\$79,796	\$87,139	77.9	71.2	0.26	0.26	\$1,025	\$304,565	\$6.99	80.00	460			
010-R10-000-038-00	3146 E RIVERVIEW DR	08/31/21	\$358,600	WD	03-ARM'S LENGTH	\$358,600	\$132,950	37.07	\$414,264	\$102,567	\$158,231	141.4	166.0	0.60	0.60	\$725	\$170,661	\$3.92	145.40	460			
Totals:			\$4,808,114			\$4,808,114	\$1,546,300		\$4,728,212	\$1,986,223	\$1,906,321	1,703.6		8.23	8.23								
									Sale. Ratio =>	32.16		Average per FF=>		Average per Net Acr		241,339.37		Average per SqFt=>		\$5.54			
									Std. Dev. =>	11.86		Used \$1,166 per FF											