

2026 Land 462 R River East 04-01-2021 to 03-31-2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soltc	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	\$685,016	\$16,826	\$251,842	149.5	121.6	0.73	0.73	
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	\$337,581	\$102,449	\$140,030	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	\$211,867	\$122,956	\$64,823	38.5	111.0	0.10	0.10	
010-B10-003-003-00	163 RIVER TRAIL DR	05/21/21	\$0	WD	03-ARM'S LENGTH	\$273,000	\$99,350	36.39	\$289,429	\$66,405	\$82,834	49.2	116.0	0.13	0.13	
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	\$270,511	\$110,988	\$101,499	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	\$101,100	\$130,000	\$101,100	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	\$387,963	\$151,209	\$189,172	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	\$614,308	\$73,335	\$247,643	147.0	125.0	0.41	0.41	
010-L10-000-253-00	257 LAGOON BEACH DR	09/25/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$73,350	24.05	\$175,773	\$198,017	\$68,790	40.8	125.0	0.12	0.12	
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	\$301,233	\$200,742	\$171,975	102.1	125.0	0.29	0.29	
010-L10-000-258-00	269 LAGOON BEACH DR	08/30/24	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$129,750	36.45	\$309,406	\$199,651	\$153,057	90.8	125.0	0.26	0.26	
010-L10-000-258-00	269 LAGOON BEACH DR	11/07/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$129,750	34.14	\$309,406	\$223,651	\$153,057	90.8	125.0	0.26	0.26	
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	\$274,067	\$107,540	\$101,707	60.4	264.6	0.32	0.32	
010-L10-000-804-00	349 RIVER RD	08/09/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$83,500	29.30	\$199,697	\$203,323	\$118,020	70.0	175.0	0.23	0.23	
010-L10-000-810-00	341 RIVER RD	05/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,750	33.84	\$272,091	\$99,476	\$91,567	54.3	175.0	0.18	0.18	
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	\$219,891	\$73,353	\$78,244	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	\$297,747	\$121,696	\$194,443	115.4	101.6	0.29	0.29	
010-L13-000-886-00	3943 E KAWKAWLIN RIVER DR	11/08/24	\$0	WD	03-ARM'S LENGTH	\$500,000	\$150,550	30.11	\$357,455	\$283,346	\$140,801	83.6	171.0	0.28	0.28	
Totals:			\$4,875,900			\$5,648,900	\$2,158,900		\$5,614,541	\$2,484,963	\$2,450,604	1,454.4		4.57	4.57	
									Sale. Ratio =>	38.22	Average					
									Std. Dev. =>	10.58	per FF=>		\$1,709	Average		
											per Net Acre=>		543,874.59			
Used \$1,709 per FF																