

## 2026 Land 464 R River West 04-01-21 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	Effec. Front
010-006-100-260-00	3221 OLD KAWKAWLIN RD	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,250	31.00	\$284,335	\$130,141	\$139,476	165.3
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,800	36.39	\$284,335	\$110,141	\$139,476	165.3
010-006-400-035-00	3489 W KAWKAWLIN RIVER DR	12/07/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$47,150	28.93	\$142,944	\$70,141	\$50,085	59.3
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$99,600	28.38	\$306,549	\$137,139	\$92,688	137.3
<b>Totals:</b>			<b>\$1,044,000</b>			<b>\$1,044,000</b>	<b>\$324,800</b>		<b>\$1,018,163</b>	<b>\$447,562</b>	<b>\$421,725</b>	<b>527.1</b>
								<b>Sale. Ratio =&gt;</b>	<b>31.11</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.66</b>	<b>per FF=&gt;</b>		<b>\$849</b>
<b>Used \$849 per FF</b>												