

River Front Property Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0001-0049-00-0	761 RIVER PARK BLVD	08/16/21	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$1,665,849
18-0135-0001-49-0	2397 NILES ROAD	09/08/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$82,427
18-0136-0059-02-4	2380 RIVERBEND DR	06/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$346,068
18-1280-0012-00-1	1514 MOCCASIN TRAIL	08/04/21	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$597,268
18-1280-0023-00-2	1503 BLACKHAWK TRAIL	03/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$514,861
18-1280-0025-00-5	1491 BLACKHAWK TRAIL	12/09/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$458,361
18-1500-0004-00-9	2277 RIVERBEND DR	04/29/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$511,915
18-3270-0016-01-8	2499 RONCY RD	11/04/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$317,522
18-3400-0014-01-0	1460 MIAMI RD	06/21/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$594,186
18-3410-0136-00-4	1352 MIAMI RD	07/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$301,505
18-4500-0029-00-8	2376 RIVERBEND DR	06/04/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$401,665
<b>Totals:</b>			<b>\$6,003,000</b>			<b>\$6,003,000</b>	<b>\$5,791,627</b>

Final Conclusion \$600/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$57,547	\$73,396	118.0	497.0	\$488	118.00	
\$120,000	\$82,427	132.5	0.0	\$906	132.52	
\$91,992	\$143,060	230.0	0.0	\$400	230.00	
\$9,798	\$64,066	103.0	175.0	\$95	103.00	
\$114,229	\$59,090	95.0	166.0	\$1,202	95.00	
\$187,036	\$65,397	105.1	189.0	\$1,779	105.14	
\$138,395	\$65,310	105.0	188.6	\$1,318	105.00	
\$155,735	\$63,257	101.7	262.0	\$1,531	101.70	
\$42,314	\$51,500	482.0	376.0	\$88	103.00	18-0125-0045-00-1, 18-3400-0013-00-2, 18-3400-0015-01-3
\$70,025	\$71,530	115.0	343.0	\$609	115.00	
\$37,975	\$74,640	120.0	176.0	\$316	120.00	
<b>\$1,025,046</b>	<b>\$813,673</b>	<b>1,707.4</b>				
	<b>Average</b>					
	<b>per FF=&gt;</b>	<b>\$600</b>				