

River Front Land Value Residential

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual
18-0136-0059-02-4	2380 RIVERBEND DR	06/23/21	\$295,000	\$295,000	\$292,446	\$134,574
18-1280-0020-00-3	1515 BLACKHAWK TRAIL	08/31/20	\$510,000	\$510,000	\$411,417	\$98,583
18-1280-0023-00-2	1503 BLACKHAWK TRAIL	03/09/22	\$570,000	\$570,000	\$343,909	\$226,091
18-1500-0004-00-9	2277 RIVERBEND DR	04/29/22	\$585,000	\$585,000	\$517,483	\$127,787
18-3400-0014-01-0	1460 MIAMI RD	06/21/21	\$585,000	\$585,000	\$606,265	\$30,235
18-3410-0136-00-4	1352 MIAMI RD	07/12/22	\$300,000	\$300,000	\$363,458	\$2,552
18-4500-0029-00-8	2376 RIVERBEND DR	06/04/21	\$365,000	\$365,000	\$403,487	\$30,393
Totals:			\$3,210,000	\$3,210,000	\$2,938,465	\$650,215

Final Value Conclusion \$622/Front Foot

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
\$132,020	230.0	0.0	0.94	0.94	\$585	\$143,164	230.00
\$0	188.0	85.0	0.37	0.37	\$524	\$268,619	188.00
\$0	185.0	85.2	0.36	0.36	\$1,222	\$624,561	185.00
\$60,270	105.0	188.6	0.46	0.46	\$1,217	\$280,851	105.00
\$51,500	103.0	376.0	0.89	0.89	\$294	\$34,010	103.00
\$66,010	115.0	343.0	0.91	0.91	\$22	\$2,817	115.00
\$68,880	120.0	176.0	0.49	0.49	\$253	\$62,666	120.00
\$378,680	1,046.0		4.40	4.40			
Average per FF=>	\$622		Average per Net Acre:	147,641.92		Average per SqFt=>	

Other Parcels in Sale

18-0125-0045-00-1, 18-3400-0013-00-2, 18-3400-0015-01-3
