

2022 RIVER LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land ResidualEst.	Land Value	Effec. Front	Depth	Dollars/FF	Land Table
002 080 004 00	08/10/20	\$10,000	WD	\$10,000	\$7,500	75.00	\$15,000	\$10,000	\$15,000	60.0	90.0	\$167	RIVER
002 080 014 01	05/19/20	\$175,000	WD	\$175,000	\$92,200	52.69	\$180,392	\$37,608	\$43,000	135.0	198.3	\$179	RIVER
002 080 015 00	02/05/21	\$160,000	WD	\$160,000	\$80,100	50.06	\$160,129	\$21,371	\$21,500	82.0	185.0	\$192	RIVER
Totals:		\$345,000		\$345,000	\$179,800		\$355,521	\$68,979	\$79,500	277.0			
					Sale. Ratio =>	52.12			Average				
					Std. Dev. =>	13.70			per FF=>			\$180	

USED 180.00FF BEST