

Parcel#	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	Depth
18-24-429-004	328 W WASHINGTON ST	03/16/22	\$193,000	WD	19-MULTI PARCEL ARM'S LE	\$193,000	\$59,300	30.73	\$223,103	(\$5,023)	\$17,820	132.0	264.0
18-24-429-006	327 W JEFFERSON ST	07/11/22	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$64,200	35.97	\$200,258	(\$3,938)	\$17,820	132.0	132.0
18-24-430-006	282 W WASHINGTON	05/06/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$50,000	34.97	\$150,322	\$10,498	\$17,820	132.0	132.0
18-24-431-002	193 W JEFFERSON ST	12/16/22	\$165,000	WD	19-MULTI PARCEL ARM'S LE	\$165,000	\$59,200	35.88	\$195,200	\$18,060	\$33,820	264.0	264.0
18-24-432-003	248 W JEFFERSON ST	03/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$33,600	19.76	\$153,639	\$27,499	\$11,138	82.5	132.0
18-24-432-005	240 W JEFFERSON ST	12/14/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,000	36.36	\$14,901	\$11,000	\$11,138	82.5	132.0
18-24-432-007	269 W BROOKS ST	03/16/22	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$3,400	20.61	\$15,442	\$16,500	\$11,138	82.5	132.0
18-24-432-008	253 S MILL ST	08/12/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$3,400	30.91	\$12,380	\$11,000	\$9,075	82.5	132.0
18-24-433-003	175 W BROOKS ST	04/22/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,800	27.61	\$158,737	\$14,083	\$17,820	132.0	132.0
18-24-433-009	245 MILL ST	08/02/21	\$18,900	WD	03-ARM'S LENGTH	\$18,900	\$6,400	33.86	\$28,371	\$18,900	\$17,820	132.0	132.0
18-24-480-006	297 W BARTON ST	07/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$53,200	35.49	\$136,647	\$21,253	\$8,000	66.0	132.0
18-24-480-010	286 W BROOKS ST	09/09/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$88,500	384.78	\$12,673	\$23,000	\$8,910	66.0	132.0
19-19-151-030	89 POST ST	10/06/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$37,900	31.58	\$152,656	(\$23,746)	\$8,910	66.0	132.0
19-19-152-001	90 MAIN ST	07/22/22	\$222,600	WD	03-ARM'S LENGTH	\$222,600	\$71,900	32.30	\$203,357	\$37,063	\$17,820	132.0	132.0
19-19-154-004	170 S CLAY ST	10/03/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$59,100	30.94	\$196,541	\$2,459	\$8,000	132.0	132.0
19-19-180-015	34 E WASHINGTON ST	07/27/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$59,400	45.00	\$153,594	\$681	\$22,275	165.0	132.0
19-19-181-007	200 SCOTT ST	12/10/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$41,800	31.67	\$155,741	(\$5,921)	\$17,820	132.0	132.0
19-19-183-002	178 E WASHINGTON ST	04/05/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$60,000	45.28	\$153,941	(\$12,566)	\$8,875	65.7	130.3
19-19-183-004	196 E WASHINGTON ST	11/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$47,000	24.74	\$198,820	\$182	\$9,002	66.7	136.6
19-19-183-006	189 E JEFFERSON ST	07/22/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$49,700	31.86	\$151,738	\$17,627	\$13,365	99.0	132.0
19-19-185-005	165 E BROOKS ST	12/30/21	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$42,500	29.41	\$161,184	\$1,136	\$17,820	132.0	132.0
19-19-185-006	324 QUARTERLINE ST	07/15/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,600	39.74	\$179,340	(\$2,560)	\$21,780	198.0	132.0
19-19-274-019	365 QUARTERLINE ST	10/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,000	33.95	\$192,538	\$53,500	\$31,038	141.3	173.8
19-19-274-023	333 QUARTERLINE ST	05/11/22	\$229,250	WD	03-ARM'S LENGTH	\$229,250	\$91,900	40.09	\$235,148	\$9,122	\$15,020	54.6	194.0
19-19-276-014	661 QUARTERLINE ST	05/13/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$76,200	32.84	\$196,439	\$60,029	\$24,468	181.2	165.0
19-19-303-003	181 S PARK ST	07/23/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$42,800	29.93	\$164,737	(\$3,917)	\$17,820	132.0	132.0
19-19-309-003	283 S PARK ST	10/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,500	49.29	\$100,515	(\$12,695)	\$17,820	132.0	132.0
19-19-309-004	107 W BARTON ST	01/05/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,800	43.04	\$138,120	(\$4,210)	\$8,910	66.0	132.0
19-19-310-003	76 W BARTON ST	07/16/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$123,558	\$68,222	\$21,780	198.0	132.0
19-19-334-002	20 E BARTON ST	10/01/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$49,700	33.58	\$144,877	\$16,488	\$13,365	99.0	132.0
19-19-334-003	50 E BARTON ST	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,400	34.79	\$165,846	\$35,372	\$36,218	231.0	132.0
19-19-334-007	8 E BARTON ST	11/22/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$55,800	34.66	\$163,058	\$15,762	\$17,820	132.0	132.0
19-19-400-003	DIVISION ST	03/14/22	\$150,000	WD	32-SPLIT VACANT	\$150,000	\$20,100	13.40	\$43,167	\$150,000	\$43,167	638.0	1188.0
19-19-400-004	7981 LINDEN	03/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,400	38.40	\$117,292	\$30,138	\$47,430	668.1	1386.0
19-19-402-003	380 QUARTERLINE ST	09/10/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,900	38.76	\$194,350	\$7,990	\$32,340	264.0	132.0
19-19-426-011	540 QUARTERLINE ST	02/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,500	28.86	\$132,681	\$51,203	\$8,884	65.8	161.0
19-19-429-002	690 QUARTERLINE ST	08/17/21	\$10,000	WD	19-MULTI PARCEL ARM'S LE	\$10,000	\$12,800	128.00	\$50,160	\$10,000	\$35,640	264.0	264.0
19-19-429-002	690 QUARTERLINE ST	12/10/21	\$78,000	MLC	32-SPLIT VACANT	\$78,000	\$18,200	23.33	\$50,160	\$78,000	\$50,160	396.0	396.0
19-19-430-005	545 MIDDLE ST	02/25/22	\$225,000	WD	19-MULTI PARCEL ARM'S LE	\$225,000	\$61,300	27.24	\$228,182	\$21,898	\$17,820	132.0	264.0
19-19-433-006	OAK ST	12/10/21	\$40,000	MLC	32-SPLIT VACANT	\$40,000	\$4,500	11.25	\$11,550	\$40,000	\$12,474	132.0	132.0
Totals:			\$5,416,650			\$5,416,650	\$1,848,300		\$5,460,963	\$804,089	\$780,160	6,501.5	
						Sale. Ratio =>		34.12		Average			
						Std. Dev. =>		57.92		per FF=>		\$124	
					G				J	K	L		
***Utilizing Front Foot (FF) @ \$135/ff													

8/9/2024

N:\01 assessing\Audit Docs - Etc - 2024\Land Valuation\vacant land sales plus two years River Hills 9 18 2023

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	Depth
18-13-370-003	598 N RIVER HILLS DR	10/28/20	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$7,100	36.41	\$25,343	\$19,500	\$22,103	114.8	185.5
18-13-370-004	614 N RIVER HILLS DR	04/30/19	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$5,700	43.85	\$21,713	\$13,000	\$18,506	95.3	208.9
18-13-370-005	630 N RIVER HILLS DR	04/30/19	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$5,500	45.83	\$19,509	\$12,000	\$16,302	91.9	174.5
18-13-370-006	648 N RIVER HILLS DR	04/30/19	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$5,600	46.67	\$20,277	\$12,000	\$17,070	93.8	183.4
18-13-370-010	722 W SAND HILLS COURT	07/20/20	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$6,500	38.24	\$24,102	\$17,000	\$20,115	100.6	179.1
18-13-370-014	727 W SAND HILLS COURT	03/10/20	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$6,800	34.87	\$25,471	\$19,500	\$21,484	113.1	199.9
18-13-370-015	703 W SAND HILLS COURT	07/20/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,700	48.33	\$26,264	\$18,000	\$22,277	111.4	124.8
18-13-370-024	739 W RIVER HILLS COURT	05/21/19	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$6,300	34.05	\$28,494	\$18,500	\$25,287	105.2	320.0
18-13-370-025	741 W RIVER HILLS COURT	03/10/20	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$8,500	34.69	\$25,096	\$24,500	\$21,109	55.7	796.6
18-13-370-027	740 W RIVER HILLS COURT	09/12/19	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$8,500	45.95	\$21,315	\$18,500	\$18,108	55.7	586.0
18-13-370-037	771 W NORTH HILLS CT	10/26/21	\$27,500	WD	32-SPLIT VACANT	\$27,500	\$0	0.00	\$33,808	\$27,500	\$21,341	106.7	226.9
18-13-370-039	775 W NORTH HILLS CT	01/24/22	\$25,000	WD	32-SPLIT VACANT	\$25,000	\$0	0.00	\$27,537	\$25,000	\$23,203	71.8	332.7
18-13-370-040	772 W NORTH HILLS CT	08/31/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$0	0.00	\$28,143	\$35,000	\$28,143	140.7	401.1
18-13-370-042	750 W NORTH HILLS CT	01/24/22	\$27,500	WD	32-SPLIT VACANT	\$27,500	\$0	0.00	\$31,252	\$27,500	\$27,947	139.7	408.1
18-13-370-043	742 W NORTH HILLS CT	01/24/22	\$26,250	WD	32-SPLIT VACANT	\$26,250	\$0	0.00	\$26,511	\$26,250	\$23,206	116.0	322.9
18-13-370-046	695 N RIVER HILLS DR	01/21/22	\$25,000	WD	32-SPLIT VACANT	\$25,000	\$0	0.00	\$27,190	\$25,000	\$22,856	114.3	236.9
Totals:			\$338,750			\$338,750	\$69,200		\$412,025	\$338,750	\$349,057	1,626.6	
								Sale. Ratio =>	20.43	Average			
								Std. Dev. =>	20.92	per FF=>			
***Utilizing Front Foot (FF) @ \$200/ff													

Land Analysis