

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-019-014-49	11885 CRIMSON CREEK DR	3/21/2025	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$172,100
014-019-014-48	11863 CRIMSON CREEK DR	4/17/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,400
014-019-014-46	11825 CRIMSON CREEK DR	11/6/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$9,400
014-019-014-42	11749 CRIMSON CREEK DR	9/7/2023	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$9,800
014-019-014-43	11771 CRIMSON CREEK DR	10/4/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,100
014-019-014-52	11981 CRIMSON CREEK DR	3/19/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,200
014-019-014-46	11825 CRIMSON CREEK DR	11/06/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$9,400
014-030-011-02		3/3/2025	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$0
014-019-007-10		4/21/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,600
014-018-046-11	11028 W SIDNEY RD	6/19/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$120,500
014-019-014-32	11672 CRIMSON CREEK DR	3/5/2024	\$48,725	PTA	03-ARM'S LENGTH	\$48,725	\$9,600
014-019-014-31	11690 CRIMSON CREEK DR	3/5/2024	\$47,775	PTA	03-ARM'S LENGTH	\$47,775	\$19,800
014-019-006-00	11471 W SIDNEY RD	5/31/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900
014-019-012-15	S JOHNSON RD	11/26/2024	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$0
014-030-032-00	11570 KICKLAND RD	3/28/2025	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$161,800
014-019-012-16	PRIVATE EASEMENT	2/6/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$0
014-009-020-20	1147 S STAKES RD	12/18/2023	\$588,000	WD	03-ARM'S LENGTH	\$588,000	\$295,900
014-019-029-00		2/2/2024	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$144,900
Totals:			\$4,395,900			\$4,395,900	\$1,366,400
							Sale. Ratio =>
							Std. Dev. =>

RIVER LAND FIRST ACRE AT \$35,000 5 ACRES AT \$80,000 25 ACRES AT \$200,000 100 ACRES AT \$600,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
43.57	\$390,611	\$25,089	\$20,700	0.0	0.0	0.69	0.69	#DIV/0!
24.35	\$281,619	\$25,281	\$21,900	0.0	0.0	0.73	0.73	#DIV/0!
3.24	\$293,904	\$18,596	\$22,500	0.0	0.0	0.75	0.75	#DIV/0!
3.16	\$296,471	\$37,429	\$23,400	0.0	0.0	0.78	0.78	#DIV/0!
41.58	\$211,935	\$71,465	\$23,400	0.0	0.0	0.78	0.78	#DIV/0!
43.71	\$259,535	\$39,765	\$24,300	192.4	188.2	0.81	0.81	\$207
3.24	\$292,029	\$18,596	\$20,625	0.0	0.0	0.75	0.75	#DIV/0!
0.00	\$30,000	\$15,000	\$30,000	0.0	0.0	1.00	1.00	#DIV/0!
33.28	\$85,153	\$74,847	\$35,000	0.0	0.0	1.40	0.70	#DIV/0!
47.82	\$267,504	\$19,496	\$35,000	0.0	0.0	1.50	1.50	#DIV/0!
19.70	\$41,800	\$48,725	\$41,800	0.0	0.0	1.52	0.75	#DIV/0!
41.44	\$43,450	\$47,775	\$43,450	0.0	0.0	1.58	0.79	#DIV/0!
35.19	\$164,932	\$85,068	\$40,000	0.0	0.0	2.00	2.00	#DIV/0!
0.00	\$51,400	\$42,000	\$51,400	0.0	0.0	3.14	3.14	#DIV/0!
38.08	\$360,116	\$142,284	\$77,500	0.0	0.0	6.00	6.00	#DIV/0!
0.00	\$98,500	\$120,000	\$98,500	0.0	0.0	9.70	9.70	#DIV/0!
50.32	\$624,016	\$253,984	\$290,000	120.3	240.8	49.67	6.00	\$2,111
34.75	\$364,520	\$417,000	\$364,520	0.0	0.0	57.95	57.95	#DIV/0!
	\$4,157,495	\$1,502,400	\$1,263,995	312.7		140.75	94.82	
31.08			Average			Average		
19.03			per FF=>	\$4,805		per Net Acre=>	10,674.62	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$36,361	\$0.83	0.00	'4120	2025R-03476		4300 FLAT RIVER LAND
\$34,632	\$0.80	0.00	'4120	2023R-03974		4300 FLAT RIVER LAND
\$24,795	\$0.57	0.00	'4120	2023R-10708		4300 FLAT RIVER LAND
\$47,986	\$1.10	0.00	'4120	2023R-08674		4300 FLAT RIVER LAND
\$91,622	\$2.10	0.00	'4120	2024R-09365		4300 FLAT RIVER LAND
\$49,093	\$1.13	192.36	'4120	2024R-02718		4300 FLAT RIVER LAND
\$24,795	\$0.57	0.00	'4120	2023R-10708		4300 FLAT RIVER LAND
\$15,000	\$0.34	0.00	'4300	2025R-02839		4300 FLAT RIVER LAND
\$53,462	\$1.23	0.00	'4300	2023R-04201	014-019-007-01	4300 FLAT RIVER LAND
\$12,997	\$0.30	0.00	'4300	2023R-06087		4300 FLAT RIVER LAND
\$32,056	\$0.74	0.00	'4120		014-019-014-45	4300 FLAT RIVER LAND
\$30,237	\$0.69	0.00	'4120		014-019-014-39	4300 FLAT RIVER LAND
\$42,534	\$0.98	0.00	'4300	2023R-05408		4300 FLAT RIVER LAND
\$13,376	\$0.31	0.00	'4300	2024R-10751		4300 FLAT RIVER LAND
\$23,714	\$0.54	0.00	'4300	2025R-0391		4300 FLAT RIVER LAND
\$12,371	\$0.28	0.00	'4300	2025R-01254		4300 FLAT RIVER LAND
\$5,114	\$0.12	120.29	'4300	2024R-00234	014-009-020-10, 014-009-020-53	4300 FLAT RIVER LAND
\$7,196	\$0.17	0.00	'4300	2024R-00907		4300 FLAT RIVER LAND

Average
per SqFt=> \$0.25

Inspected Date	Class
11/10/2023	401
01/13/2016	401
NOT INSPECTED	401
11/10/2023	401
09/14/2009	402
04/23/2009	001
NOT INSPECTED	401
NOT INSPECTED	401
04/28/2009	401
04/23/2009	402
09/15/2009	401
04/23/2009	402
07/06/2009	401
NOT INSPECTED	402
