

2024 River Frontage LV

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Total Acres	Dollars/FF
14-034-011-00	9621 NINE MILE BRIDGE RD	05/01/18	\$283,000	03-ARM'S LENGTH	\$283,000	\$64,500	22.79	\$202,810	\$130,930	\$50,740	132.0	1.00	\$992
14-122-015-30	3740 OLD STRONACH RD	11/30/22	\$700,000	03-ARM'S LENGTH	\$700,000	\$267,100	38.16	\$752,618	\$251,166	\$303,784	600.0	20.87	\$419
14-123-007-00	4460 OLD STRONACH RD	05/04/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$50,600	20.24	\$238,718	\$250,000	\$229,408	909.6	20.21	\$275
14-300-017-00	10575 PINE DR	02/22/23	\$340,000	03-ARM'S LENGTH	\$340,000	\$85,900	25.26	\$307,991	\$64,609	\$32,600	100.0	0.00	\$646
Totals:			\$1,573,000		\$1,573,000	\$468,100		\$1,502,137	\$696,705	\$616,532	1,741.6	42.08	
							Sale. Ratio =>	29.76	Average				
							Std. Dev. =>	7.96	per FF=>		\$400	16,556.68	
Acreeage Use Rural Values											Use	400 FF w/o A	
											All others Same 2023		