

4005 RIVERWOOD/ALETHA-DRY 2026 LAND RATES

All sales with (-) land residuals removed.

All sales in 4005 neighborhood are improved.
 *Included sales within area and vacant land sales W Water and North to determine W Water Ff.
 *W Water ff rate increased from \$589 ff in 2025 to \$595 ff for 2026 which is approximately 1% increase.
 *No sales for Undev Rd/No Rd Front acreage parcels.
 *Increased Undev Rd/No Rd Front acreage by 1% for 2026.
 *Included sales of similar neighborhood to establish Riverwood/Mayfield and Westhaven Villa ff for 2026

WEST WATER FF 2026 LAND RATES		(INCLUDED SALES FROM ALL NEIGHBORHOODS THAT INCLUDE PARCELS ON W WATER)																	
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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$298,277	\$137,008	\$35,285	165.0	230.0	0.87	0.87	\$830	\$157,300	\$3.61	165.00
28-006-1003-000	4445 W WATER	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,200	48.07	\$292,833	\$95,992	\$88,825	200.0	656.9	3.02	3.02	\$480	\$31,828	\$0.73	100.00
28-006-1005-000	4383 W WATER	01/28/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,400	42.00	\$236,258	\$155,183	\$121,441	353.1	778.4	6.31	6.31	\$439	\$24,593	\$0.56	353.11
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$329,130	\$53,113	\$112,243	162.7	1391.9	5.20	5.20	\$326	\$10,214	\$0.23	162.74
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$177,410	\$72,575	\$39,985	73.1	186.4	0.34	0.34	\$993	\$212,208	\$4.87	80.00
28-006-1013-000	4275 W WATER	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,600	38.24	\$196,126	\$112,180	\$58,306	106.6	317.0	0.73	0.73	\$1,052	\$154,093	\$3.54	100.00
28-006-1015-026	2882 N RANGE	04/26/23	\$400,000	WD	32-SPLIT VACANT	\$400,000	\$45,500	113.75	\$310,479	\$40,000	\$115,912	648.6	693.7	10.33	10.33	\$62	\$3,873	\$0.09	121.00
28-006-1015-051	PARTRIDGE	05/01/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,100	49.00	\$115,704	\$90,000	\$115,704	338.3	1290.0	10.02	10.02	\$266	\$8,985	\$0.21	143.26
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$135,117	\$91,373	\$59,490	108.8	330.0	0.76	0.76	\$840	\$120,545	\$2.77	100.00
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$227,869	\$64,099	\$66,968	122.4	148.8	0.96	0.96	\$524	\$66,770	\$1.53	281.00
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$229,387	\$50,008	\$88,395	100.0	1306.8	3.00	3.00	\$500	\$16,669	\$0.38	100.00
28-032-3003-000	3730 W WATER	08/02/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,500	38.21	\$170,822	\$132,392	\$74,214	126.0	250.0	0.72	0.72	\$1,051	\$183,115	\$4.20	126.00
28-032-4007-000	3190 BEACH	05/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,400	46.42	\$244,666	\$76,526	\$81,192	137.8	438.0	0.87	0.87	\$555	\$87,759	\$2.01	86.90
28-032-4030-101	3079 BEACH	06/05/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,100	37.49	\$167,334	\$81,369	\$45,703	77.6	150.5	0.28	0.28	\$1,049	\$294,815	\$6.77	80.00
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$178,125	\$53,436	\$51,561	87.5	190.0	0.35	0.35	\$610	\$151,377	\$3.48	80.00
28-032-4040-000	4244 W WATER	02/21/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,900	39.96	\$234,346	\$122,546	\$96,892	264.5	356.7	2.17	2.17	\$463	\$56,473	\$1.30	265.00
28-145-0010-000	3271 N RANGE	08/16/24	\$290,000	WD	19-MULTI PARCEL ARM'S LEN	\$290,000	\$138,700	47.83	\$272,373	\$121,219	\$103,592	202.7	409.2	0.95	0.55	\$598	\$127,733	\$2.93	202.00
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$233,262	\$56,370	\$59,632	101.2	205.0	0.47	0.47	\$557	\$119,682	\$2.75	100.00
28-150-0005-001	2550 BROWNWOOD	11/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$267,924	\$38,901	\$66,825	113.5	257.4	0.59	0.59	\$343	\$65,822	\$1.51	100.00
28-150-0015-000	2505 BROWNWOOD	03/13/25	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$66,300	33.17	\$138,431	\$110,568	\$49,099	83.4	139.0	0.32	0.32	\$1,326	\$346,608	\$7.96	100.00
28-163-0013-000	4459 CAMBRIDGE	07/19/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$86,500	33.02	\$205,396	\$106,515	\$49,911	84.7	210.4	0.48	0.48	\$1,257	\$220,528	\$5.06	100.00
28-164-0013-000	4672 W WATER	09/30/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$87,100	36.37	\$208,525	\$90,187	\$59,212	100.5	171.8	0.46	0.46	\$897	\$194,369	\$4.46	117.65
28-164-0028-000	3122 S CHARMWOOD	10/06/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$109,900	35.80	\$269,217	\$96,977	\$59,194	100.5	202.0	0.46	0.46	\$965	\$209,002	\$4.80	100.00
28-165-0002-000	4686 KINGSBURY	06/15/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,000	40.98	\$199,867	\$63,344	\$58,211	98.8	308.5	0.66	0.66	\$641	\$96,414	\$2.21	92.76
28-166-0020-000	4602 HUNTINGTON	11/21/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,300	38.55	\$232,919	\$81,866	\$59,785	101.5	325.4	0.69	0.69	\$807	\$118,133	\$2.71	92.76
28-166-0032-000	4614 KINGSBURY	08/07/24	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$100,900	35.29	\$238,271	\$106,529	\$58,900	100.0	200.0	0.46	0.46	\$1,065	\$232,089	\$5.33	100.00
28-204-0009-000	3289 W CHARMWOOD	02/07/25	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$112,100	45.38	\$265,760	\$47,092	\$65,852	111.8	250.0	0.57	0.57	\$421	\$82,042	\$1.88	100.00
28-204-0016-000	3261 W CHARMWOOD	04/24/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,000	39.17	\$334,588	\$84,917	\$59,505	101.0	204.1	0.47	0.47	\$841	\$181,060	\$4.16	100.00
28-275-0001-000	2930 W WATER	05/29/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,800	42.84	\$264,935	\$88,893	\$71,828	119.7	190.0	0.58	0.58	\$743	\$154,328	\$3.54	132.00
28-275-0012-000	2475 SHARON	09/05/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$92,300	34.70	\$201,591	\$111,017	\$46,608	77.7	132.0	0.24	0.24	\$1,429	\$458,748	\$10.53	80.00
28-275-0016-000	2445 SHARON	11/14/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,700	37.26	\$203,433	\$83,650	\$57,083	95.1	132.0	0.36	0.36	\$879	\$229,808	\$5.28	120.00
28-275-0017-000	2435 SHARON	10/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,400	44.00	\$192,265	\$44,845	\$52,110	86.8	132.0	0.30	0.30	\$516	\$148,003	\$3.40	100.00
28-355-0003-000	2641 HUCKLEBERRY	12/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$107,400	37.68	\$233,992	\$117,893	\$66,885	111.5	263.6	0.50	0.50	\$1,058	\$236,259	\$5.42	82.50
28-425-0013-001	2906 PINWOOD	11/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,900	39.96	\$228,889	\$58,773	\$47,662	79.4	131.4	0.25	0.25	\$740	\$231,390	\$5.31	84.04
28-425-0022-000	2980 PINWOOD	08/18/23	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$92,900	39.21	\$220,628	\$65,544	\$49,272	82.1	131.1	0.27	0.27	\$798	\$241,860	\$5.55	90.00
28-505-0003-000	4171 MAES	03/11/24	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$68,400	43.43	\$164,228	\$65,048	\$71,776	121.9	297.0	0.68	0.68	\$534	\$95,378	\$2.19	100.00
28-505-0017-000	4194 MAES	11/15/24	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$120,900	56.10	\$249,457	\$68,542	\$102,499	174.0	302.8	1.39	1.39	\$394	\$49,311	\$1.13	200.00
28-680-0002-000	3023 LINDSAY	09/20/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,200	47.71	\$363,361	\$51,458	\$74,819	127.0	188.3	0.78	0.78	\$405	\$66,141	\$1.52	180.00
28-685-0013-000	3048 MAYFIELD	12/06/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$104,000	37.83	\$196,507	\$141,900	\$63,507	118.7	262.7	0.70	0.70	\$1,195	\$203,295	\$4.67	116.00
28-764-0027-000	3196 OAKWOOD	05/05/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,400	37.71	\$166,347	\$105,067	\$79,414	132.4	306.6	0.70	0.70	\$794	\$149,243	\$3.43	100.00
28-764-0054-001	3334 W WATER	10/23/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,700	52.85	\$229,339	\$66,971	\$96,310	160.5	300.0	1.04	1.04	\$417	\$64,706	\$1.49	150.30
28-764-0055-300	3139 BROWNWOOD	06/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,700	37.68	\$236,957	\$146,360	\$68,317	232.0	169.5	2.47	2.47	\$631	\$59,231	\$1.36	635.00
28-764-0092-000	2821 W WATER	01/23/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,700	38.13	\$181,190	\$103,701	\$54,891	75.0	1003.9	1.73	1.73	\$1,383	\$60,012	\$1.38	75.00
28-764-0092-000	2821 W WATER	01/23/25	\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$87,700	36.54	\$181,190	\$113,701	\$54,891	75.0	1003.9	1.73	1.73	\$1,516	\$65,799	\$1.51	75.00
28-766-0007-000	3157 OAKWOOD	11/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$223,476	\$50,825	\$54,301	90.5	143.3	0.33	0.33	\$562	\$154,483	\$3.55	100.00
28-768-0013-000	4204 ATKINS	07/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,200	62.21	\$261,525	\$21,108	\$92,633	157.3	359.7	1.13	1.13	\$134	\$18,680	\$0.43	138.79
28-768-0014-000	4224 ATKINS	01/30/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,000	44.67	\$148,184	\$61,502	\$59,686	101.3	260.8	0.47	0.47	\$607	\$131,979	\$3.03	80.72
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$259,427	\$61,272	\$85,699	145.5	120.3	0.97	0.97</				

28-875-0013-000	4441 ATKINS	09/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$91,900	70.69	\$201,714	\$2,058	\$73,772	125.2	356.1	0.72	0.72	\$16	\$2,858	\$0.07	88.11
28-915-0003-000	3227 TURNBERRY	11/20/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$170,700	38.36	\$351,196	\$128,804	\$35,000	100.0	206.0	0.47	0.47	\$1,288	\$272,313	\$6.25	100.00
28-915-0044-000	3246 ST ANDREWS	04/02/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$167,800	38.57	\$344,523	\$125,477	\$35,000	119.8	223.3	0.60	0.60	\$1,047	\$208,780	\$4.79	125.00
28-915-0059-000	3401 ANCIENT	08/11/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$451,296	\$63,704	\$35,000	107.9	149.3	0.36	0.36	\$590	\$175,493	\$4.03	111.84
28-950-0004-000	3121 ELECIA	03/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,900	44.96	\$255,921	\$39,079	\$35,000	120.0	126.8	0.35	0.35	\$326	\$111,974	\$2.57	120.00
28-950-0012-000	3176 ELECIA	06/17/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$115,000	40.78	\$221,817	\$95,183	\$35,000	90.0	173.0	0.36	0.36	\$1,058	\$266,619	\$6.12	90.00
28-970-0002-000	3218 SPRUCE	10/15/24	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$194,800	50.86	\$392,788	\$25,212	\$35,000	80.0	156.0	0.29	0.29	\$315	\$87,847	\$2.02	80.00
28-970-0007-000	3176 SPRUCE	09/19/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$174,500	48.88	\$348,980	\$43,020	\$35,000	80.0	156.0	0.29	0.29	\$538	\$149,895	\$3.44	80.00
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$35,000	\$35,000	\$35,000	86.9	117.3	0.28	0.28	\$403	\$125,448	\$2.88	53.86
28-970-0018-000	3141 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$35,000	\$35,000	\$35,000	96.3	165.5	0.37	0.37	\$363	\$95,890	\$2.20	96.99
28-970-0019-000	4251 MEADOW	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$35,000	\$35,000	\$35,000	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61
28-970-0021-000	4267 MEADOW	03/11/25	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$244,800	47.09	\$478,163	\$76,737	\$35,000	78.6	168.0	0.36	0.36	\$976	\$213,752	\$4.91	49.68
28-970-0025-000	4258 MEADOW	04/19/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,200	47.25	\$302,397	\$52,603	\$35,000	86.8	146.5	0.30	0.30	\$606	\$177,114	\$4.07	83.86
28-970-0026-000	4250 MEADOW	08/14/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$159,700	46.70	\$359,417	\$17,583	\$35,000	97.1	162.0	0.36	0.36	\$181	\$48,572	\$1.12	96.78

Totals:	\$16,921,000	\$16,921,000	\$7,105,200	\$16,168,494	\$5,343,217	\$4,396,144	8,977.6	86.55	86.15	Average per Net Acre=>	61,735.61	Average per SqFt=>	\$1.42
Sale. Ratio =>			41.99							Average per FF=>	\$595		
Std. Dev. =>			12.95										

2025 4005 WEST WATER FF RATE: \$589

4005 WEST WATER FF RATE FOR 2026 USED: \$595

2025 4005 UNDEVELOPED RD/NO RD FRONT PER ACRE RATE: \$8,066

(+ 1%) UNDEVELOPED RD/NO RD FRONT PER ACRE RATE FOR 2025 USED: \$8,147

RIVERWOOD/MAYFIELD AND WESTHAVEN VILLA FF 2026 LAND RATES

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-092-0019-000	3267 DRIFTWOOD	07/10/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$124,300	42.50	\$296,848	\$40,384	\$44,732	75.9	142.5	0.28	0.28	\$532	\$145,266	\$3.33	85.00
28-092-0019-000	3267 DRIFTWOOD	01/26/24	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$124,300	40.42	\$296,848	\$55,384	\$44,732	75.9	142.5	0.28	0.28	\$729	\$199,223	\$4.57	85.00
28-093-0066-000	3311 LARCHWOOD	05/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,200	44.07	\$318,080	\$25,947	\$44,027	74.7	138.0	0.27	0.27	\$347	\$96,457	\$2.21	85.00
28-210-0030-000	3211 FANONE	01/17/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,400	44.50	\$315,517	\$50,237	\$45,754	77.7	133.6	0.29	0.29	\$647	\$172,636	\$3.96	94.85
28-210-0038-000	3160 FANONE	08/01/23	\$325,100	WD	03-ARM'S LENGTH	\$325,100	\$144,600	44.48	\$346,151	\$26,782	\$47,833	81.2	138.5	0.32	0.32	\$330	\$84,220	\$1.93	100.00
28-680-0002-000	3023 LINDSAY	09/20/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,200	47.71	\$363,361	\$51,458	\$74,819	127.0	188.3	0.78	0.78	\$405	\$66,141	\$1.52	180.00
28-685-0013-000	3048 MAYFIELD	12/06/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$104,000	37.83	\$196,507	\$141,900	\$63,507	118.7	262.7	0.70	0.70	\$1,195	\$203,295	\$4.67	116.00
28-864-0002-000	3045 WESTHAVEN	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$222,202	\$97,881	\$70,083	131.0	132.0	0.39	0.39	\$747	\$248,429	\$5.70	130.00
28-864-0023-000	3050 WESTCOTT	11/07/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,100	51.36	\$274,648	\$63,036	\$72,684	135.9	142.0	0.42	0.42	\$464	\$148,670	\$3.41	130.00
28-866-0018-000	4033 ELAINE	12/21/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$64,300	66.98	\$157,560	\$21,587	\$83,147	155.4	314.0	0.72	0.72	\$139	\$29,940	\$0.69	100.00

Totals:	\$2,771,000	\$2,771,000	\$1,228,600	\$2,787,722	\$574,596	\$591,318	1,053.5	4.45	4.45	Average per Net Acre=>	129,151.72	Average per SqFt=>	\$2.96
Sale. Ratio =>			44.34							Average per FF=>	\$545		
Std. Dev. =>			8.56										

2025 4005 RIVERWOOD/MAYFIELD FF RATE: \$535

4005 RIVERWOOD/MAYFIELD FF RATE FOR 2026 USED: \$545

2025 4005 WESTHAVEN VILLA FF RATE: \$535

4005 WESTHAVEN VILLA FF RATE FOR 2026 USED: \$545