

4005 RIVERWOOD/ALETHA-DRY 2023 LAND RATES

RIVERWOOD/MAYFIELD/WESTHAVEN RATES (LESS THRU STREET SALES)

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	
28-685-0045-000	3049 MAYFIELD	08/24/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$68,100	44.66	\$145,307	\$46,587	\$39,394	106.2	
28-864-0024-000	3062 WESTCOTT	10/02/20	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$76,400	47.60	\$177,130	\$34,061	\$50,691	136.6	
28-864-0004-000	3065 WESTHAVEN	08/07/20	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$76,000	37.09	\$183,926	\$69,574	\$48,600	131.0	
28-864-0033-000	3109 WESTCOTT	05/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,800	36.15	\$222,302	\$94,944	\$52,246	145.8	
28-864-0032-000	3119 WESTCOTT	06/01/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,800	42.08	\$149,302	\$56,944	\$52,246	178.3	
28-032-4019-000	3125 WESTHAVEN	07/01/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,200	37.62	\$233,750	\$101,590	\$66,340	178.8	
28-032-4018-000	3129 WESTHAVEN	04/15/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$85,800	45.18	\$200,958	\$55,043	\$66,101	178.2	
28-864-0059-000	3144 WESTHAVEN	12/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,000	36.92	\$166,998	\$80,248	\$52,246	179.3	
28-864-0058-000	4025 ALETHA	12/01/20	\$0	MLC	03-ARM'S LENGTH	\$179,901	\$80,400	44.69	\$189,591	\$42,556	\$52,246	179.3	
28-866-0003-000	4036 ELAINE	01/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,100	29.47	\$119,540	\$102,706	\$52,246	148.8	
28-866-0003-000	4036 ELAINE	05/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,900	39.92	\$119,540	\$57,706	\$52,246	148.8	
28-864-0011-000	3064 WESTHAVEN	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,100	41.55	\$193,923	\$54,677	\$48,600	131.0	
Totals:			\$2,085,800			\$2,265,701	\$903,600		\$2,102,267	\$796,636	\$633,202	1,842.0	
								Sale. Ratio =>	39.88				Average
								Std. Dev. =>	5.08				per FF=>
													\$432

NEIGHBORHOOD LAND INCREASED 16.4% FROM 2022
 INCREASED UNDEVELOPED RD/NO RD FRONT ACREAGE BY 16.4% FOR 2023

***USED \$432 PER FF FOR 2023
 RIVERWOOD/MAYFIELD
 WESTHAVEN VILLA**

2022 UNDEV RD/NO RD FRONT: \$6,328 PER ACRE
 2023 UNDEV RD/NO RD FRONT: \$7,366 PER ACRE

THRU STREET SALES (INCLUDES THRU STREETS IN ADJ NEIGHBORHOOD)

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	
28-031-1024-000	4480 ATKINS	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$167,572	\$54,897	\$62,469	157.0	
28-031-2002-101	4300 ATKINS	06/23/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,600	46.38	\$287,793	\$19,929	\$47,722	119.9	
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$98,000	31.56	\$210,214	\$191,528	\$91,242	297.0	
28-032-4011-000	3146 BEACH	12/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29	\$113,367	\$63,638	\$37,005	93.0	
28-032-4024-000	3026 BEACH	09/14/21	\$211,347	WD	03-ARM'S LENGTH	\$211,347	\$95,800	45.33	\$204,772	\$57,655	\$51,080	128.3	
28-032-4031-000	3081 BEACH	05/19/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$114,400	91.52	\$208,801	(\$9,672)	\$74,129	309.0	
28-032-4031-010	3083 BEACH	05/19/20	\$125,000	WD	32-SPLIT VACANT	\$125,000	\$0	0.00	\$211,007	(\$47,936)	\$38,071	95.7	
28-145-0006-000	3333 N RANGE	02/10/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$61,700	37.17	\$130,969	\$75,227	\$40,196	101.0	
28-145-0017-000	3195 N RANGE	02/01/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$59,800	33.79	\$144,868	\$72,461	\$40,329	101.3	
28-145-0021-000	3155 N RANGE	07/30/20	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$58,200	34.54	\$141,659	\$73,599	\$46,758	117.5	
28-345-0016-000	3205 BERKSHIRE	07/20/20	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$78,400	38.72	\$150,040	\$92,254	\$39,794	100.0	
28-345-0016-000	3205 BERKSHIRE	06/07/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$81,800	32.40	\$150,040	\$142,254	\$39,794	100.0	
28-507-0007-000	3130 N RANGE	05/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,500	43.24	\$154,554	\$71,732	\$56,286	141.4	
28-864-0008-000	3950 W WATER	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,100	40.69	\$153,454	\$42,944	\$36,398	91.5	
28-768-0024-000	4124 ATKINS	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$119,237	\$74,508	\$48,745	122.5	
28-875-0003-000	4487 ATKINS	10/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$148,677	\$66,951	\$60,628	152.3	
Totals:			\$2,928,347			\$2,928,347	\$1,157,400		\$2,697,024	\$1,041,969	\$810,646	2,227.3	
								Sale. Ratio =>	39.52				Average
								Std. Dev. =>	17.49				per FF=>
													\$468
													*USED \$468 PER FF FOR 2023 THRU STREETS