

4800W RESIDENTIAL WATERFRONT 2023 LAND RATES

STRAWBERRY-WET

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
28-355-0034-000	2570 STRAWBERRY	09/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,700	41.64	\$242,821	\$142,549	\$160,370	83.3
28-766-0060-000	2960 STRAWBERRY	05/01/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$84,000	31.11	\$213,795	\$159,134	\$102,929	53.5
Totals:			\$495,000			\$495,000	\$177,700		\$456,616	\$301,683	\$263,299	136.8
								Sale. Ratio =>	35.90	Average		
								Std. Dev. =>	7.45	per FF=>		\$2,206

MUELLER-WET

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
28-540-0068-000	2880 WALDHEIM	02/22/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$152,000	34.23	\$369,768	\$179,682	\$105,450	150.0
28-540-0055-000	3284 WALDHEIM	05/07/21	\$0	MLC	03-ARM'S LENGTH	\$340,000	\$127,500	37.50	\$322,316	\$151,254	\$133,570	190.0
Totals:			\$444,000			\$784,000	\$279,500		\$692,084	\$330,936	\$239,020	340.0
								Sale. Ratio =>	35.65	Average		
								Std. Dev. =>	2.31	per FF=>		\$973

RIVERWOOD-ALETHA

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
28-864-0037-000	4013 ALETHA	11/15/21	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$148,800	42.51	\$307,900	\$148,238	\$106,138	400.1
Totals:			\$350,000			\$350,000	\$148,800		\$307,900	\$148,238	\$106,138	400.1
								Sale. Ratio =>	42.51	Average		
								Std. Dev. =>	#DIV/0!	per FF=>		\$370

STRAWBERRY-WET W/ADJ UNIT ACROSS RIVER

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
28-355-0034-000	2570 STRAWBERRY	09/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,700	41.64	\$242,821	\$142,549	\$160,370	83.3
28-766-0060-000	2960 STRAWBERRY	05/01/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$84,000	31.11	\$213,795	\$159,134	\$102,929	53.5
06-510-0044-000	2739 RIVERSIDE DR	11/30/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$224,300	55.38	\$477,990	\$77,010	\$150,000	100.0
06-510-0091-000	3425 RIVERSIDE DR	08/21/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$165,200	36.71	\$416,341	\$126,659	\$93,000	62.0
06-510-0093-000	3419 RIVERSIDE DR	03/15/21	\$475,000	WD	03-ARM'S LENGTH	\$467,000	\$142,100	30.43	\$396,133	\$163,867	\$93,000	62.0
06-510-0094-000	3407 RIVERSIDE DR	11/13/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$123,700	32.55	\$347,192	\$125,808	\$93,000	62.0
06-696-0002-000	3323 RIVERSIDE	09/10/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$130,900	25.92	\$199,300	\$226,486	\$120,000	80.0
06-696-0003-000	3311 RIVERSIDE	06/30/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$101,200	\$142,538	\$120,000	80.0
06-696-0008-000	3253 RIVERSIDE	07/09/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$114,200	37.32	\$142,900	\$109,818	\$89,685	59.8
06-780-0003-000	3131 RIVERSIDE	08/20/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$237,000	29.63	\$379,300	\$210,166	\$168,810	112.5
06-780-0011-000	3017 RIVERSIDE	10/18/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$239,800	34.01	\$283,300	\$255,355	\$114,405	76.3
06-780-0015-000	2915 RIVERSIDE	05/28/21	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$153,300	27.25	\$227,100	\$212,813	\$104,505	69.7
Totals:			\$5,308,500			\$5,300,500	\$1,789,000		\$3,427,372	\$1,952,203	\$1,409,704	901.0
								Sale. Ratio =>	33.75	Average		
								Std. Dev. =>	7.88	per FF=>		\$2,167

*Minimal sales in township

2 armslength sales on Strawberry = \$2206 front foot

2 armslength sales on Waldheim = \$973 front foot

Only 1 armslength sale on Aletha

Strawberry Lane and Riverside Drive across river is most similar area of sales

With sales combined, Strawberry-Wet rate = \$2167 front foot

approximately 12.55% increase from 2022 rate of \$1925 front foot

Increased 4800W waterfront land rates by 12.55% for 2023

RATE DESCRIPTION	2022 RATE	2023 RATE	
STRAWBERRY-WET	\$1,925	\$2,167	PER FF
MUELLER-WET	\$703	\$791	PER FF
RIVERWOOD/ALETHA	\$480	\$540	PER FF
SECTION LAND BUILD/WET	\$33,611	\$37,829	PER ACRE
SECTION LAND FLOOD PL	\$16,840	\$18,953	PER ACRE