

## 2800W COMMERCIAL WATERFRONT LAND VALUE 2023

### INCLUDES SALES FROM 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
<b>Totals:</b>			<b>\$5,308,500</b>			<b>\$5,300,500</b>	<b>\$1,789,000</b>		<b>\$3,427,372</b>	<b>\$1,952,203</b>	<b>\$1,409,704</b>	<b>901.0</b>
								<b>Sale. Ratio =&gt;</b>	<b>33.75</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.88</b>	<b>per FF=&gt;</b>		<b>\$2,167</b>

\*MINIMAL WATERFRONT SALES IN TOWNSHIP \*\*ALL SALES ARE RES

2023 RESIDENTIAL WATERFRONT FRONT FOOT RATES INCREASED APPROXIMATELY 12.55% FROM 2022 RATES

2022 MAJOR NON-WATER COMMERCIAL RATES DECREASED BY APPROXIMATELY 1.921% FOR 2023

\*\*NO CHANGE FOR COMMERCIAL WATERFRONT RATES FROM 2022 TO 2023

	WET-MAIN	WET W/FLOOD PLAIN
2022 PER ACRE RATES:	\$65,007	\$53,049

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2023 PER ACRE RATES:	\$65,007	\$53,049