

Land Branch Township River, LG tracts Sales Analysis + .54%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asst/Adj. Sale	Cur. Appraisal	Appr. Date	ECF Area	Land Table
002-102-018-00		11/10/23	\$354,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$144,500	40.82	\$288,825		400	RESIDENTIAL
002-750-034-00	251 N NORTHWOOD DR	11/27/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,300	41.28	\$148,527		400	SUB LOTS
002-700-226-00	7851 E CHICKASAW TRAIL	08/21/24	\$147,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$147,000	\$60,800	41.36	\$121,579		420	WALHALLA SHORES
002-700-227-00		08/21/24	\$147,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$147,000	\$60,800	41.36	\$121,579		420	WALHALLA SHORES
002-003-015-00		06/18/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,000	41.43	\$116,000		400	RESIDENTIAL
002-200-006-00	52 S EMERSON LAKE DR	07/02/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$116,900	41.76	\$233,883		412	EMERSON LAKE
002-015-034-00	5 S MAPLE RD	10/23/24	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,800	42.08	\$283,571		416	LONG LAKE
002-700-047-00	7804 E NAVAJO TRAIL	05/14/25	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$84,700	42.35	\$169,410		420	WALHALLA SHORES
002-034-004-20		09/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,000	43.33	\$26,000		400	RESIDENTIAL
002-700-214-00		05/17/24	\$17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		420	WALHALLA SHORES
002-700-215-00		05/17/24	\$17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		420	WALHALLA SHORES
002-700-232-00		05/16/24	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		420	WALHALLA SHORES
002-700-216-00		07/22/24	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$7,400	43.79	\$14,800		420	WALHALLA SHORES
002-016-011-00	315 N CAMPBELL RD	01/17/25	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$10,100	43.91	\$20,200		400	RESIDENTIAL
002-022-008-00	7807 E US 10	11/04/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$110,000	44.00	\$220,026		400	RESIDENTIAL
002-022-009-02		11/04/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$110,000	44.00	\$58,568		200	COMMERCIAL
002-050-063-00	179 N CAMPBELL RD	05/06/24	\$125,000	WD	09-FAMILY/RELATED ENTITY	\$125,000	\$56,600	45.28	\$113,109		410	SUB LOTS
002-550-004-00	9555 E US 10	10/05/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,700	45.38	\$35,333		405	SUB LOTS
002-457-002-00		04/11/25	\$3,800	CD	03-ARM'S LENGTH	\$3,800	\$1,800	47.37	\$3,600		400	SUB LOTS
002-050-021-00	70 N ALPINE DR	03/10/25	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$43,900	47.46	\$87,839		410	SUB LOTS
002-150-027-00	7896 E US 10	07/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$232,600	47.47	\$465,108		412	EMERSON LAKE
002-700-265-00	506 N OTTAWA PASS	08/09/24	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$97,400	48.70	\$194,745		420	WALHALLA SHORES
002-700-267-00		08/09/24	\$200,000	WD	20-MULTI PARCEL SALE REF	\$200,000	\$97,400	48.70	\$194,745		420	WALHALLA SHORES
002-016-093-00	6728 E FIRST ST	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,200	49.53	\$168,323		400	RESIDENTIAL
002-015-081-80		08/15/24	\$2,000	QC	13-GOVERNMENT	\$2,000	\$1,000	50.00	\$1,976		400	RESIDENTIAL
002-102-005-00	115 S EMERSON DR	07/03/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,100	50.39	\$282,155		412	EMERSON LAKE
002-004-035-10	6881 E BOCKSTANZ RD	09/19/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$147,000	50.52	\$293,920		400	RESIDENTIAL
002-700-150-00	7673 E NAVAJO TRAIL	01/13/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,100	51.05	\$204,169		420	WALHALLA SHORES
002-700-034-00	7756 E NAVAJO TRAIL	05/12/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,100	51.78	\$238,254		420	WALHALLA SHORES
002-004-035-10	6881 E BOCKSTANZ RD	05/06/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,700	52.03	\$317,369		400	RESIDENTIAL
002-050-004-00		12/04/23	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$5,400	54.00	\$10,800		410	SUB LOTS
002-220-160-00		04/04/25	\$4,000	WD	22-OUTLIER	\$4,000	\$2,200	55.00	\$4,300		414	SUB LOTS
002-700-148-00	7665 E NAVAJO TRAIL	07/25/25	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$203,100	55.04	\$406,135		420	WALHALLA SHORES
002-700-204-00	7919 E NAVAJO TRAIL	09/19/24	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$91,700	55.91	\$183,324		420	WALHALLA SHORES
002-015-099-00	119 N JACKPINE RD	06/05/25	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$50,600	56.22	\$101,234		400	RESIDENTIAL
002-700-254-01	7854 E CHICKASAW TRAIL	02/28/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$107,100	56.37	\$214,191		420	WALHALLA SHORES
002-016-116-50	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537		400	RESIDENTIAL
002-016-116-51	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537		400	RESIDENTIAL
002-015-027-00	125 S MAPLE RD	10/17/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$190,000	58.46	\$379,906		416	LONG LAKE
002-016-112-00	225 S GIBSON RD	05/24/24	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$43,500	58.63	\$87,026		400	RESIDENTIAL
002-750-028-00		05/07/24	\$5,600	WD	03-ARM'S LENGTH	\$5,600	\$3,300	58.93	\$6,600		400	SUB LOTS
002-750-024-00	8361 E JOHNSON RD	04/21/25	\$170,300	WD	03-ARM'S LENGTH	\$170,300	\$107,200	62.95	\$214,386		400	SUB LOTS
002-700-046-00		04/01/25	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$4,100	63.08	\$8,200		420	WALHALLA SHORES
002-004-038-10	1315 N CAMPBELL RD	03/11/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$86,000	63.24	\$172,051		400	RESIDENTIAL
002-220-069-00		10/11/23	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$1,600	64.00	\$3,100		414	SUB LOTS
002-028-014-71	1425 S WALHALLA RD	03/29/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$64,400	67.79	\$128,857		402	RESIDENTIAL
002-021-008-10	811 S WALHALLA RD	10/14/24	\$70,000	WD	33-TO BE DETERMINED	\$70,000	\$49,800	71.14	\$99,621		400	RESIDENTIAL
<b>Totals:</b>						<b>\$7,112,200</b>	<b>\$3,536,700</b>		<b>\$6,910,818</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.73</b>			
								<b>Std. Dev. =&gt;</b>	<b>8.00</b>			