

2023 LAND TABLE "RIVER" PAW PAW RIVER																																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3							
78-0340-0149-02-6	454 W PLEASANT	01/11/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$9,400	78.33	\$18,839	\$12,000	\$18,839	46.7	300.0	0.42	0.42	\$257	\$28,846	\$0.66	60.35	WN 3308/3286		PAW PAW RIVER	0	1	8/16/2013	402		RIVERFRONT LOT										
78-0340-0236-01-8	445 PAW PAW	10/09/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$55,100	63.70	\$115,990	\$2,428	\$31,918	79.2	180.0	0.55	0.55	\$31	\$4,455	\$0.10	132.00	WN 3312/0869		PAW PAW RIVER	0	1	8/23/2013	401		RIVERFRONT LOT										
78-0340-0236-00-0	431 PAW PAW	09/28/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,200	33.88	\$132,055	\$44,203	\$15,258	37.9	155.0	0.24	0.24	\$1,168	\$182,657	\$4.19	68.00	WN 3347/2421		PAW PAW RIVER	0	1	8/23/2013	401		RIVERFRONT LOT										
Totals:			\$258,500			\$258,500	\$118,700		\$266,884	\$58,631	\$66,015	163.8		1.20	1.20																							
								Sale. Ratio =>	45.92					Average					Average																			
								Std. Dev. =>	22.66					per FF=>	\$358					per Net Acre=>	48,737.32					Average												
												Concluded FF Rate		360.0																								

Not Used																													
78-0023-0033-01-1	BUTTERNUT	05/07/21	\$3,700	WD	03-ARM'S LENGTH	\$3,700	\$6,000	162.16	\$12,070	\$3,700	\$12,070	149.8	221.5	3.03	1.14	\$25	\$1,223	\$0.03	225.00	WN 3326/3345		PAW PAW RIVER	0	0	8/25/2007	402	RIVERFRONT LOT		Land Locked