

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
78-5500-0010-00-2	525 DOGWOOD	06/16/23	\$267,990	WD	25-PARTIAL CONSTRUCTION	\$267,990	\$136,500
78-5500-0011-00-9	519 DOGWOOD	07/25/23	\$262,690	WD	03-ARM'S LENGTH	\$262,690	\$135,000
78-5500-0018-00-3	518 DOGWOOD	07/27/23	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$159,500
78-5500-0035-00-5	596 WATERS WAY	12/15/23	\$278,990	WD	03-ARM'S LENGTH	\$278,990	\$143,800
78-5500-0037-00-8	584 WATERS WAY	12/12/23	\$264,990	WD	03-ARM'S LENGTH	\$264,990	\$138,200
78-5500-0038-00-4	578 WATERS WAY	10/26/23	\$275,990	WD	03-ARM'S LENGTH	\$275,990	\$145,000
Totals:			\$1,678,150			\$1,678,150	\$858,000
							Sale. Ratio =>
							Std. Dev. =>

78-5500-0039-00-1	572 WATERS WAY	06/05/23	\$257,990	WD	25-PARTIAL CONSTRUCTION	\$257,990	\$139,600
78-5500-0039-00-1	572 WATERS WAY	06/05/23	\$257,990	WD	25-PARTIAL CONSTRUCTION	\$257,990	\$139,600
78-5500-0019-00-0	524 DOGWOOD	05/26/22	\$8,250	WD	03-ARM'S LENGTH	\$8,250	\$11,400
78-5500-0033-00-2	608 WATERS WAY	03/14/24	\$292,490	WD	03-ARM'S LENGTH	\$292,490	\$74,000
78-5500-0030-00-3	626 WATERS WAY	07/13/22	\$610,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$610,000	\$7,300
78-5500-0015-00-4	500 DOGWOOD	07/20/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$11,400
78-5500-0033-00-2	608 WATERS WAY	07/14/22	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$74,000
78-5500-0009-00-4	518 LOST OAK	03/14/24	\$281,990	WD	03-ARM'S LENGTH	\$281,990	\$66,900
78-5500-0014-00-8	501 DOGWOOD	01/11/24	\$284,990	WD	03-ARM'S LENGTH	\$284,990	\$114,400

2025 River Oaks "5500" Site Value

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
50.93	\$268,750	\$21,940	\$22,700	112.8	180.0	1.00	1.00	\$194
51.39	\$265,707	\$19,683	\$22,700	77.2	170.0	1.00	1.00	\$255
48.70	\$313,499	\$36,701	\$22,700	77.1	170.0	1.00	1.00	\$476
51.54	\$283,170	\$18,520	\$22,700	67.1	132.0	1.00	1.00	\$276
52.15	\$272,141	\$15,549	\$22,700	75.9	156.0	1.00	1.00	\$205
52.54	\$285,433	\$13,257	\$22,700	72.1	152.0	1.00	1.00	\$184
\$1,688,700		\$125,650	\$136,200	482.2		6.00	6.00	
51.13			Average			Average		
1.35			per FF=>	\$261		per Net Acre=>	20,941.67	

Concluded Per Acre Rate 20,900.0

54.11	\$274,781	\$5,909	\$22,700	69.8	138.0	1.00	1.00	\$85
54.11	\$274,781	\$5,909	\$22,700	69.8	138.0	1.00	1.00	\$85
138.18	\$22,700	\$8,250	\$22,700	123.8	100.0	1.00	1.00	\$67
25.30	\$145,896	\$169,294	\$22,700	80.9	182.0	1.00	1.00	\$2,093
1.20	\$22,700	\$610,000	\$22,700	89.0	182.0	1.00	1.00	\$6,852
2.38	\$22,700	\$480,000	\$22,700	79.6	152.0	1.00	1.00	\$6,029
15.42	\$145,896	\$356,804	\$22,700	80.9	182.0	1.00	1.00	\$4,412
23.72	\$131,818	\$172,872	\$22,700	89.9	195.9	1.00	1.00	\$1,924
40.14	\$225,274	\$82,416	\$22,700	91.3	187.9	1.00	1.00	\$903

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$21,940	\$0.50	108.00	5500	3406/3649		RIVER OAKS	0	1	12/18/2024
\$19,683	\$0.45	76.56	5500	3409/1308		RIVER OAKS	0	1	1/26/2024
\$36,701	\$0.84	76.00	5500	3409/0837		RIVER OAKS	0	1	10/21/2016
\$18,520	\$0.43	75.00	5500	3418/2730		RIVER OAKS	0	1	1/26/2024
\$15,549	\$0.36	79.33	5500	3419/0178		RIVER OAKS	0	1	12/18/2024
\$13,257	\$0.30	75.00	5500	3415/1383		RIVER OAKS	0	1	1/26/2024

**Average
per SqFt=> \$0.48**

\$5,909	\$0.14	75.07	5500	3405/3828		RIVER OAKS	0	1	1/26/2024
\$5,909	\$0.14	75.07	5500	3405/3828		RIVER OAKS	0	1	1/26/2024
\$8,250	\$0.19	159.00	5500	3376/0786		RIVER OAKS	0	1	11/18/2024
\$169,294	\$3.89	77.00	5500	3423/4454		RIVER OAKS	0	1	12/18/2024
\$610,000	\$14.00	78.66	5500	3380/2266		RIVER OAKS	0	1	12/18/2024
\$480,000	\$11.02	86.06	5500	3408/3699		RIVER OAKS	0	1	12/18/2024
\$356,804	\$8.19	77.00	5500	3381/0087		RIVER OAKS	0	1	12/18/2024
\$172,872	\$3.97	69.64	5500	3424/3800		RIVER OAKS	0	1	12/18/2024
\$82,416	\$1.89	79.80	5500	3421/4399		RIVER OAKS	0	1	12/18/2024

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
	402	FF							
	401	FF							
	401	FF							
	401	FF							
	401	FF							
	401	FF							

	401	FF							
	401	FF							
	402	FF							
	401	FF							
	402	FF							
	402	FF							
	401	FF							
	401	FF							
	401	FF							

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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