

ARCADA 2025 LAND VALUES SEWER DIST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01-005-005	5833 N LUCE RD	04/12/24	\$345,000	WD	03-ARM'S LEN	\$345,000	\$131,800
01-005-010	5811 N LUCE RD	06/28/24	\$220,000	PTA	03-ARM'S LEN	\$220,000	\$139,600
01-100-025	4420 RIVERVIEW I	02/16/24	\$225,000	WD	03-ARM'S LEN	\$225,000	\$110,100
01-100-029	4374 RIVERVIEW I	08/09/24	\$330,000	WD	03-ARM'S LEN	\$330,000	\$145,800
01-100-032	4242 RIVERVIEW	06/29/23	\$375,000	WD	03-ARM'S LEN	\$375,000	\$140,500
01-100-047	4399 ARCADA DR	04/28/22	\$420,000	WD	03-ARM'S LEN	\$420,000	\$187,400
01-400-003	5671 N LUCE RD	08/12/24	\$325,000	WD	03-ARM'S LEN	\$325,000	\$116,300
01-600-012	5360 BLUE HERON	09/28/22	\$257,000	WD	03-ARM'S LEN	\$257,000	\$103,300
01-700-031	5322 WILLOW BEI	09/28/22	\$350,000	WD	03-ARM'S LEN	\$350,000	\$103,600
01-700-034	5353 WILLOW BEI	04/22/22	\$231,000	WD	03-ARM'S LEN	\$231,000	\$87,400
01-700-037	5375 WILLOW BEI	04/11/22	\$369,900	PTA	03-ARM'S LEN	\$369,900	\$121,900
01-700-044	4271 RIVERVIEW I	07/19/22	\$204,900	WD	03-ARM'S LEN	\$204,900	\$84,300
<b>Totals:</b>			<b>\$3,652,800</b>			<b>\$3,652,800</b>	<b>\$1,472,000</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Land Table
38.20	\$260,068	\$103,132	\$18,200	0.75	0.75	ARCADA SEWER DIS
63.45	\$275,243	(\$31,948)	\$23,295	0.96	0.96	ARCADA SEWER DIS
48.93	\$237,326	\$11,940	\$24,266	1.00	1.00	ARCADA SEWER DIS
44.18	\$288,198	\$66,068	\$24,266	1.00	1.00	ARCADA SEWER DIS
37.47	\$298,149	\$96,469	\$19,618	1.00	1.00	ARCADA SEWER DIS
44.62	\$378,516	\$61,102	\$19,618	1.00	1.00	ARCADA SEWER DIS
35.78	\$228,491	\$120,775	\$24,266	1.00	1.00	ARCADA SEWER DIS
40.19	\$209,312	\$77,115	\$29,427	1.50	1.50	ARCADA SEWER DIS
29.60	\$209,679	\$166,321	\$26,000	1.00	1.00	ARCADA SEWER DIS
37.84	\$176,739	\$93,261	\$39,000	1.50	1.50	ARCADA SEWER DIS
32.95	\$247,222	\$142,296	\$19,618	1.00	1.00	ARCADA SEWER DIS
41.14	\$170,695	\$53,823	\$19,618	1.00	1.00	ARCADA SEWER DIS
	<b>\$2,979,638</b>	<b>\$960,354</b>	<b>\$287,192</b>	<b>12.71</b>	<b>12.71</b>	
<b>40.30</b>			<b>Average</b>	<b>Average</b>		
<b>8.75</b>			<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>22,596.00</b>	

USED 22,596

