

2025 OTISCO TOWNSHIP
RIVER (050) PROPERTY LAND STUDY USING FRONT FOOT VALUES

Parcel Number	Street Address	Sale Date	Sold Price	Inv/	Time of Sale	Alt. Price	Pr. Assmt.	Ac/Av Sale	Off. Appraisal	Land Residual	Est. Land Value	Sales From	Depth	Met. Acres	Tot. Acres	Pol. 1st/2nd	Pol. 1st/3rd	Pol. 1st/4th	Actual Front	Est. Area	Inv. 1st/2nd	Land Value	Class
130-012-000-070-40	7178 RIVERWOOD DR	11/06/21	\$345,000	WD	03-ARMY'S LENGTH	\$345,000	\$199,500	57.83	\$991,343	(\$3,755)	\$42,566	0.0	0.0	2.82	2.82	#DIV/0!	(\$1,332)	(\$0.00)	0.00	07050 06068/3729	050 RIVER PROPERTY	401	
130-012-000-070-50	7158 RIVERWOOD DR	01/02/24	\$236,000	WD	03-ARMY'S LENGTH	\$236,000	\$106,500	70.68	\$337,856	(\$62,733)	\$39,057	260.4	69.10	2.78	2.78	(\$241)	(\$22,620)	(\$0.52)	375.00	07050 06077/4662	050 RIVER PROPERTY	401	
130-012-009-070-50	7158 RIVERWOOD DR	04/22/24	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$166,800	44.48	\$337,850	\$76,207	\$39,057	260.4	69.10	2.78	2.78	\$293	\$27,462	\$0.63	175.00	07050 06784/4485	050 RIVER PROPERTY	401	
130-033-000-005-20	9694 KRUPP RD	10/26/22	\$323,000	WD	03-ARMY'S LENGTH	\$323,000	\$141,700	43.87	\$308,744	\$94,085	\$79,629	522.2	666.0	10.50	5.70	\$377	\$8,957	\$0.21	361.00	07050 06729/813	050 RIVER PROPERTY	401	
Totals:			\$1,279,000			\$1,279,000	\$674,800	52.76	\$1,375,767	\$303,744	\$200,531	1,052.9		18.68	14.08								
		Sale, Ratio =>						Average				Average				Average							
		Std. Dev. =>						12.73				\$99		per Net Acre=>				per SqFt=>				\$0.13	

YEAR: FRONT FT VALUE
2024 \$100
2025: NO CHANGE