

2022 LAND VALUES

8203, 8204, & 8299 RIVER & BAYOU PROPERTIES

	2017	2018	2019	2020	2021	2022
8204-RIVERFRONT						
>100 FF RIVER	\$ 2,000	\$ 2,300	\$ 2,300	\$ 2,300	\$ 1,900	\$ 2,000
<100 FF RIVER					\$ 2,500	\$ 3,000
OFF MAIN BODY					\$ 88,000	\$ 96,000
8203-LIMITED WATER VIEWS						
SITE VALUE					\$ 88,000	\$ 96,000
8299-BAYOU						
POTTAWATOMIE BAYOU	\$ 2,400	\$ 2,400	\$ 2,200	\$ 2,200	\$ 2,700	\$ 3,000
MILLHOUSE BAYOU	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
SITE VALUE					\$ 88,000	\$ 96,000
EAST OF US 31 BAYOU					\$ 45,000	\$ 59,000

Same as land table 8100-Site B Public Water Only

8204

>100 FF

	SALE DATE	SALE PRICE	BUILDING VALUE	LAND VALUE	FF	S/FF	COMMENTS
70-07-01-200-019	8/29/2016	\$ 700,000	\$ 376,430	\$ 323,570	122	\$	2,652
70-03-35-300-014	10/31/2016	\$ 270,000	\$ 86,120	\$ 183,880	190	\$	968
70-07-01-200-031	11/1/2018	\$ 450,000	\$ 209,529	\$ 240,471	120	\$	2,004
70-03-36-303-024	9/13/2019	\$ 479,000	\$ 220,612	\$ 258,388	120	\$	2,153
	AVERAGE					\$	1,944
<100 FF							
70-03-36-101-018	5/1/2018	\$ 100,000		\$ 100,000	56	\$	1,786
70-07-01-200-037	7/10/2018	\$ 353,000	\$ 133,797	\$ 219,203	90	\$	2,436
70-03-26-380-001	7/30/2018	\$ 141,000	\$ -	\$ 141,000	68	\$	2,074
70-03-27-257-012	8/29/2019	\$ 628,000	\$ 299,059	\$ 328,941	100	\$	3,289
70-03-36-303-004	9/24/2019	\$ 325,000	\$ 126,627	\$ 198,373	66	\$	3,006
	AVERAGE					\$	2,518

8203

SITE VALUE

70-07-01-300-029	4/11/2018	\$ 200,000	\$ 117,166	\$ 82,834			
70-07-01-386-018	4/13/2018	\$ 321,000	\$ 199,122	\$ 121,878			
70-07-01-384-005	5/29/2018	\$ 312,000	\$ 238,287	\$ 73,713			
70-07-01-300-046	8/6/2018	\$ 405,000	\$ 256,565	\$ 148,435			
70-03-27-257-003	10/5/2018	\$ 53,000		\$ 53,000			
70-07-01-386-012	6/10/2019	\$ 290,000	\$ 213,138	\$ 76,862			
70-07-01-385-016	6/28/2019	\$ 345,000	\$ 249,834	\$ 95,166			
70-07-01-385-001	7/8/2019	\$ 335,000	\$ 256,498	\$ 78,502			
70-07-01-385-005	8/30/2019	\$ 299,000	\$ 172,428	\$ 126,572			
70-07-01-300-042	9/13/2019	\$ 417,900	\$ 352,021	\$ 65,879			
70-07-01-384-004	3/6/2020	\$ 315,000	\$ 275,244	\$ 39,756			
70-03-35-400-078	12/11/2020	\$ 188,025		\$ 188,025			
	AVERAGE					\$	95,885

8299

POTTAWATOMIE

70-07-01-101-007	7/7/2017	\$ 750,000	\$ 431,541	\$ 318,459	100	\$	3,185
70-07-01-101-009	12/21/2017	\$ 265,000	\$ 62,700	\$ 202,300	100	\$	2,023
70-07-02-130-003	6/15/2018	\$ 579,000	\$ 146,055	\$ 432,945	100	\$	4,329
70-07-03-200-008	7/20/2018	\$ 635,000	\$ 147,142	\$ 487,858	150	\$	3,252
70-07-02-226-003	5/9/2019	\$ 450,000	\$ 208,173	\$ 241,827	100	\$	2,418
70-03-35-327-014	6/17/2019	\$ 319,900	\$ 204,264	\$ 115,636	109	\$	1,061
	AVERAGE					\$	2,711

MILLHOUSE

70-07-01-326-010	10/27/2016	\$ 429,500	\$ 274,549	\$ 154,951	125	\$	1,236
70-07-01-300-047	11/2/2018	\$ 390,000	\$ 251,915	\$ 138,085	152	\$	908
	AVERAGE					\$	1,072