

River Edge 'A' & Manchester Woods & Mill Pond

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
PM-16-01-375-003	1102 NATURE TRAIL	11/16/20	265,000	265,000	112,450	42.43396	249,237	29,963
PM-16-01-375-004	1103 NATURE TRAIL	04/23/21	266,000	266,000	125,800	47.29323	245,797	34,403
PM-16-01-375-005	1104 NATURE TRAIL	12/21/21	258,550	258,550	141,800	54.84432	276,852	-4,102
PM-16-01-375-006	1105 NATURE TRAIL	09/24/21	277,655	277,655	142,500	51.32268	278,484	13,371
PM-16-01-375-021	1120 NATURE TRAIL	06/12/20	250,000	250,000	115,600	46.24	255,321	8,879
PM-16-01-375-024	1124 NATURE TRAIL	02/28/22	299,500	299,500	114,500	38.23038	291,467	22,233
PM-16-02-185-007	313 WOODVIEW PL	02/14/20	191,811	191,811	77,650	40.48256	208,926	-1,015
PM-16-02-185-024	336 WILDWOOD DR	03/13/20	199,000	199,000	80,100	40.25126	215,567	-467
PM-16-02-321-005	216 N WASHINGTON S	12/03/20	120,000	120,000	61,700	51.41667	131,231	2,369
Totals:			2,127,516	2,127,516	972,100		2,152,882	105,634

River Edge 'A' &
Manchester Woods &
Mill Pond

12240= 10,200

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sa	Cur. Apprai	Land Residu
River Ridge & River Edge 'B'								
PM-16-01-360-002	1001 E DUNCAN ST	04/16/21	130,000	130,000	51,050	39.26923	118,172	25,428
PM-16-01-360-024	1003 E DUNCAN ST	07/29/20	119,000	119,000	41,050	34.4958	114,230	18,370
PM-16-01-360-025	1003 E DUNCAN ST	09/25/20	118,500	118,500	44,550	37.59494	125,206	6,894
PM-16-01-360-026	1003 E DUNCAN ST	12/10/21	128,000	128,000	51,650	40.35156	119,461	22,139
PM-16-01-360-027	1003 E DUNCAN ST	07/31/20	130,000	130,000	48,650	37.42308	135,947	7,653
PM-16-01-360-035	1004 E DUNCAN ST	06/29/20	125,000	125,000	48,650	38.92	135,947	2,653
PM-16-01-360-037	1005 E DUNCAN ST	10/16/20	127,000	127,000	48,650	38.30709	135,947	4,653
PM-16-01-360-047	1005 E DUNCAN ST	05/24/21	123,000	123,000	48,200	39.18699	117,169	19,431
PM-16-01-360-053	1006 E DUNCAN ST	04/24/20	119,600	119,600	40,550	33.90468	118,393	14,807
PM-16-01-360-055	1006 E DUNCAN ST	08/30/21	129,000	129,000	52,100	40.3876	132,205	10,395
PM-16-01-375-009	1108 NATURE TRAIL	06/11/21	248,000	248,000	130,750	52.72177	255,629	6,571
PM-16-01-375-015	1114 NATURE TRAIL	03/26/21	19,900	19,900	28,200	141.7085	44,020	19,900
Totals:			1,517,000	1,517,000	634,050		1,552,326	158,894

River Ridge & River
Edge 'B'

12240= 13,500