

ECF 460 R-K RIVER CENTRAL 2023 4-1-20 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Area	Bldg. Residual	Cost Man's	E.C.F.	Floor Area	Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Es.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
010-000-100-450-00	3717 KAWKAWLIN RIVER DR	09/01/20	\$214,900	WD	03-ARM'S LENGTH	\$114,900	\$125,500	99.85	\$222,958	\$114,274	\$209,626	\$270,850	0.741	3,055	245.67	460	14.1542	MULTI-STY		\$126,904	No	//		R- RIVER CENTRAL	401	58
010-000-300-100-00	3615 KAWKAWLIN RIVER DR	09/03/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,900	38.18	\$248,556	\$93,537	\$186,463	\$201,585	0.925	1,631	\$114.32	460	4.2715	MULTI-STY		\$92,277	No	//		R- RIVER CENTRAL	401	69
010-000-300-100-00	3607 KAWKAWLIN RIVER DR	07/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,400	39.68	\$175,439	\$95,018	\$94,982	\$104,579	0.908	1,156	\$82.16	460	2.5966	RANCH		\$91,878	No	//		R- RIVER CENTRAL	401	52
010-000-300-125-00	3543 KAWKAWLIN RIVER DR	08/28/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,650	44.15	\$198,028	\$104,402	\$80,598	\$114,717	0.781	1,383	\$64.79	460	10.2220	MULTI-STY		\$103,565	No	//		R- RIVER CENTRAL	401	66
010-R10-000-012-00	3067 W RIVERVIEW DR	07/01/20	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$77,800	36.54	\$181,944	\$68,926	\$143,974	\$146,967	0.980	1,883	\$76.46	460	9.7363	RANCH	RES RIVERVIEW I	\$64,458	No	//		R- RIVER CENTRAL	401	45
010-R10-000-025-00	3028 E RIVERVIEW DR	09/15/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$258,455	\$134,511	\$105,489	\$161,176	0.654	1,375	\$76.72	460	22.7771	RANCH	RES RIVERVIEW I	\$129,891	No	//		R- RIVER CENTRAL	401	64
010-R10-000-027-00	3044 E RIVERVIEW DR	05/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,600	35.23	\$207,976	\$71,469	\$188,531	\$176,342	1.069	1,468	\$128.43	460	18.6853	RANCH	RES RIVERVIEW I	\$65,019	No	//		R- RIVER CENTRAL	401	75
010-R10-000-031-00	3074 E RIVERVIEW DR	07/16/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,200	30.85	\$198,078	\$74,241	\$185,759	\$161,036	1.154	1,325	\$140.20	460	27.1253	RANCH	RES RIVERVIEW I	\$64,945	No	//		R- RIVER CENTRAL	401	64
010-R10-000-035-00	3106 E RIVERVIEW DR	09/03/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,700	49.38	\$244,892	\$100,568	\$109,432	\$187,678	0.583	1,734	\$63.11	460	29.9183	TRI-LEVEL	RES RIVERVIEW I	\$97,418	No	//		R- RIVER CENTRAL	401	67
010-R10-000-038-00	3146 E RIVERVIEW DR	08/11/21	\$184,600	WD	03-ARM'S LENGTH	\$184,600	\$112,950	37.07	\$300,172	\$126,588	\$210,012	\$225,227	1.028	1,709	\$135.76	460	14.1575	RANCH		\$117,931	No	//		R- RIVER CENTRAL	401	74
Totals:						\$2,520,400	\$987,900		\$2,325,769		\$1,536,866	\$1,750,657		0.878		0.186587743					0.4389					
						Sale Ratio =>	39.20			E.C.F. =>	0.878			Std. Deviation=>	0.186587743			Ave. Variance=>	15.3945			Coefficient of Var=>	17.44880405			
						Std. Dev. =>	5.37			Ave. E.C.F. =>	0.882															

USED 0.878 FOR 2023