

ECF 462 R-K RIVER EAST 2023 4-1-20 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Legal Desc	Assessed Value	Assessed Value	Cur. Appraisal	Land's Share	Bed. Count	Con. Min. 3	E.C.F.	Flow Amt	Sale Pt.	ECF Area	Dev. by Mean (ft)	Building Style	Use Code	Land Value	Appr. by Est.	Appr. Date	Other Parcels in Sale	Land Value	Property Class	Building Dept.	
010-000-200-085-00	3911 E KAWKAWLIN RIVER DR	10/14/20	\$343,000	WD	03-ARMY'S LENGTH	\$248,000	\$152,200	62.63	\$281,608	\$154,013	\$88,887	\$145,325	0.612	1,870	\$47,559	462	28-2049 RANCH		\$150,861	No	/	/	R- RIVER EAST	401	49	
010-000-200-100-00	320 STATE PARK DR	03/10/21	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$122,800	61.40	\$285,248	\$96,176	\$103,874	\$215,424	0.482	1,877	\$55,449	462	41-3377 RANCH		\$91,800	No	/	/	R- RIVER EAST	401	72	
010-000-200-105-00	3885 SMITH RD	01/28/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$80,500	80.50	\$178,575	\$104,079	(\$4,079)	\$84,947	(0.048)	2,894	(\$1,443)	462	34-2956 MULTI-STY		\$26,259	No	/	/	R- RIVER EAST	401	30	
010-000-200-280-99	3995 E KAWKAWLIN RIVER DR	07/21/21	\$460,000	WD	03-ARMY'S LENGTH	\$450,000	\$236,700	52.60	\$527,734	\$192,990	\$257,050	\$381,257	0.674	2,512	\$102,311	462	22-1270 MULTI-STY		\$182,791	No	/	/	R- RIVER EAST	401	81	
010-810-003-009-00	169 RIVER TRAIL DR	05/21/21	\$273,000	WD	03-ARMY'S LENGTH	\$273,000	\$99,350	36.39	\$221,689	\$69,642	\$200,358	\$381,947	1.161	1,232	\$170,791	462	26-5975 RANCH		\$60,122	No	/	/	R- RIVER EAST	401	99	
010-811-000-006-00	151 RIVER TRAIL DR	07/26/21	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$40,000	34.22	\$105,618	\$33,497	\$105,503	\$82,142	1.197	992	\$107,366	462	40-1184 MULTI-STY		\$31,287	No	/	/	R- RIVER EAST	401	55	
010-811-000-036-00	81 RIVER TRAIL DR	11/12/21	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$96,550	34.48	\$212,151	\$77,722	\$202,278	\$153,108	1.321	1,576	\$128,355	462	42-5762 RANCH		\$73,670	No	/	/	R- RIVER EAST	401	60	
010-110-000-002-00	100 WEST DR	12/16/20	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$81,300	36.06	\$180,634	\$66,262	\$102,788	\$130,084	0.796	1,248	\$83,112	462	8-0616 RANCH		\$60,880	No	/	/	R- RIVER EAST	401	89	
010-110-000-002-01	141 BAY SHORE DR	09/31/20	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$163,400	64.64	\$368,869	\$116,969	\$133,031	\$396,121	0.436	7,123	\$53,271	462	45-9393 MULTI-STY		\$112,789	No	/	/	R- RIVER EAST	401	84	
010-110-000-240-00	233 LAGOON BEACH DR	08/07/20	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$288,800	77.01	\$686,963	\$185,204	\$189,796	\$271,480	0.332	4,399	\$43,115	462	56-3258 MULTI-STY		\$179,744	No	/	/	R- RIVER EAST	401	74	
010-110-000-240-00	233 LAGOON BEACH DR	04/21/21	\$440,000	WD	03-ARMY'S LENGTH	\$440,000	\$288,400	75.10	\$686,963	\$185,204	\$254,796	\$271,480	0.446	4,399	\$57,922	462	44-6528 MULTI-STY		\$179,744	No	/	/	R- RIVER EAST	401	74	
010-110-000-263-00	257 LAGOON BEACH DR	10/02/20	\$226,000	WD	03-ARMY'S LENGTH	\$226,000	\$62,750	27.07	\$144,981	\$54,129	\$171,871	\$103,476	1.461	1,152	\$149,119	462	76-5392 RANCH		\$49,829	No	/	/	R- RIVER EAST	401	65	
010-110-000-279-01	292 LAGOON BEACH DR	01/26/22	\$279,900	WD	03-ARMY'S LENGTH	\$279,900	\$88,900	31.76	\$213,282	\$84,265	\$195,645	\$144,646	1.152	2,098	\$93,221	462	6-4618 MULTI-STY		\$73,821	No	/	/	R- RIVER EAST	401	84	
010-110-000-766-00	411 RIVER RD	09/16/20	\$210,000	WD	03-ARMY'S LENGTH	\$210,000	\$91,750	44.64	\$214,119	\$124,765	\$85,240	\$102,231	0.834	1,731	\$89,244	462	6-1585 RANCH		\$118,113	No	/	/	R- RIVER EAST	401	50	
010-110-000-781-00	397 RIVER RD	09/13/20	\$218,500	WD	03-ARMY'S LENGTH	\$218,500	\$108,600	49.73	\$246,006	\$92,996	\$125,504	\$197,050	0.637	2,872	\$43,720	462	25-8467 MULTI-STY		\$88,615	No	/	/	R- RIVER EAST	401	54	
010-110-000-795-00	375 RIVER RD	08/21/20	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$64,000	43.20	\$129,396	\$62,912	\$62,099	\$75,512	0.800	1,025	\$65,566	462	7-5444 RANCH		\$59,077	No	/	/	R- RIVER EAST	401	58	
010-110-000-810-00	341 RIVER RD	09/10/21	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$94,750	33.84	\$209,385	\$68,981	\$211,019	\$159,913	1.320	1,954	\$135,739	462	42-4201 RANCH		\$64,461	No	/	/	R- RIVER EAST	401	69	
010-110-000-812-00	337 RIVER RD	10/09/20	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$82,400	32.19	\$192,842	\$85,003	\$170,997	\$122,823	1.192	1,433	\$119,933	462	49-6836 RANCH		\$79,713	No	/	/	R- RIVER EAST	401	61	
010-110-000-826-00	311 RIVER RD	09/08/20	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$193,500	76.50	\$670,885	\$119,816	\$276,144	\$273,382	0.197	5,891	\$44,483	462	13-8111 MULTI-STY		\$181,211	No	/	/	R- RIVER EAST	401	68	
010-110-000-831-00	BAY SHORE DR	06/23/21	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$58,750	39.17	\$131,446	\$21,504	\$128,496	\$125,219	1.026	1,608	\$79,911	462	13-0791 RANCH		\$18,439	No	/	/	010-110-000-856-00	R- RIVER EAST	401	69
010-110-000-832-00	297 LAGOON BEACH DR	07/31/20	\$481,000	WD	03-ARMY'S LENGTH	\$481,000	\$214,300	58.14	\$593,519	\$189,402	\$252,298	\$422,457	0.897	3,205	\$76,827	462	29-7929 MULTI-STY		\$126,902	No	/	/	R- RIVER EAST	401	84	
010-110-000-846-00	158 BAY SHORE DR	10/09/20	\$319,900	WD	03-ARMY'S LENGTH	\$319,900	\$134,950	42.19	\$139,311	\$97,328	\$225,272	\$162,828	0.180	1,184	\$101,911	462	1-5052 MULTI-STY		\$94,808	No	/	/	R- RIVER EAST	401	65	
010-110-000-854-00	170 BAY SHORE DR	01/22/21	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$67,650	25.53	\$151,845	\$60,008	\$204,992	\$104,712	1.958	1,504	\$136,300	462	106-2296 RANCH		\$53,822	No	/	/	R- RIVER EAST	401	50	
010-110-000-856-00	147 BAY SHORE DR	06/28/21	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$58,750	39.17	\$133,446	\$21,504	\$128,496	\$125,219	1.026	1,608	\$79,911	462	13-0791 MULTI-STY		\$18,439	No	/	/	010-110-000-831-00	R- CDD PT	401	68
010-110-000-880-00	3885 E KAWKAWLIN RIVER DR	11/06/20	\$525,000	WD	03-ARMY'S LENGTH	\$525,000	\$206,500	99.33	\$474,797	\$222,777	\$302,223	\$298,023	1.014	3,031	\$99,711	462	11-8711 RANCH		\$206,270	No	/	/	010-110-000-900-00	R- RIVER EAST	401	59
Totals:			\$6,779,300			\$6,779,300	\$3,338,800		\$7,763,832		\$4,183,958	\$5,829,310			\$84,781											
							Sale Ratio =>	49.25				E.C.F. =>	0.718		Sld. Deviation=>	0.465321134										
							Sld. Dev. =>	16.48					Ave. E.C.F. =>	0.895												

USED 0.895 FOR 2023