

ECF 464 R-F RIVER WEST 2023 4-1-17 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Arm's Length	Assessed Value	Assessed Value %	Cur. Appraisal	Land #	Bed	Bath	Cost Mar. \$	E.C.F.	Floor Area	Sq. Ft.	ECF Area	Dev. by Means (%)	Building Style	Use Code	Land Value	Appr. by	Appr. Date	Other Parcels in Sale	Land Use	Property Class	Building Dept.
010-006-300-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03 ARMS LENGTH	\$296,000	99.250	31.84	0223,822	973,138	\$222,672	\$192,694	1.156	1,553	\$143.38	464		65-2242 RANCH		\$72,068	No	/ /		R RIVER WEST	401	52
010-006-100-195-01	3208 HIDDEN RD	05/16/17	\$225,000	WD	03 ARMS LENGTH	\$225,000	110.650	49.18	0332,932	\$101,299	\$123,701	\$296,585	0.417	1,452	\$85.19	464		8-6247 RANCH		\$97,519	No	/ /		R RIVER WEST	401	64
010-006-100-160-00	3221 OLD KAWKAUWIN RD	02/02/21	\$275,000	WD	03 ARMS LENGTH	\$275,000	583.250	31.00	\$200,747	\$93,125	\$192,875	\$153,165	1.266	1,470	\$131.89	464		76-2459 MULTI-STY		\$75,852	No	/ /		R RIVER WEST	401	63
010-006-300-580-01	3416 HIDDEN RD	10/01/19	\$90,000	WD	03 ARMS LENGTH	\$90,000	504.000	60.00	\$131,658	\$86,419	\$3,581	\$57,924	0.062	878	\$4.08	464		44-1509 RANCH		\$81,799	No	/ /		R RIVER WEST	401	45
010-006-400-305-00	3845 OLD KAWKAUWIN RD	01/19/18	\$135,000	WD	03 ARMS LENGTH	\$135,000	996.100	71.19	\$166,886	\$162,730	\$17,790	\$18,125	0.078	0	\$0.00	464		148-1512 RANCH		\$102,210	No	/ /		R RIVER WEST	401	59
010-006-400-305-00	3845 OLD KAWKAUWIN RD	01/17/18	\$130,000	WD	03 ARMS LENGTH	\$130,000	996.100	71.52	\$166,886	\$162,730	\$22,730	\$18,125	1.254	0	\$0.00	464		175-2367 RANCH		\$102,210	No	/ /		R RIVER WEST	401	59
010-006-400-025-00	3388 N EUCLID AVE	08/11/17	\$160,000	WD	03 ARMS LENGTH	\$160,000	886.200	53.88	\$249,213	\$130,332	\$79,568	\$152,216	0.195	1,389	\$21.36	464		30-8424 RANCH		\$126,972	No	/ /		R RIVER WEST	401	59
010-006-400-050-00	3849 W KAWKAUWIN RIVER DR	06/14/17	\$200,000	WD	03 ARMS LENGTH	\$200,000	\$63,800	31.90	\$176,905	\$54,759	\$145,247	\$108,400	0.929	1,436	\$111.15	464		42-2131 RANCH		\$52,218	No	/ /		R RIVER WEST	401	59
010-006-400-215-01	3262 BARNETT DR	02/21/18	\$143,000	WD	03 ARMS LENGTH	\$143,000	\$45,200	31.61	\$129,664	\$35,633	\$12,267	\$126,800	0.866	1,180	\$96.23	464		38-2842 RANCH		\$24,440	No	/ /		R RIVER WEST	401	68
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03 ARMS LENGTH	\$351,000	\$99,600	28.38	\$235,500	\$53,347	\$297,653	\$233,230	1.276	1,928	\$154.38	464		77-2887 TH LEVEL		\$50,407	No	/ /		R RIVER WEST	401	71
010-006-400-080-00	3371 OLD KAWKAUWIN RD	01/06/21	\$388,000	WD	03 ARMS LENGTH	\$388,000	\$82,300	26.72	\$191,230	\$77,465	\$230,335	\$145,666	1.583	2,034	\$113.34	464		107-0208 MULTI-STY		\$74,525	No	/ /		R RIVER WEST	401	54
<b>Totals:</b>			<b>\$2,313,000</b>			<b>\$2,313,000</b>	<b>\$913,450</b>		<b>\$2,205,443</b>	<b>\$1,318,839</b>	<b>\$1,550,937</b>		<b>0.850</b>			<b>\$4,7019</b>										
							<b>Sale Ratio =&gt;</b>	<b>39.49</b>					<b>0.850</b>				<b>Std. Deviation=&gt;STDEV(N2,N13)</b>									
							<b>Std. Dev. =&gt;</b>	<b>17.81</b>					<b>0.503</b>				<b>Ave. Variance=&gt;</b>	<b>74.0920</b>	<b>Coefficient of Var=&gt;</b>							

USED 0.850 FOR 2023