

ECF 482 R-KAW RIVER CONDOS 2023 4-1-15 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr. 1	Blk. Res. 1	Cost Min. \$	E.C.F.	Floor Area	S/Sol. 1	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Tract Table	Property Class	Building Depr.	
010-R03-000-000-00	543 RIVER RD	09/3/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,200	28.6%	\$137,844	\$6,054	\$193,946	\$170,953	1.135	1,408	5332.75	482	11.6924	RANCH	RES CONDO	\$1 No	/ /	/ /		R- GASLIGHT CONDO'S	401	85	
010-R03-000-004-00	523 RIVER RD	05/28/15	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$108,400	90.33	\$137,997	\$6,054	\$113,946	\$172,025	0.662	1,408	580.93	482	15.5462	RANCH	RES CONDO	\$1 No	/ /	/ /		R- GASLIGHT CONDO'S	401	85	
010-R03-000-004-00	523 RIVER RD	05/31/16	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,300	47.44	\$137,997	\$6,054	\$118,946	\$172,025	0.691	1,408	584.48	482	12.6396	RANCH	RES CONDO	\$1 No	/ /	/ /		R- GASLIGHT CONDO'S	401	85	
010-R03-000-010-00	527 RIVER RD	04/09/15	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$112,100	101.95	\$142,393	\$6,054	\$106,946	\$177,636	0.585	1,408	573.83	482	22.2647	RANCH	RES CONDO	\$1 No	/ /	/ /		R- GASLIGHT CONDO'S	401	85	
010-R03-000-011-00	517 RIVER RD	04/27/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$60,550	31.89	\$144,922	\$6,054	\$183,846	\$181,053	1.015	1,408	5130.57	482	19.7581	RANCH	RES CONDO	\$1 No	/ /	/ /		R- GASLIGHT CONDO'S	401	85	
<b>Totals:</b>						<b>\$744,900</b>	<b>\$397,650</b>		<b>\$700,353</b>		<b>\$714,630</b>	<b>\$873,641</b>			<b>\$101.51</b>												
						Sale. Ratio =>	53.38		E.C.F. =>	0.818		Std. Deviation=>	0.241737264														
						Std. Dev. =>	33.96		Ave. E.C.F. =>	0.818		Ave. Variance=>	20.5802														

USED 0.818 FOR 2023