

ECF 460 R- K RIVER CENTRAL 2024 4-1-21 TO 3-31-23

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | | |
|--------------------|-------------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|--------------|
| 010-005-100-001-01 | 3303 N EUCLID AVE | 06/03/22 | \$266,614 | WD | 03-ARM'S LENGTH | \$266,614 | \$154,200 | 57.84 | \$405,645 | \$151,220 | \$115,394 | \$289,778 | 0.398 | | |
| 010-005-300-090-00 | 3633 KAWKAWLIN RIVER DR | 08/22/22 | \$331,000 | WD | 03-ARM'S LENGTH | \$331,000 | \$91,350 | 27.60 | \$241,394 | \$114,238 | \$216,762 | \$144,825 | 1.497 | | |
| 010-005-300-105-00 | 3607 KAWKAWLIN RIVER DR | 07/28/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$75,400 | 39.68 | \$214,327 | \$117,897 | \$72,103 | \$109,829 | 0.657 | | |
| 010-005-300-120-00 | 3565 KAWKAWLIN RIVER DR | 05/26/21 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$110,050 | 30.57 | \$306,219 | \$126,474 | \$233,526 | \$204,721 | 1.141 | | |
| 010-005-300-135-00 | 3543 KAWKAWLIN RIVER DR | 08/20/21 | \$194,000 | WD | 03-ARM'S LENGTH | \$194,000 | \$85,650 | 44.15 | \$236,235 | \$130,221 | \$63,779 | \$120,745 | 0.528 | | |
| 010-L13-001-010-00 | 3831 UTAH DR | 04/29/22 | \$216,900 | WD | 03-ARM'S LENGTH | \$216,900 | \$62,050 | 28.61 | \$168,348 | \$92,813 | \$124,087 | \$86,031 | 1.442 | | |
| 010-R10-000-018-00 | 3107 W RIVERVIEW DR | 10/18/22 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$110,500 | 32.50 | \$288,840 | \$139,292 | \$200,708 | \$170,328 | 1.178 | | |
| 010-R10-000-027-02 | 3044 E RIVERVIEW DR | 05/25/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$91,600 | 35.23 | \$251,028 | \$87,761 | \$172,239 | \$185,953 | 0.926 | | |
| 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 | \$239,540 | \$90,789 | \$169,211 | \$169,420 | 0.999 | | |
| 010-R10-000-038-00 | 3146 E RIVERVIEW DR | 08/31/21 | \$358,600 | WD | 03-ARM'S LENGTH | \$358,600 | \$132,950 | 37.07 | \$365,191 | \$156,215 | \$202,385 | \$238,014 | 0.850 | | |
| Totals: | | | \$2,777,114 | | | \$2,777,114 | \$993,950 | | \$2,716,767 | | \$1,570,194 | \$1,719,643 | | | |
| | | | | | | | | Sale. Ratio => | 35.79 | | | | | E.C.F. => | 0.913 |
| | | | | | | | | Std. Dev. => | 9.13 | | | | | Ave. E.C.F. => | 0.962 |

USED 0.913 FOR 2024