

**ECF 462 R - K RIVER EAST 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.
010-005-200-280-99	3995 E KAWKAWLIN RIVER DR	07/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,700	52.60	\$572,543	\$212,370	\$237,630	\$402,428	0.590
010-B10-002-010-00	181 RIVER TRAIL DR	11/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$283,484	\$116,132	\$183,868	\$186,985	0.983
010-B10-003-003-00	163 RIVER TRAIL DR	05/21/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$99,350	36.39	\$240,265	\$68,855	\$204,145	\$191,520	1.066
010-B11-000-006-00	151 RIVER TRAIL DR	07/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,000	34.29	\$161,982	\$36,732	\$103,268	\$139,944	0.738
010-B11-000-036-00	81 RIVER TRAIL DR	11/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,550	34.48	\$229,453	\$85,431	\$194,569	\$160,918	1.209
010-L10-000-228-00	219 LAGOON BEACH DR	09/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$136,650	39.04	\$309,551	\$164,022	\$185,978	\$162,602	1.144
010-L10-000-240-00	233 LAGOON BEACH DR	04/21/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$308,450	70.10	\$514,066	\$203,804	\$236,196	\$346,661	0.681
010-L10-000-273-01	292 LAGOON BEACH DR	01/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$88,900	31.76	\$228,362	\$92,257	\$187,643	\$152,073	1.234
010-L10-000-810-00	341 RIVER RD	05/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,750	33.84	\$226,609	\$75,853	\$204,147	\$168,442	1.212
010-L11-000-834-00	299 LAGOON BEACH DR	09/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,300	37.35	\$189,533	\$70,099	\$144,901	\$133,446	1.086
010-L11-000-837-00	306 LAGOON BEACH DR	03/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,650	46.51	\$240,250	\$157,652	\$67,348	\$92,288	0.730
010-L12-000-866-00	147 BAY SHORE DR	06/23/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,750	39.17	\$131,446	\$21,504	\$128,496	\$125,219	1.026
<b>Totals:</b>			<b>\$3,382,900</b>			<b>\$3,382,900</b>	<b>\$1,469,750</b>		<b>\$3,327,544</b>		<b>\$2,078,189</b>	<b>\$2,262,527</b>	<b>0.919</b>
								<b>Sale. Ratio =&gt;</b>	<b>43.45</b>			<b>E.C.F. =&gt;</b>	<b>0.919</b>
								<b>Std. Dev. =&gt;</b>	<b>10.79</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.975</b>

**USED 0.919 FOR 2024**