

ECF 464 R - K RIVER WEST 2024 4-1-19 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.
010-006-100-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$94,250	31.84	\$267,298	\$95,608	\$200,392	\$201,988	0.992
010-006-100-260-00	3221 OLD KAWKAWLIN RD	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,250	31.00	\$241,777	\$104,646	\$170,354	\$161,331	1.056
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,800	36.39	\$241,777	\$104,646	\$150,354	\$161,331	0.932
010-006-100-265-00	3217 OLD KAWKAWLIN RD	12/28/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$101,900	23.98	\$339,974	\$148,964	\$276,036	\$224,718	1.228
010-006-200-580-01	3416 HIDDEN RD	10/01/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,000	60.00	\$164,133	\$111,670	(\$21,670)	\$61,721	(0.351)
010-006-400-035-00	3489 W KAWKAWLIN RIVER DR	12/07/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$47,150	28.93	\$128,490	\$38,155	\$124,845	\$106,276	1.175
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$99,600	28.38	\$277,803	\$68,907	\$282,093	\$245,760	1.148
Totals:			\$1,855,000			\$1,855,000	\$574,950		\$1,661,252		\$1,182,404	\$1,163,125	
								Sale. Ratio =>	30.99			E.C.F. =>	1.017
								Std. Dev. =>	11.92			Ave. E.C.F. =>	0.883

USED 0.883 FOR 2024