

ECF 460 R-K River Central 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acct'd. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Mon. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Net. by Month	Building Style	Use Code	Land Value	Appr. by Es.	Appr. Date	Other Parcel in Sale	
030-005-100-001-02	3302 N ENCLAVE	06/09/22	\$268,814	WD	03-ADPMS LENGTH	\$268,814	00	0.00	\$493,079	\$176,278	\$91,098	\$292,981	0.311	2,440	\$37.21	400	79,4128	MANTRYSY		\$176,251	No	//		
030-005-100-004-00	3276 HILLER RD	08/18/23	\$145,000	WD	03-ADPMS LENGTH	\$145,000	\$93,850	56.88	\$226,407	\$108,378	\$52,722	\$136,451	0.427	1,130	\$48.31	400	61,7768	RANCH		\$108,348	No	//		
030-005-306-000-00	3833 KAWKAHAI RIVER DR	08/22/22	\$331,000	WD	03-ADPMS LENGTH	\$331,000	\$21,350	27.60	\$252,521	\$122,573	\$208,427	\$142,311	1.484	1,324	\$137.42	400	41,9548	RANCH		\$121,343	No	//		
030-113-001-006-01	3863 LUSH DR	11/09/23	\$265,000	WD	03-ADPMS LENGTH	\$265,000	\$113,350	31.22	\$288,073	\$157,745	\$207,255	\$128,864	1.523	1,588	\$136.70	400	47,6383	RANCH		\$154,875	No	//		
030-113-001-010-00	3831 LUSH DR	04/29/22	\$216,000	WD	03-ADPMS LENGTH	\$216,000	\$92,050	28.61	\$176,158	\$99,165	\$117,735	\$84,273	1.397	1,190	\$96.19	400	35,2198	RANCH		\$81,389	No	//		
030-110-000-018-00	3117 W RIVERVIEW DR	10/18/22	\$540,000	WD	03-ADPMS LENGTH	\$540,000	\$119,500	37.50	\$320,878	\$147,092	\$192,000	\$107,455	1.547	1,805	\$107.67	400	50,1709	TR-LEVEL	RES RIVERVIEW	\$129,727	No	//		
Totals:			\$1,644,814			\$1,644,814	\$471,700		\$1,682,264	\$712,843	\$932,399				\$95.94									
										Sale. Ratio ->	28.09			E.C.F. ->	0.915	Std. Deviation->		0.540347233						
										Std. Dev. ->	18.89			Ann. E.C.F. ->	1.845	Ann. Variance->		45.9928	Coefficient of Var->		43.12099818			