

ECF 462 R-K River East 2025 04-01-22 to 03-31-24

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 Mon. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
010-B10-002-010-00	181 RIVER TRAIL DR	11/23/22	\$300,000	VD	03-ARMY'S LENGTH	\$300,000	\$116,700	38.00	\$313,069	\$143,925	\$156,075	\$184,052	0.848	1,626	\$96.09	462	21.7137	RANCH		\$140,030	
010-B10-000-002-00	165 RIVER TRAIL DR	09/28/23	\$270,000	VD	03-ARMY'S LENGTH	\$270,000	\$81,000	30.00	\$187,137	\$65,873	\$203,127	\$130,864	1.552	1,036	\$166.07	462	22.1343	RANCH		\$64,823	
010-L10-000-228-00	219 LAGOON BEACH DR	09/09/22	\$350,000	VD	03-ARMY'S LENGTH	\$350,000	\$136,650	39.04	\$371,027	\$197,577	\$152,423	\$188,738	0.808	1,953	\$78.05	462	17.6735	RANCH		\$189,172	
010-L10-000-253-00	257 LAGOON BEACH DR	09/25/23	\$305,000	VD	03-ARMY'S LENGTH	\$305,000	\$73,350	24.05	\$171,511	\$72,890	\$232,110	\$107,313	2.163	1,152	\$201.48	462	15.32061	RANCH		\$69,790	
010-L10-000-256-00	261 LAGOON BEACH DR	03/12/24	\$330,000	LC	03-ARMY'S LENGTH	\$330,000	\$111,300	33.73	\$268,975	\$174,426	\$145,565	\$123,371	1.262	1,381	\$112.55	462	65.8074	RANCH		\$171,976	
010-L10-000-822-01	319 RIVER RD	09/28/22	\$197,500	VD	03-ARMY'S LENGTH	\$197,500	\$82,600	41.82	\$243,022	\$232,082	(\$34,582)	\$11,904	(2.905)	0	#DIV/0!	462	353.5871	MULTI-STY		\$223,831	
010-L11-000-834-00	299 LAGOON BEACH DR	09/08/22	\$215,000	VD	03-ARMY'S LENGTH	\$215,000	\$80,300	37.35	\$205,920	\$65,545	\$129,455	\$130,985	0.988	2,027	\$63.87	462	35.7465	BI-LEVEL		\$78,244	
010-L11-000-837-00	308 LAGOON BEACH DR	03/10/23	\$225,000	VD	03-ARMY'S LENGTH	\$225,000	\$104,650	46.51	\$289,101	\$196,288	\$28,712	\$92,288	0.311	967	\$29.69	462	31.9144	RANCH		\$194,443	
Totals:			\$2,192,500			\$2,192,500	\$798,950		\$2,056,762		\$1,022,865	\$967,616		#DIV/0!							42.4372
						Sale Ratio =>	35.87			E.C.F. =>	1.057			SM. Deviation=>	1.53206232						
						SM. Dev. =>	7.03			Ave. E.C.F. =>	0.621			Ave. Variance=>	96.3904	Coefficient of Var=>	102.7929203				