

ECF 464 R-K River West 2025 04-01-21 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Asp. Cont. \$	Asp. when Sold	Ass'd. Sale	Cor. Amount	Land's Acrd.	Ref. Record	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Meas (%)	Building Cyclic	Use Code	Land Value	
010-006-100-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$94,250	31.84	\$308,588	\$133,747	\$162,253	\$198,008	0.819	1,553	\$104.48	464	6.9468	RANCH		\$132,517	
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	\$285,092	\$144,731	\$130,269	\$158,959	0.820	1,470	\$88.62	464	6.9383	MULTI-STY		\$139,476	
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,500	36.29	\$265,092	\$144,731	\$110,269	\$158,959	0.824	1,470	\$75.01	464	10.5331	MULTI-STY		\$139,476	
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	\$144,786	\$52,545	\$110,455	\$104,463	1.057	872	\$126.67	464	16.8463	RANCH		\$50,083	
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$99,600	28.38	\$309,459	\$95,558	\$255,442	\$242,243	1.054	1,928	\$132.49	464	16.5590	TR-LEVEL		\$92,688	
<b>Totals:</b>			<b>\$1,340,000</b>			<b>\$1,340,000</b>	<b>\$419,650</b>		<b>\$1,333,017</b>		<b>\$768,688</b>	<b>\$862,633</b>			<b>\$106.45</b>					<b>0.2200</b>	
						<b>Sale. Ratio =&gt;</b>	<b>31.27</b>							<b>E.C.F. =&gt;</b>	<b>0.891</b>						
						<b>SM. Dev. =&gt;</b>	<b>3.18</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.889</b>	<b>SM. Deviation=&gt;</b>	<b>0.160800573</b>	<b>Ave. Variance=&gt;</b>	<b>13.3623</b>	<b>Coefficient of Var=&gt;</b>	<b>15.03226266</b>