

ECF 480 R - Gaslight & 482 R- Kaw River Condos & 484 R - Sag River Condos 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ac. Sold	Asd. when Sold	Asd./Ac. Sold	Cur. Appraisal	Land + Yard	Blgd. Resident	Cost/acre	E.C.F.	Floor Area	Sq. Ft.	E.C.F. Area	Dev. by Metrl (C)	Building Style			
010-G03-000-086-00	3045 GASLIGHT DR	07/21/22	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$98,200	40.00	\$24,415	\$2,461	\$242,539	\$277,796	0.873	1,596	\$151.97	480	13.105	RANCH			
010-G03-000-033-00	3188 GASLIGHT DR	11/17/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$123,400	41.13	\$243,243	\$2,461	\$297,539	\$315,573	0.943	1,609	\$184.92	480	6.1386	MISCELLANEOUS			
010-G03-000-049-00	3108 GASLIGHT CT	05/23/22	\$260,500	WD	03-ARMS LENGTH	\$260,500	\$104,200	40.00	\$227,521	\$2,461	\$258,039	\$294,967	0.875	1,596	\$161.68	480	12.9384	RANCH			
010-G03-000-054-00	3086 GASLIGHT DR	05/27/22	\$242,650	WD	03-ARMS LENGTH	\$242,650	\$101,350	41.77	\$221,324	\$2,461	\$240,189	\$286,845	0.837	1,596	\$150.49	480	10.8843	RANCH			
010-G03-000-088-00	3026 GASLIGHT DR	05/24/22	\$260,000	FTA	03-ARMS LENGTH	\$260,000	\$101,800	39.35	\$221,324	\$2,461	\$257,539	\$286,845	0.868	1,596	\$161.57	480	10.8166	RANCH			
010-R03-000-002-00	543 RIVER RD	04/22/22	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$63,650	24.48	\$142,277	\$6,185	\$253,815	\$178,364	1.423	1,408	\$180.27	482	41.8824	RANCH			
010-R03-000-010-00	527 RIVER RD	07/25/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$64,750	28.78	\$147,626	\$6,185	\$218,815	\$185,375	1.180	1,408	\$155.41	482	17.6202	RANCH			
<b>Totals:</b>			<b>\$1,790,150</b>			<b>\$667,350</b>			<b>\$1,417,734</b>		<b>\$1,766,475</b>	<b>\$1,825,765</b>			<b>\$163.73</b>			<b>3.5569</b>			
						Sale Ratio =>	36.66		36.66	E.C.F. =>		0.969		Std. Deviation=>	0.217294211	Ave. Variance=>		17.0008	Coefficient of Var=>	16.92982296	
						Std. Dev. =>	6.90		6.90	Ave. E.C.F. =>		1.004									