

ECF 460 R-K River Central 2026 04-01-23 to 03-31-25

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.	Floor Area	
010-005-100-055-00	3570 MILLER RD	08/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,850	56.88	\$247,269	\$113,801	\$51,199	\$127,721	0.401	1,130	
010-005-100-505-00	3667 KAWKAWLIN RIVER DR	10/03/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$211,650	32.56	\$474,780	\$197,527	\$452,473	\$265,314	1.705	3,605	
010-005-100-505-01	3667 KAWKAWLIN RIVER DR	10/03/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$0	0.00	\$333,764	\$107,910	\$542,090	\$247,376	2.191	3,605	
010-L13-001-005-01	3861 UTAH DR	11/03/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$113,950	31.22	\$323,706	\$164,216	\$200,784	\$152,622	1.316	1,538	
010-R10-000-011-00	3059 W RIVERVIEW DR	09/20/24	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$110,000	27.99	\$241,986	\$96,282	\$296,718	\$139,430	2.128	1,700	
010-R10-000-021-00	3135 W RIVERVIEW DR	03/03/25	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$177,100	38.67	\$396,461	\$137,823	\$320,177	\$247,500	1.294	1,920	
Totals:			\$2,681,000			\$2,681,000	\$706,550		\$2,017,966		\$1,863,441	\$1,179,962			
								Sale. Ratio =>	26.35			E.C.F. =>	1.579		
								Std. Dev. =>	18.44			Ave. E.C.F. =>	1.506		

ECF USED FOR 2026 1.579