

ECF 462 R-K River East 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-B10-002-010-00	181 RIVER TRAIL DR	05/29/24	\$0	QC	03-ARM'S LENGTH	\$0	\$144,000	#DIV/0!	\$339,575	\$145,871	(\$145,871)	\$183,258	(0.796)	1,626
010-B10-003-002-00	165 RIVER TRAIL DR	08/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$81,000	30.00	\$212,791	\$67,772	\$202,228	\$137,199	1.474	1,438
010-L10-000-253-00	257 LAGOON BEACH DR	09/25/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$73,350	24.05	\$176,753	\$73,820	\$231,180	\$97,382	2.374	1,152
010-L10-000-255-00	261 LAGOON BEACH DR	02/13/24	\$330,000	LC	03-ARM'S LENGTH	\$330,000	\$111,300	33.73	\$303,682	\$176,854	\$153,146	\$119,989	1.276	1,381
010-L10-000-258-00	269 LAGOON BEACH DR	08/30/24	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$129,750	36.45	\$311,586	\$158,882	\$197,118	\$144,469	1.364	1,601
010-L10-000-258-00	269 LAGOON BEACH DR	11/07/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$129,750	34.14	\$311,586	\$158,882	\$221,118	\$144,469	1.531	1,601
010-L10-000-804-00	349 RIVER RD	08/09/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$83,500	29.30	\$201,378	\$125,333	\$159,667	\$71,944	2.219	912
010-L13-000-886-00	3943 E KAWKAWLIN RIVER DR	11/08/24	\$0	WD	03-ARM'S LENGTH	\$500,000	\$150,550	30.11	\$359,460	\$149,194	\$350,806	\$198,927	1.763	1,832
Totals:			\$1,926,000			\$2,426,000	\$903,200		\$2,216,811		\$1,369,392	\$1,097,638		
								Sale. Ratio =>	37.23		E.C.F. =>		1.248	
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		1.401	

ECF USED FOR 2026 1.248