

ECF 464 R-K River West 2026 04-01-21 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	
010-006-100-135-00	3090 HIDDEN RD	07/06/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$94,250	31.84	\$305,273	\$134,517	\$161,483	\$192,076	0.841	1,553	
010-006-100-250-00	3233 OLD KAWKAWLIN RD	07/08/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$136,400	34.11	\$307,455	\$143,742	\$256,158	\$184,154	1.391	2,740	
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	\$285,161	\$145,494	\$129,506	\$157,106	0.824	1,470	
010-006-100-260-00	3221 OLD KAWKAWLIN RD	05/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,800	36.39	\$285,161	\$145,494	\$109,506	\$157,106	0.697	1,470	
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	\$143,241	\$52,812	\$110,188	\$101,720	1.083	872	
010-006-400-245-00	3315 HARRIS LN	06/07/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$99,600	28.38	\$307,098	\$96,072	\$254,928	\$237,375	1.074	1,928	
Totals:			\$1,739,900			\$1,739,900	\$555,450		\$1,633,389		\$1,021,769	\$1,029,537			
								Sale. Ratio =>	31.92			E.C.F. =>	0.992		
								Std. Dev. =>	3.07			Ave. E.C.F. =>	0.985		

ECF USED FOR 2026 0.992