

## ECF 480 R - Gaslight & 482 R- Kaw River Condos & 484 R - Sag River Condos 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
010-G03-000-023-00	3143 GASLIGHT DR	04/22/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,350	44.20	\$293,192	\$2,431	\$267,569	\$300,063	0.892	1,599	\$167.34	480	2.4737	
010-G03-000-033-00	3188 GASLIGHT DR	11/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$302,231	\$2,431	\$297,569	\$309,391	0.962	1,609	\$184.94	480	4.5342	
010-G03-000-047-00	3116 GASLIGHT DR	02/28/25	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$115,500	44.00	\$283,857	\$2,431	\$260,069	\$290,429	0.895	1,596	\$162.95	480	2.0983	
010-G03-000-068-00	3026 GASLIGHT DR	05/24/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$101,800	39.15	\$274,658	\$2,431	\$257,569	\$280,936	0.917	1,596	\$161.38	480	0.0378	
<b>Totals:</b>			<b>\$1,092,500</b>			<b>\$1,092,500</b>	<b>\$460,050</b>		<b>\$1,153,938</b>		<b>\$1,082,776</b>	<b>\$1,180,819</b>			<b>\$169.15</b>		<b>0.0523</b>	
								Sale. Ratio =>	42.11				E.C.F. =>	0.917			Std. Deviation=>	0.03218835
								Std. Dev. =>	2.43				Ave. E.C.F. =>	0.916			Ave. Variance=>	2.2860 Coefficient of Var=>

ECF USED FOR 2026 0.917