

River Front ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-0001-0049-00-0	761 RIVER PARK BLVD	08/16/21	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$1,663,253	\$158,576
18-0136-0059-02-4	2380 RIVERBEND DR	06/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$341,008	\$189,811
18-1280-0012-00-1	1514 MOCCASIN TRAIL	08/04/21	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$595,002	\$68,113
18-1280-0023-00-2	1503 BLACKHAWK TRAIL	03/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$512,771	\$64,503
18-1280-0025-00-5	1491 BLACKHAWK TRAIL	12/09/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$456,048	\$70,623
18-1500-0004-00-9	2277 RIVERBEND DR	04/29/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$509,605	\$68,696
18-1500-0010-00-9	2272 RIVERVIEW CT	05/21/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$439,596	\$70,750
18-1500-0011-00-5	2276 RIVERVIEW CT	05/28/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$360,758	\$63,317
18-3270-0016-01-8	2499 RONCY RD	11/04/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$315,285	\$69,948
18-3400-0014-01-0	1460 MIAMI RD	06/21/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$594,186	\$67,346
18-3410-0136-00-4	1352 MIAMI RD	07/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$298,975	\$71,295
18-4500-0029-00-8	2376 RIVERBEND DR	06/04/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$399,025	\$78,270
Totals:			\$6,484,000			\$6,484,000	\$6,485,512	

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$1,491,424	\$1,662,627	0.897	
\$105,189	\$167,069	0.630	
\$474,887	\$582,198	0.816	
\$505,497	\$495,324	1.021	
\$509,377	\$425,884	1.196	
\$516,304	\$487,192	1.060	
\$254,250	\$407,565	0.624	
\$212,683	\$328,664	0.647	
\$340,052	\$271,091	1.254	
\$517,654	\$582,144	0.889	18-0125-0045-00-1, 18-3400-0013-00-2, 18-3400-0015-01-3
\$228,705	\$251,580	0.909	
\$286,730	\$354,425	0.809	
\$5,442,752	\$6,015,761		
	E.C.F. =>	0.905	
	Ave. E.C.F. =>	0.896	