

River Front ECF Residential

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-0001-0049-00-0	761 RIVER PARK BLVD	08/16/21	\$1,650,000	\$1,650,000	\$1,854,609	\$149,337
18-0136-0059-02-4	2380 RIVERBEND DR	06/23/21	\$295,000	\$295,000	\$292,446	\$137,460
18-1280-0002-00-5	1529 MOCCASIN TRAIL	08/18/20	\$167,000	\$167,000	\$594,431	\$67,150
18-1280-0012-00-1	1514 MOCCASIN TRAIL	08/04/21	\$543,000	\$543,000	\$545,964	\$5,864
18-1280-0020-00-3	1515 BLACKHAWK TRAIL	08/31/20	\$510,000	\$510,000	\$411,417	\$5,317
18-1280-0023-00-2	1503 BLACKHAWK TRAIL	03/09/22	\$570,000	\$570,000	\$343,909	\$6,970
18-1500-0004-00-9	2277 RIVERBEND DR	04/29/22	\$585,000	\$585,000	\$517,483	\$65,562
18-3400-0014-01-0	1460 MIAMI RD	06/21/21	\$585,000	\$585,000	\$606,265	\$66,224
18-3410-0136-00-4	1352 MIAMI RD	07/12/22	\$300,000	\$300,000	\$363,458	\$68,776
18-4500-0029-00-8	2376 RIVERBEND DR	06/04/21	\$365,000	\$365,000	\$403,487	\$74,708
18-7200-0001-04-6	2739 RIVERFRONT PATH	11/06/20	\$350,000	\$350,000	\$521,884	\$37,833
Totals:			\$5,920,000	\$5,920,000	\$6,455,353	

Final Conclusion .905

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$1,500,663	\$1,708,689	0.878	
\$157,540	\$155,297	1.014	
\$99,850	\$528,338	0.189	
\$537,136	\$541,182	0.993	
\$504,683	\$406,914	1.240	
\$563,030	\$337,614	1.668	
\$519,438	\$452,827	1.147	
\$518,776	\$541,123	0.959	18-0125-0045-00-1, 18-3400-0013-00-2, 18-3400-0015-01-3
\$231,224	\$295,273	0.783	
\$290,292	\$329,438	0.881	
\$312,167	\$485,021	0.644	
\$5,234,799	\$5,781,715		
	E.C.F. =>	0.905	
	Ave. E.C.F. =>	0.945	