

Riverside Pointe ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-6890-0003-01-2	2159 RIVERSIDE PT DR	07/22/21	\$710,000	\$710,000	\$907,454	\$164,053
18-6890-0008-00-6	2201 RIVERSIDE PT DR	10/15/20	\$305,000	\$305,000	\$420,655	\$82,027
18-6890-0014-01-4	2251 RIVERSIDE PT DR	07/31/20	\$417,777	\$417,777	\$571,484	\$125,790
18-6890-0019-00-8	2287 RIVERSIDE PT DR	08/25/20	\$455,000	\$455,000	\$654,932	\$80,779
18-6890-0021-00-2	2309 RIVERSIDE PT DR	07/23/21	\$530,000	\$530,000	\$588,777	\$81,194
18-6890-0024-00-1	2339 RIVERSIDE PT DR	09/30/21	\$450,000	\$450,000	\$493,680	\$75,284
18-6890-0025-01-6	2349 RIVERSIDE PT DR	12/14/20	\$617,000	\$617,000	\$877,050	\$118,940
18-6890-0054-01-6	2421 BAY POINTE DR	10/01/21	\$600,000	\$600,000	\$679,677	\$48,507
18-6890-0089-00-6	2390 BAY POINTE DR	11/02/20	\$390,000	\$390,000	\$525,053	\$61,679
Totals:			\$4,474,777	\$4,474,777	\$5,718,762	

Final Conclusion .745

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$545,947	\$743,401	0.734	
\$222,973	\$338,628	0.658	
\$291,987	\$445,694	0.655	
\$374,221	\$574,153	0.652	
\$448,806	\$507,583	0.884	
\$374,716	\$418,396	0.896	
\$498,060	\$758,110	0.657	18-6890-0070-00-3
\$551,493	\$631,170	0.874	
\$328,321	\$463,374	0.709	
\$3,636,524	\$4,880,509		
	E.C.F. =>	0.745	
	Ave. E.C.F. =>	0.747	