

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 (%)	Building Style	land ratio	Land Value		
18-13-370-005	630 N RIVER HILLS DR	05/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$216,184	\$20,646	\$194,354	\$294,042	0.661	1,028	\$189.06	4025	7.6074	RANCH	8%	\$17,160		
18-13-370-007	656 N RIVER HILLS DR	07/29/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$86,700	31.53	\$206,505	\$23,000	\$252,000	\$275,947	0.913	1,024	\$246.09	4025	17.6170	RANCH	7%	\$18,888		
18-13-370-009	674 W SAND HILLS COURT	01/11/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$104,500	38.72	\$248,984	\$25,055	\$244,845	\$336,735	0.727	1,840	\$133.07	4025	0.9934	2 STORY	8%	\$22,180		
18-13-370-023	733 W RIVER HILLS COURT	04/01/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,400	40.61	\$233,102	\$34,693	\$195,307	\$298,359	0.655	1,596	\$122.37	4025	8.2444	1 1/2 STORY	11%	\$25,951		
18-13-370-026	744 W RIVER HILLS COURT	07/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$103,900	38.48	\$241,507	\$18,894	\$251,106	\$334,756	0.750	1,607	\$156.26	4025	1.3068	RANCH	6%	\$16,019		
18-13-370-030	728 W RIVER HILLS COURT	05/03/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,400	38.76	\$196,577	\$22,446	\$187,554	\$261,851	0.716	1,046	\$179.31	4025	2.0786	RANCH	9%	\$18,996		
Totals:			\$1,469,900			\$1,469,900	\$559,500		\$1,342,859		\$1,325,166	\$1,801,692			\$171.03		0.1536			8%		
								Sale. Ratio =>	38.06				E.C.F. =>	0.736	Std. Deviation=>		0.094150663					
								Std. Dev. =>	3.55				Ave. E.C.F. =>	0.737	Ave. Variance=>		6.3079	Coefficient of Var=>		8.558377501		

