

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
18-13-370-017	681 N RIVER HILLS DR	02/13/24	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$133,600	42.43	\$366,373	\$58,975	\$255,925	\$365,950	0.699	2,070	\$123.64	
18-13-370-023	733 W RIVER HILLS COURT	05/14/25	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$157,500	46.46	\$313,713	\$62,088	\$276,912	\$299,554	0.924	1,596	\$173.50	
18-13-370-035	737 W NORTH HILLS CT	04/17/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,300	37.83	\$399,201	\$52,752	\$347,248	\$412,439	0.842	2,070	\$167.75	
18-13-370-041	768 W NORTH HILLS CT	04/11/25	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$189,700	51.41	\$378,284	\$58,626	\$310,374	\$380,545	0.816	2,140	\$145.03	
Totals:			\$1,422,900			\$1,422,900	\$632,100		\$1,457,571		\$1,190,459	\$1,458,488			\$152.48	
								Sale. Ratio =>	44.42					E.C.F. =>	0.816	
								Std. Dev. =>	5.79	2 Story Only		Ave. E.C.F. =>		0.820		
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18-13-370-028	736 W RIVER HILLS CT	02/26/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,500	34.46	\$299,323	\$50,864	\$229,136	\$253,530	0.904	1,912	\$119.84	
18-13-370-033	754 N RIVER HILLS DR	09/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,500	37.42	\$360,112	\$56,990	\$273,010	\$309,308	0.883	2,184	\$125.00	
											\$502,146	\$562,838				
											E.C.F. =>		0.892			
											Bi-Level Only		Ave. E.C.F. =>		0.893	
18-13-370-016	687 N RIVER HILLS DR	07/31/25	\$416,985	WD	03-ARM'S LENGTH	\$416,985	\$200,500	48.08	\$408,927	\$64,222	\$352,763	\$396,213	0.890	1,597	\$220.89	
18-13-370-019	643 N RIVER HILLS DR	09/19/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,700	48.45	\$381,647	\$53,628	\$321,372	\$377,033	0.852	1,608	\$199.86	
18-13-370-020	621 N RIVER HILLS DR	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$346,394	\$49,478	\$250,522	\$341,283	0.734	1,608	\$155.80	
											\$924,657	\$1,114,529				
											E.C.F. =>		0.830			
											Ranch Only		Ave. E.C.F. =>		0.826	