

St Clair River Valley Condos ECF

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
02-425-0008-000	416 RIVER VALLEY DR	01/06/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,800	40.59	\$143,546	\$0	\$135,000	\$147,986	0.912	1,026	\$131.58	425	14.0642	Ranch
02-425-0016-000	411 RIVER VALLEY DR	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,900	32.67	\$139,770	\$0	\$165,000	\$144,093	1.145	1,026	\$160.82	425	9.2203	Ranch
02-425-0018-000	407 RIVER VALLEY DR	08/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,100	34.00	\$145,324	\$0	\$165,000	\$149,819	1.101	1,026	\$160.82	425	4.8439	Ranch
Totals:			\$465,000			\$465,000	\$164,800		\$428,640		\$465,000	\$441,897			\$151.07		0.0611	
							Sale. Ratio =>	35.44				E.C.F. =>	1.052		Std. Deviation=>	0.12374932		
							Std. Dev. =>	4.24				Ave. E.C.F. =>	1.053		Ave. Variance=>	9.3761	Coefficient of Var=>	8.905102437
												1.05 for 2023						