

**Riverview Hills**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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 Value	Land Table	Property Class	Building Depr.	
02-24-150-002	7671 CARDINAL HILLS	06/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$152,000	51.18	\$324,269	\$68,623	\$228,377	\$245,813	0.93	1,318	\$173.28	RIVHL	6.6354	RANCH	\$61,422	RIVERVIEW HILLS PLAT *	401	92	
02-24-150-003	3270 CARDINAL HILLS	06/01/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$140,600	49.68	\$300,711	\$70,226	\$212,774	\$221,620	0.96	1,178	\$180.62	RIVHL	3.5337	RANCH	\$67,491	RIVERVIEW HILLS PLAT *	401	85	
02-24-150-003	3270 CARDINAL HILLS	08/21/24	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$140,600	42.80	\$300,711	\$70,226	\$258,274	\$221,620	1.17	1,178	\$219.25	RIVHL	16.9970	RANCH	\$67,491	RIVERVIEW HILLS PLAT *	401	85	
02-24-150-023	7672 CARDINAL HILLS	03/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,600	48.58	\$250,680	\$63,984	\$176,016	\$186,696	0.94	1,440	\$122.23	RIVHL	5.2626	MODULAR	\$60,623	RIVERVIEW HILLS PLAT *	401	79	
02-24-150-030	3376 CRIMSON OAK	05/19/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,200	49.77	\$368,074	\$56,001	\$293,999	\$300,070	0.98	1,526	\$192.66	RIVHL	1.5653	RANCH	\$49,000	RIVERVIEW HILLS PLAT *	401	88	
<b>Totals:</b>			<b>\$1,498,500</b>			<b>\$1,498,500</b>	<b>\$724,000</b>		<b>\$1,544,445</b>		<b>\$1,169,440</b>	<b>\$1,175,820</b>			<b>\$177.61</b>		<b>0.0847</b>						
								<b>Sale. Ratio =&gt;</b>	<b>48.31</b>					<b>E.C.F. =&gt;</b>	<b>0.99</b>	<b>Std. Deviation=&gt;</b>		<b>0.096896532</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.26</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.00</b>	<b>Ave. Variance=&gt;</b>		<b>6.7988</b>	<b>Coefficient of Var=&gt;</b>		<b>6.830065877</b>		

Using 1.00 ECF

**OUT**

02-24-101-091	7748 CARDINAL HILLS	03/26/25	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$29,050	58.22	\$63,204	\$63,204	(\$13,304)	\$0	#DIV/0!	0	#DIV/0!	RIVHL	#DIV/0!	RANCH	\$63,204	RIVERVIEW HILLS PLAT *	401	92
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