

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 Residual	Est. Land Value	Effe. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1		
02-24-150-002	7671 CARDINAL HILLS	06/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$145,950	49.14	\$294,543	\$53,851	\$51,394	125.4	223.0	0.64	0.64	\$430	\$83,880	\$1.93	125.35	RIVHL	2022-023112	/ERVIEW HILLS PL/	4/25/2024	401	RIVERVIEW HILLS		
02-24-150-003	3270 CARDINAL HILLS	06/01/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$136,750	48.32	\$272,664	\$66,808	\$56,472	137.7	274.8	1.02	1.02	\$485	\$65,562	\$1.51	90.00	RIVHL	2022-022045	/ERVIEW HILLS PL/	10/31/2024	401	RIVERVIEW HILLS		
02-24-150-023	7672 CARDINAL HILLS	03/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,950	46.65	\$227,778	\$62,947	\$50,725	123.7	188.3	0.50	0.50	\$509	\$125,894	\$2.89	139.66	RIVHL	2023-006994	/ERVIEW HILLS PL/	5/17/2023	401	RIVERVIEW HILLS		
02-24-150-030	3376 CRIMSON OAK	05/19/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,700	48.20	\$336,814	\$54,186	\$41,000	100.0	220.0	0.51	0.51	\$542	\$107,299	\$2.46	100.00	RIVHL	2022-020193	/ERVIEW HILLS PL/	4/24/2024	401	RIVERVIEW HILLS		
Totals:			\$1,170,000			\$1,170,000	\$563,350		\$1,131,799	\$237,792	\$199,591	486.8		2.67	2.67												
								Sale. Ratio =>	48.15			Average			Average			Average			Average			Average			
								Std. Dev. =>	1.04			per FF=>	\$488			per Net Acre=>	89,194.30			per SqFt=>	\$2.05						

USING \$490 FF

Acreage

02-24-101-091	7748 CARDINAL HILLS	03/26/25	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$29,050	58.22	\$58,134	\$49,900	\$58,134	0.0	0.0	4.33	4.33	#DIV/0!	\$11,524	\$0.26	0.00	RIVHL	2025-007185	/ERVIEW HILLS PL/	11/17/2023	401	
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02-24-150-003	3270 CARDINAL HILLS	08/21/24	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$136,750	41.63	\$272,664	\$112,308	\$56,472	137.7	274.8	1.02	1.02	\$815	\$110,214	\$2.53	90.00	RIVHL	2024-022973	/ERVIEW HILLS PL/	10/31/2024	401	RIVERVIEW HILLS
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