

SOUTH BRANCH TWP 2026 RIVER FRONT NORTH 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.
063-001-012-020-00	11540 RED PINE DR	02/20/25	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$242,600	37.32	\$540,181	\$169,838	\$480,162	\$308,362	1.557
063-008-001-020-07	1968 BLACK ANTLER CT	10/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$128,800	32.20	\$357,202	\$170,997	\$229,003	\$155,042	1.477
063-010-006-020-04	9047 DRINKAUS TRL	01/05/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,500	38.17	\$324,661	\$123,940	\$231,060	\$167,128	1.383
063-011-006-080-00	10191 SLIDE A WAYS TRL	10/03/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$142,800	28.85	\$351,492	\$147,034	\$347,966	\$190,240	1.829
064-680-000-025-00	11298 RED PINE DR	05/10/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$65,600	39.28	\$211,115	\$107,269	\$59,731	\$86,466	0.691
Totals:			\$2,067,000			\$2,067,000	\$715,300		\$1,784,651		\$1,347,922	\$907,238	
								Sale. Ratio =>	34.61	USE	E.C.F. =>	1.486	
								Std. Dev. =>	4.45		Ave. E.C.F. =>	1.387	

2025 WAS:1.201

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
2,578	\$186.25	RVRNO	16.9816	RANCH		\$167,005	No	//		RIVERFRONT NORTH	401
1,676	\$136.64	RVRNO	8.9722	CABIN	LNC STRUCTURE LOCATION	\$167,639	No	//		RIVERFRONT NORTH	401
1,776	\$130.10	RVRNO	0.4789	RANCH		\$122,593	No	//		RIVERFRONT NORTH	401
1,326	\$262.42	RVRNO	44.1771	RANCH		\$147,034	No	//		RIVERFRONT NORTH	401
864	\$69.13	RVRNO	69.6519	RANCH		\$106,400	No	//		RIVERFRONT NORTH	401
\$156.91			9.8422								
Std. Deviation=>		0.423441642									
Ave. Variance=>		28.0523	Coefficient of Var=>		20.2205212						

Bottom Character

