

SOUTH BRANCH TWP 2026 RIVERFRONT SOUTH 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.
062-031-013-080-00	11523 STEPHAN BRIDGE RD	01/16/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,600	33.50	\$156,335	\$80,499	\$79,501	\$74,642	1.065
064-220-000-007-00	2131 CONTOUR DR	11/20/24	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$72,900	26.70	\$191,561	\$62,055	\$210,945	\$127,467	1.655
064-220-000-009-00	2169 CONTOUR DR	07/01/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,700	43.03	\$294,447	\$59,790	\$260,210	\$230,962	1.127
064-720-000-037-00		03/03/25	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$111,800	49.69	\$263,746	\$107,835	\$117,165	\$153,456	0.764
064-740-000-023-00	11818 S STECKERT BRIDGE RD	11/01/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$115,500	29.24	\$252,360	\$68,120	\$326,880	\$181,339	1.803
Totals:			\$1,373,000			\$1,373,000	\$491,500		\$1,158,449		\$994,701	\$767,864	
								Sale. Ratio =>	35.80	USE		E.C.F. =>	1.295
2025 WAS:1.016								Std. Dev. =>	9.67			Ave. E.C.F. =>	1.283

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	Building Depr.	Site Characteristics
597	\$133.17	RVRSO	21.7449	RANCH		\$77,713	No	/ /		RIVERFRONT SOUTH	401	79	
1,002	\$210.52	RVRSO	37.2355	RANCH		\$58,749	No	/ /		RIVERFRONT SOUTH	401	79	
1,752	\$148.52	RVRSO	15.5912	RANCH		\$55,788	No	/ /		RIVERFRONT SOUTH	401	84	
1,374	\$85.27	RVRSO	51.9040			\$102,235	No	/ /	064-720-000-038-00	RIVERFRONT SOUTH	402	69	
1,309	\$249.72	RVRSO	52.0045	RANCH		\$56,246	No	/ /		RIVERFRONT SOUTH	401	74	
\$165.44			1.2863										
Std. Deviation=>		0.433038646											
Ave. Variance=>		35.6960	Coefficient of Var=>		27.83206959								

Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront Waterfront Name Waterfront Ownership Waterfront Influences Bottom Character

