2025 OTISCO TOWNSHIP

RIVERWOOD CONDO PLAT ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	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
130-110-000-013-00	7070 RIVERWOOD DR	03/24/23	$291,000	WD	03-ARM'S LENGTH	$291,000	$127,800	43.92	$265,857	$40,653	$250,347	$230,978	1.084	1,368	$183.00	OT110	3.8042	SITE BUILT	$30,876	110 RIVERWOOD CONDO PLAT	401
130-110-000-017-00	6998 RIVERWOOD DR	11/30/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$120,000	46.15	$250,538	$33,333	$226,667	$222,774	1.017	1,051	$215.67	OT110	10.4422	BI-LEVEL	$30,607	110 RIVERWOOD CONDO PLAT	401
130-110-000-017-00	6998 RIVERWOOD DR	05/28/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$120,000	38.10	$250,538	$33,333	$281,667	$222,774	1.264	1,051	$268.00	OT110	14.2464	BI-LEVEL	$30,607	110 RIVERWOOD CONDO PLAT	401
		Totals:	$866,000			$866,000	$367,800		$766,933		$758,681	$676,527			$222.22		0.0461				

Sale. Ratio =>	42.47	E.C.F. =>	1.121	Std. Deviation=>	0.12776393		
Std. Dev. =>	4.16	Ave. E.C.F. =>	1.122	Ave. Variance=>	9.4976	Coefficient of Var=>	8.465676475

2025 used: 1.10 ECF