

Neighborhoods Used: 4310.4310 RIVERFRONT RURAL RES

8810 E DAVID HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-009-000-010-50	09/25/2023 4310	401	569,900	56,420
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	513,480	382,849
				E.C.F. 1.341



7761 LYONS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-020-000-165-05	08/30/2022 4310	401	329,000	60,841
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	268,159	179,458
				E.C.F. 1.494



7575 LYONS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-020-000-145-00	04/11/2022 4310	401	342,550	75,227
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	232,797	136,473
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	34526	20240	1.706	



