

Conway

Secluded Ridge ECF Sales Study for 2025 Assessments

Sales Study Period: 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value
4701-02-101-002	11985 SECLUDED RIDGE	04/14/2023	\$300,000	03-ARM'S LENGTH	\$300,000	\$149,550	\$299,093	\$282,828	\$254,901	1.110	RANCH	\$17,172
4701-02-101-010	11866 SECLUDED RIDGE	10/11/2023	\$268,000	03-ARM'S LENGTH	\$268,000	\$140,890	\$281,772	\$251,248	\$239,620	1.049	RANCH	\$16,752
4701-02-101-022	7892 HIDDEN CIRCLE	12/30/2022	\$302,500	03-ARM'S LENGTH	\$302,500	\$171,090	\$342,180	\$284,179	\$292,820	0.970	RANCH	\$18,321
4701-02-101-048	7755 HIDDEN CIRCLE	04/28/2022	\$314,800	03-ARM'S LENGTH	\$314,800	\$154,380	\$308,758	\$299,773	\$265,579	1.129	2 STORY	\$11,580
Totals:			\$1,185,300		\$1,185,300	\$615,910	\$1,231,803	\$1,118,028	\$1,052,920			
										E.C.F. =>	1.062	