

4001 AMBER/CRANBRY/LINDS/WEXFORD 2025 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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-092-0019-000	3267 DRIFTWOOD	01/26/24	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$124,300	40.42	\$268,302	\$48,447	\$259,053	\$254,168	1.019	1,919	\$134.99	4001	8.6200	1 STORY	RES 1 FAMILY
28-092-0019-000	3267 DRIFTWOOD	07/10/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$124,300	42.50	\$268,302	\$48,447	\$244,053	\$254,168	0.960	1,919	\$127.18	4001	2.7184	1 STORY	RES 1 FAMILY
28-093-0066-000	3311 LARCHWOOD	09/02/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$123,900	41.51	\$286,001	\$44,027	\$254,473	\$279,739	0.910	1,902	\$133.79	4001	2.3340	MULTI-LEVEL	RES 1 FAMILY
28-093-0066-000	3311 LARCHWOOD	05/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,200	44.07	\$286,001	\$44,027	\$255,973	\$279,739	0.915	1,902	\$134.58	4001	1.7978	MULTI-LEVEL	RES 1 FAMILY
28-210-0038-000	3160 FANONE	08/01/23	\$325,100	WD	03-ARM'S LENGTH	\$325,100	\$144,600	44.48	\$312,295	\$49,993	\$275,107	\$303,239	0.907	1,932	\$142.39	4001	2.5794	1 STORY	RES 1 FAMILY
28-210-0042-000	3188 FANONE	12/28/22	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$123,100	38.52	\$283,051	\$46,853	\$272,747	\$273,061	0.999	2,001	\$136.31	4001	6.5828	1 STORY	RES 1 FAMILY
28-680-0004-000	3039 LINDSAY	01/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,700	42.61	\$286,449	\$57,356	\$237,644	\$264,847	0.897	1,882	\$126.27	4001	3.5735	1 STORY	RES 1 FAMILY
28-680-0010-000	3097 LINDSAY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$289,216	\$84,821	\$190,179	\$236,295	0.805	1,565	\$121.52	4001	12.8183	1 STORY	RES 1 FAMILY
28-680-0017-000	3163 LINDSAY	10/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$263,245	\$53,156	\$226,844	\$242,877	0.934	1,585	\$143.12	4001	0.0964	1 STORY	RES 1 FAMILY
28-873-0007-000	3088 WEXFORD CIRCLE	11/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,800	41.55	\$295,359	\$53,010	\$256,990	\$280,172	0.917	1,702	\$150.99	4001	1.5764	1 STORY	RES 1 FAMILY
28-873-0027-000	3105 WEXFORD CIRCLE	08/16/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$132,900	38.63	\$304,807	\$53,010	\$290,990	\$291,095	1.000	1,837	\$158.41	4001	6.6619	1 STORY	RES 1 FAMILY
Totals:			\$3,347,200			\$3,347,200	\$1,403,000		\$3,143,028		\$2,764,053	\$2,959,400			\$137.23		0.0970		
								Sale. Ratio =>	41.92					E.C.F. =>	0.934	Std. Deviation=>	0.06035843		
								Std. Dev. =>	2.38					Ave. E.C.F. =>	0.933	Ave. Variance=>	4.4872	Coefficient of Var=>	4.809289132

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