

4701 PERIVINKLE/SPRUCE MEAD CONDO 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    |
|-----------------|----------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|------------|-----------|------------------|------------------|----------------------|-------------|
| 28-950-0004-000 | 3121 ELECIA    | 03/06/24  | \$260,000  | WD     | 03-ARM'S LENGTH | \$260,000    | \$116,900      | 44.96         | \$253,138      | \$37,838    | \$222,162      | \$211,493      | 1.050  | 1,859      | \$119.51  | 4701             | 5.4158           | 2 STY/BI-LEVEL       | RES CONDO   |
| 28-970-0005-000 | 3194 SPRUCE    | 11/21/22  | \$285,000  | WD     | 03-ARM'S LENGTH | \$285,000    | \$111,900      | 39.26         | \$302,993      | \$36,377    | \$248,623      | \$261,902      | 0.949  | 1,604      | \$155.00  | 4701             | 4.6989           | 1 STORY              | RES CONDO   |
| 28-970-0026-000 | 4250 MEADOW    | 08/14/23  | \$342,000  | WD     | 03-ARM'S LENGTH | \$342,000    | \$159,700      | 46.70         | \$350,964      | \$35,000    | \$307,000      | \$310,377      | 0.989  | 1,661      | \$184.83  | 4701             | 0.7169           | 1 STORY              | RES CONDO   |
| Totals:         |                |           | \$887,000  |        |                 | \$887,000    | \$388,500      |               | \$907,095      |             | \$777,785      | \$783,772      |        |            | \$153.11  |                  | 0.3927           |                      |             |
|                 |                |           |            |        |                 |              | Sale. Ratio => | 43.80         |                |             |                | E.C.F. =>      | 0.992  |            |           | Std. Deviation=> | 0.05095304       |                      |             |
|                 |                |           |            |        |                 |              | Std. Dev. =>   | 3.89          |                |             |                | Ave. E.C.F. => | 0.996  |            |           | Ave. Variance=>  | 3.6105           | Coefficient of Var=> | 3.623971456 |

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