

4702 BLACK FOREST 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
28-915-0002-000	3215 TURNBERRY	12/19/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,100	39.76	\$404,804	\$36,679	\$343,321	\$434,622	0.790	2,802	\$122.53	4702	8.6643	2 STY/BI-LEVEL	RES CONDO
28-915-0031-000	3243 ST ANDREWS	03/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,200	37.30	\$417,063	\$55,600	\$344,400	\$426,757	0.807	2,413	\$142.73	4702	6.9556	MULTI-LEVEL	RES CONDO
28-915-0054-000	3400 ANCIENT	09/20/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,200	33.61	\$399,124	\$36,717	\$398,283	\$427,871	0.931	2,195	\$181.45	4702	5.4275	MULTI-LEVEL	RES CONDO
28-915-0059-000	3401 ANCIENT	08/11/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$427,880	\$61,202	\$418,798	\$432,914	0.967	2,345	\$178.59	4702	9.0821	1 STORY	RES CONDO
28-915-0074-000	3432 N BURWICK	04/25/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,600	29.77	\$317,331	\$35,000	\$350,000	\$333,331	1.050	1,773	\$197.41	4702	17.3436	1 STORY	RES CONDO
28-915-0095-000	3095 BLACK HEATH	03/10/23	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$23,100	5.50	\$491,443	\$35,000	\$384,900	\$538,894	0.714	2,440	\$157.75	4702	16.2332	1 STORY	RES CONDO
Totals:			\$2,499,900			\$2,499,900	\$759,900		\$2,457,645		\$2,239,702	\$2,594,388			\$163.41		1.3286		
								Sale. Ratio =>	30.40			E.C.F. =>	0.863	Std. Deviation=>		0.126468			
								Std. Dev. =>	12.68			Ave. E.C.F. =>	0.877	Ave. Variance=>		10.6177	Coefficient of Var=>	12.11273925	

2025 BLACK FOREST CONDO ECF: 0.863