

4703 VILLAS OF 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		
28-916-0006-000	3100 ABERDEEN	08/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,000	41.19	\$309,212	\$10,421	\$324,579	\$307,715	1.055	1,669	\$194.48	4703	5.2969	1 STORY	RES CONDO		
28-916-0014-000	3084 ABERDEEN	06/09/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$146,500	43.10	\$295,255	\$10,421	\$329,479	\$293,341	1.123	1,677	\$196.47	4703	1.5421	1 STORY	RES CONDO		
28-916-0025-000	3105 ABERDEEN	01/31/24	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$171,200	40.96	\$355,965	\$10,421	\$407,579	\$355,864	1.145	1,915	\$212.83	4703	3.7548	1 STORY	RES CONDO		
Totals:			\$1,092,900			\$1,092,900	\$455,700		\$960,432		\$1,061,637	\$956,920			\$201.26		0.1658				
								Sale. Ratio =>	41.70	E.C.F. =>				1.109	Std. Deviation=>		0.047187896				
								Std. Dev. =>	1.18	Ave. E.C.F. =>				1.108	Ave. Variance=>		3.5313	Coefficient of Var=>	3.187720137		
2025 PERIWINKLE/SPRUCE MEAD CONDO ECF:													1.109								