

4001 AMBER/CRANBRY/LINDS/WEXFORD 2024 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			
28-090-0015-000	3273 AMBERWOOD	06/01/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$97,800	38.96	\$230,026	\$44,131	\$206,869	\$227,813	0.908	1,813	\$114.10	4001	3.7472	1 STORY			
28-091-0005-000	4249 CONIFER	06/15/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$122,700	44.14	\$291,217	\$50,934	\$227,066	\$294,464	0.771	2,133	\$106.45	4001	9.9480	2 STY/BI-LEVEL			
28-093-0060-000	4302 CONIFER	11/22/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,100	37.69	\$282,599	\$48,124	\$267,876	\$287,347	0.932	1,617	\$165.66	4001	6.1644	1 STORY			
28-093-0066-000	3311 LARCHWOOD	09/02/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$123,900	41.51	\$277,708	\$43,578	\$254,922	\$286,924	0.888	1,902	\$134.03	4001	1.7870	MULTI-LEVEL			
28-093-0067-000	3305 LARCHWOOD	08/30/21	\$262,100	WD	03-ARM'S LENGTH	\$262,100	\$110,400	42.12	\$261,410	\$43,585	\$218,515	\$266,942	0.819	1,595	\$137.00	4001	5.2010	1 STORY			
28-093-0083-000	4312 JUNIPER	01/25/22	\$310,001	WD	03-ARM'S LENGTH	\$310,001	\$124,600	40.19	\$295,140	\$51,678	\$258,323	\$298,360	0.866	1,993	\$129.62	4001	0.4786	MULTI-LEVEL			
28-210-0014-000	3268 FANONE	10/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$106,700	39.52	\$244,043	\$45,637	\$224,363	\$243,145	0.923	1,749	\$128.28	4001	5.2160	1 STORY			
28-210-0021-000	3330 FANONE	07/27/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$96,200	37.87	\$217,065	\$44,242	\$209,758	\$211,793	0.990	1,509	\$139.00	4001	11.9797	1 STORY			
28-210-0042-000	3188 FANONE	12/28/22	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$123,100	38.52	\$275,324	\$46,474	\$273,126	\$280,453	0.974	2,001	\$136.49	4001	10.3278	1 STORY			
28-680-0004-000	3039 LINDSAY	01/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,700	42.61	\$278,914	\$56,946	\$238,054	\$272,020	0.875	1,882	\$126.49	4001	0.4540	1 STORY			
28-680-0010-000	3097 LINDSAY	03/14/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$115,900	40.95	\$283,148	\$85,076	\$197,924	\$242,735	0.815	1,565	\$126.47	4001	5.5205	1 STORY			
28-680-0010-000	3097 LINDSAY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$283,148	\$85,076	\$189,924	\$242,735	0.782	1,565	\$121.36	4001	8.8163	1 STORY			
28-680-0016-000	3155 LINDSAY	03/02/23	\$306,250	WD	03-ARM'S LENGTH	\$306,250	\$135,100	44.11	\$301,008	\$52,331	\$253,919	\$304,751	0.833	2,400	\$105.80	4001	3.7394	2 STY/BI-LEVEL			
28-680-0017-000	3163 LINDSAY	10/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$256,132	\$52,628	\$227,372	\$249,392	0.912	1,585	\$143.45	4001	4.1109	1 STORY			
28-680-0020-000	3191 LINDSAY	06/16/21	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$133,200	39.06	\$389,490	\$53,579	\$287,421	\$411,656	0.698	2,325	\$123.62	4001	17.2388	1 STORY			
28-680-0045-000	3022 LINDSAY	10/19/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$103,000	38.43	\$269,234	\$70,981	\$197,019	\$242,957	0.811	1,581	\$124.62	4001	5.9674	1 STORY			
28-873-0007-000	3088 WEXFORD CIRCLE	11/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,800	41.55	\$286,898	\$52,470	\$257,530	\$287,289	0.896	1,702	\$151.31	4001	2.5818	1 STORY			
28-873-0027-000	3105 WEXFORD CIRCLE	08/16/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$132,900	38.63	\$296,206	\$52,470	\$291,530	\$298,696	0.976	1,837	\$158.70	4001	10.5413	1 STORY			
Totals:			\$5,261,451			\$5,261,451	\$2,142,300		\$5,018,710		\$4,281,511	\$4,949,473			\$131.80		0.5551				
								Sale. Ratio =>	40.72					E.C.F. =>	0.865						
								Std. Dev. =>	2.44					Ave. E.C.F. =>	0.871	Std. Deviation=>	0.07854274	Ave. Variance=>	6.3233	Coefficient of Var=>	7.263247894

4001 AMBER/CRANBRY/LINDS/WEXFORD 2024 ECF USED: 0.865