

4001 AMBER/CRANBRY/LINDS/WEXFORD 2026 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	\$289,178	\$40,822	\$266,678	\$265,906	1.003	1,919	\$138.97	4001	6.6579	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	\$289,178	\$40,822	\$251,678	\$265,906	0.946	1,919	\$131.15	4001	1.0168	1 STORY	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	\$310,530	\$36,477	\$263,523	\$293,419	0.898	1,902	\$138.55	4001	3.8213	MULTI-LEVEL	RES 1 FAMILY
28-210-0030-000	3211 FANONE	01/17/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,400	44.50	\$307,671	\$41,311	\$278,689	\$285,182	0.977	1,914	\$145.61	4001	4.0907	1 STORY	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	\$337,949	\$41,816	\$283,284	\$317,059	0.893	1,932	\$146.63	4001	4.2851	1 STORY	RES 1 FAMILY
28-680-0002-000	3023 LINDSAY	09/20/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,200	47.71	\$350,531	\$63,466	\$276,534	\$307,350	0.900	2,015	\$137.24	4001	3.6589	1 STORY	RES 1 FAMILY

Totals:	\$1,885,100		\$1,885,100			\$830,000			\$1,885,037		\$1,620,386		\$1,734,821		\$139.69			0.2289		
								Sale. Ratio =>	44.03				E.C.F. =>	0.934		Std. Deviation=>	0.04657177			
								Std. Dev. =>	2.42				Ave. E.C.F. =>	0.936		Ave. Variance=>	3.9218	Coefficient of Var=>	4.188465258	

2025 AMBER/CRANBRY/LINDS/WEXFORD 2025 ECF: 0.934

4001 AMBER/CRANBRY/LINDS/WEXFORD 2026 ECF USED: 0.934