

**4701 PERIVINKLE/SPRUCE MEAD CONDO 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	Use Code		
28-950-0007-000	3154 ELECIA	10/27/21	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$87,100	31.67	\$181,477	\$49,273	\$225,727	\$156,270	1.444	1,498	\$150.69	4701	39.6576	1 STORY	RES CONDO		
28-950-0014-000	3184 ELECIA	07/02/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$88,400	42.12	\$217,340	\$41,076	\$168,824	\$188,922	0.894	1,488	\$113.46	4701	15.4278	1 STORY	RES CONDO		
28-970-0005-000	3194 SPRUCE	11/21/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,900	39.26	\$284,278	\$33,809	\$251,191	\$268,456	0.936	1,604	\$156.60	4701	11.2207	1 STORY	RES CONDO		
28-970-0011-000	3144 SPRUCE	06/22/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$116,900	38.08	\$310,463	\$31,364	\$275,636	\$299,141	0.921	1,917	\$143.79	4701	12.6473	1 STORY	RES CONDO		
28-970-0026-000	4250 MEADOW	05/25/22	\$372,508	WD	03-ARM'S LENGTH	\$372,508	\$62,600	16.81	\$337,166	\$40,841	\$331,667	\$317,605	1.044	1,661	\$199.68	4701	0.3619	1 STORY	RES CONDO		
<b>Totals:</b>			<b>\$1,449,408</b>			<b>\$1,449,408</b>	<b>\$466,900</b>		<b>\$1,330,724</b>		<b>\$1,253,045</b>	<b>\$1,230,393</b>			<b>\$152.84</b>		<b>2.9486</b>				
								Sale. Ratio =>	<b>32.21</b>					E.C.F. =>	<b>1.018</b>						
								Std. Dev. =>	<b>10.13</b>					Ave. E.C.F. =>	<b>1.048</b>	Std. Deviation=>	<b>0.2289504</b>	Ave. Variance=>	<b>15.8631</b>	Coefficient of Var=>	<b>15.13800114</b>
													<b>2024 PERIVINKLE/SPRUCE MEAD CONDO ECF: 1.018</b>								

2023 ECF was 0.933