

4701 PERIVINKLE/SPRUCE MEAD 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		
28-950-0004-000	3121 ELECIA	03/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,900	44.96	\$255,921	\$37,873	\$222,127	\$219,806	1.011	1,859	\$119.49	4701	4.5789	2 STY/BI-LEVEL	RES CONDO		
28-950-0012-000	3176 ELECIA	06/17/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$115,000	40.78	\$221,817	\$39,945	\$242,055	\$183,339	1.320	1,405	\$172.28	4701	26.3915	1 STORY	RES CONDO		
28-970-0002-000	3218 SPRUCE	10/15/24	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$194,800	50.86	\$392,788	\$36,824	\$346,176	\$358,835	0.965	1,877	\$184.43	4701	9.1624	1 STORY	RES CONDO		
28-970-0007-000	3176 SPRUCE	09/19/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$174,500	48.88	\$348,980	\$35,903	\$321,097	\$315,602	1.017	1,678	\$191.36	4701	3.8935	1 STORY	RES CONDO		
28-970-0021-000	4267 MEADOW	03/11/25	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$244,800	47.09	\$478,163	\$35,000	\$484,900	\$446,737	1.085	2,500	\$193.96	4701	2.9080	1 STORY	RES CONDO		
28-970-0025-000	4258 MEADOW	04/19/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,200	47.25	\$302,397	\$35,000	\$285,000	\$269,553	1.057	1,599	\$178.24	4701	0.0958	1 STORY	RES CONDO		
28-970-0026-000	4250 MEADOW	08/14/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$159,700	46.70	\$359,417	\$35,000	\$307,000	\$327,033	0.939	1,661	\$184.83	4701	11.7604	1 STORY	RES CONDO		
Totals:			\$2,463,900			\$2,463,900	\$1,156,900		\$2,359,483		\$2,208,355	\$2,120,905			\$174.94					1.5114	
								Sale. Ratio =>	46.95					E.C.F. =>	1.041	Std. Deviation=>		0.12671214			
								Std. Dev. =>	3.18					Ave. E.C.F. =>	1.056	Ave. Variance=>		8.3986	Coefficient of Var=>		7.950641964

4701 PERIVINKLE/SPRUCE MEAD CONDO 2025 ECF: 0.992

4701 PERIVINKLE/SPRUCE MEAD CONDO 2026 ECF USED: 1.041