

4702 BLACK FOREST 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		
28-915-0002-000	3215 TURNBERRY	12/19/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,100	39.76	\$343,973	\$36,758	\$343,242	\$445,885	0.770	2,802	\$122.50	4702	8.3404	2 STY/BI-LEVEL	RES CONDO		
28-915-0031-000	3243 ST ANDREWS	03/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,200	37.30	\$357,472	\$55,600	\$344,400	\$438,131	0.786	2,413	\$142.73	4702	6.7135	MULTI-LEVEL	RES CONDO		
28-915-0039-000	3218 ST ANDREWS	08/20/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$175,000	43.75	\$366,710	\$106,315	\$293,685	\$377,932	0.777	2,436	\$120.56	4702	7.6118	2 STY/BI-LEVEL	RES CONDO		
28-915-0054-000	3400 ANCIENT	09/20/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,200	33.61	\$339,219	\$36,783	\$398,217	\$438,949	0.907	2,195	\$181.42	4702	5.4003	MULTI-LEVEL	RES CONDO		
28-915-0074-000	3432 N BURWICK	04/25/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,600	29.77	\$270,072	\$35,000	\$350,000	\$341,179	1.026	1,773	\$197.41	4702	17.2654	1 STORY	RES CONDO		
Totals:			\$2,000,000			\$2,000,000	\$736,100		\$1,677,446		\$1,729,544	\$2,042,075			\$152.92		0.6248				
								Sale. Ratio =>	36.81					E.C.F. =>	0.847	Std. Deviation=>		0.11178413			
								Std. Dev. =>	5.41					Ave. E.C.F. =>	0.853	Ave. Variance=>		9.0663	Coefficient of Var=>	10.62615482	

2024 BLACK FOREST CONDO ECF: 0.847

2023 ECF was 0.689