

4702 BLACK FOREST CONDO 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		
28-915-0003-000	3227 TURNBERRY	11/20/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$170,700	38.36	\$351,196	\$35,000	\$410,000	\$366,392	1.119	2,281	\$179.75	4702	6.5458	2 STY/BI-LEVEL	RES CONDO		
28-915-0044-000	3246 ST ANDREWS	04/02/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$167,800	38.57	\$344,523	\$35,000	\$400,000	\$358,659	1.115	2,111	\$189.48	4702	6.1701	2 STY/BI-LEVEL	RES CONDO		
28-915-0059-000	3401 ANCIENT	08/11/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$451,296	\$60,604	\$419,396	\$452,714	0.926	2,345	\$178.85	4702	12.7159	1 STORY	RES CONDO		
Totals:			\$1,360,000			\$1,360,000	\$514,200		\$1,147,015		\$1,229,396	\$1,177,765			\$182.69					0.9725	
								Sale. Ratio =>	37.81			E.C.F. =>	1.044	Std. Deviation=>		0.11013894					
								Std. Dev. =>	1.08			Ave. E.C.F. =>	1.054	Ave. Variance=>		8.4773	Coefficient of Var=>		8.046281012		

4702 BLACK FOREST CONDO 2025 ECF: 0.863

4702 BLACK FOREST CONDO 2026 ECF USED: 1.044