

4703 VILLAS OF 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		
28-916-0006-000	3100 ABERDEEN	09/29/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$130,500	42.79	\$302,979	\$9,380	\$295,620	\$315,020	0.938	1,669	\$177.12	4703	3.2685	1 STORY	RES CONDO		
28-916-0006-000	3100 ABERDEEN	08/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,000	41.19	\$302,979	\$9,380	\$325,620	\$315,020	1.034	1,669	\$195.10	4703	6.2547	1 STORY	RES CONDO		
28-916-0007-000	3098 ABERDEEN	05/27/21	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$135,100	42.42	\$315,466	\$9,380	\$309,120	\$328,418	0.941	1,883	\$164.16	4703	2.9862	1 STORY	RES CONDO		
Totals:			\$958,500			\$958,500	\$403,600		\$921,424		\$930,360	\$958,459			\$178.80		0.0417				
								Sale. Ratio =>	42.11				E.C.F. =>	0.971	Std. Deviation=>		0.05418573				
								Std. Dev. =>	0.83				Ave. E.C.F. =>	0.971	Ave. Variance=>		4.1698	Coefficient of Var=>	4.293896207		

2024 PERIWINKLE/SPRUCE MEAD CONDO ECF: 0.971

2023 ECF was 0.932