

4703 VILLAS OF 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
28-916-0014-000	3084 ABERDEEN	06/09/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$146,500	43.10	\$351,470	\$11,508	\$328,392	\$306,548	1.071	1,677	\$195.82	4703	1.1470	1 STORY	RES CONDO
28-916-0025-000	3105 ABERDEEN	01/31/24	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$171,200	40.96	\$423,499	\$11,508	\$406,492	\$371,498	1.094	1,915	\$212.27	4703	1.1470	1 STORY	RES CONDO
Totals:			\$757,900			\$757,900	\$317,700		\$774,969		\$734,884	\$678,046			\$204.04		0.1099		
								Sale. Ratio =>	41.92				E.C.F. =>	1.084	Std. Deviation=>	0.01622146			
								Std. Dev. =>	1.52				Ave. E.C.F. =>	1.083	Ave. Variance=>	1.1470	Coefficient of Var=>	1.059389852	

4703 VILLAS OF BLACK FOREST CONDO 2025 ECF: 1.109

4703 VILLAS OF BLACK FOREST CONDO 2026 ECF USED: 1.084