

**4703 VILLAS OF BLACK FOREST CONDO 2023 E.C.F.**

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		
28-916-0005-000	3102 ABERDEEN	01/15/20	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$22,400	8.15	\$305,790	\$28,451	\$246,449	\$298,535	0.826	1,669	\$147.66	4703	10.6020	1 STORY		
28-916-0006-000	3100 ABERDEEN	09/29/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$130,500	42.79	\$304,556	\$28,451	\$276,549	\$297,207	0.930	1,669	\$165.70	4703	0.1054	1 STORY		
28-916-0006-000	3100 ABERDEEN	08/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,000	41.19	\$304,556	\$28,451	\$306,549	\$297,207	1.031	1,669	\$183.67	4703	9.9886	1 STORY		
28-916-0007-000	3098 ABERDEEN	05/27/21	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$135,100	42.42	\$315,492	\$28,451	\$290,049	\$308,978	0.939	1,883	\$154.04	4703	0.7188	1 STORY		
<b>Totals:</b>			<b>\$1,233,400</b>			<b>\$1,233,400</b>	<b>\$426,000</b>		<b>\$1,230,394</b>		<b>\$1,119,596</b>	<b>\$1,201,927</b>			<b>\$162.77</b>			<b>0.0047</b>		
								Sale. Ratio =>	34.54					E.C.F. =>	0.932					
								Std. Dev. =>	17.01					Ave. E.C.F. =>	0.932	Ave. Variance=>	5.3537	Coefficient of Var=>	5.747077618	
													<b>2023 RES NEIGHBORHOOD 4703 E.C.F.</b>		<b>0.932</b>					
													2022 ECF was 0.929							

\*Minimal sales in neighborhood. Increased timeframe to include additional sales.