

4001 AMBER/CRANBRY/LINDS/WEXFORD 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	
28-090-0015-000	3273 AMBERWOOD	06/01/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$97,800	38.96	\$219,138	\$44,091	\$206,909	\$215,045	0.962	1,813	\$114.13	4001	13.5856	1 STORY	
28-090-0016-000	4233 CONIFER	06/29/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$117,700	49.45	\$262,701	\$46,744	\$191,256	\$265,303	0.721	2,054	\$93.11	4001	10.5413	2 STY/BI-LEVEL	
28-091-0005-000	4249 CONIFER	06/15/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$122,700	44.14	\$277,068	\$50,778	\$227,222	\$277,998	0.817	2,133	\$106.53	4001	0.8956	2 STY/BI-LEVEL	
28-092-0006-000	4283 CONIFER	09/15/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$130,000	45.45	\$293,721	\$49,272	\$236,728	\$300,306	0.788	1,632	\$145.05	4001	3.8019	1 STORY	
28-092-0008-000	3264 DRIFTWOOD	05/06/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$106,900	44.17	\$236,642	\$49,375	\$192,625	\$230,058	0.837	1,709	\$112.71	4001	1.0982	2 STY/BI-LEVEL	
28-092-0010-000	4282 JUNIPER	07/17/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,600	48.52	\$246,611	\$49,272	\$180,728	\$242,431	0.745	1,831	\$98.70	4001	8.0827	2 STY/BI-LEVEL	
28-092-0016-000	4293 JUNIPER	10/29/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$117,300	44.28	\$262,295	\$50,174	\$214,726	\$260,591	0.824	1,763	\$121.80	4001	0.2312	1 STORY	
28-093-0060-000	4302 CONIFER	11/22/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,100	37.69	\$268,544	\$47,951	\$268,049	\$270,999	0.989	1,617	\$165.77	4001	16.2807	1 STORY	
28-093-0067-000	3305 LARCHWOOD	08/30/21	\$262,100	WD	03-ARM'S LENGTH	\$262,100	\$110,400	42.12	\$248,411	\$43,585	\$218,515	\$251,629	0.868	1,595	\$137.00	4001	4.2093	1 STORY	
28-093-0083-000	4312 JUNIPER	01/25/22	\$310,001	WD	03-ARM'S LENGTH	\$310,001	\$124,600	40.19	\$280,411	\$51,530	\$258,471	\$281,181	0.919	1,993	\$129.69	4001	9.2927	MULTI-LEVEL	
28-093-0086-000	3272 LARCHWOOD	10/16/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,000	44.58	\$260,198	\$44,277	\$195,723	\$265,259	0.738	1,587	\$123.33	4001	8.8453	1 STORY	
28-210-0014-000	3268 FANONE	10/27/20	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$92,100	37.45	\$232,436	\$45,568	\$200,332	\$229,568	0.873	1,749	\$114.54	4001	4.6341	1 STORY	
28-210-0014-000	3268 FANONE	10/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$106,700	39.52	\$232,436	\$45,568	\$224,432	\$229,568	0.978	1,749	\$128.32	4001	15.1321	1 STORY	
28-210-0021-000	3330 FANONE	07/27/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$96,200	37.87	\$207,044	\$44,242	\$209,758	\$200,002	1.049	1,509	\$139.00	4001	22.2469	1 STORY	
28-210-0022-000	3342 FANONE	07/02/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900	43.79	\$260,170	\$58,735	\$176,265	\$247,463	0.712	1,908	\$92.38	4001	11.4020	1 STORY	
28-210-0031-000	3205 FANONE	08/14/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,900	47.10	\$249,711	\$44,695	\$165,305	\$251,862	0.656	1,856	\$89.07	4001	16.9978	1 STORY	
28-210-0032-000	3195 FANONE	10/08/20	\$268,900	WD	03-ARM'S LENGTH	\$268,900	\$103,300	38.42	\$260,403	\$45,181	\$223,719	\$264,401	0.846	1,926	\$116.16	4001	1.9829	1 STORY	
28-210-0036-000	3163 FANONE	02/17/21	\$264,999	WD	03-ARM'S LENGTH	\$264,999	\$96,700	36.49	\$244,114	\$44,520	\$220,479	\$245,201	0.899	1,890	\$116.66	4001	7.2867	1 STORY	
28-210-0038-000	3160 FANONE	02/23/21	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$111,900	41.68	\$282,029	\$47,346	\$221,154	\$288,308	0.767	1,932	\$114.47	4001	5.9234	1 STORY	
28-210-0040-000	3178 FANONE	09/30/20	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$99,000	37.86	\$249,669	\$44,487	\$217,013	\$252,066	0.861	1,914	\$113.38	4001	3.4628	1 STORY	
28-680-0010-000	3097 LINDSAY	03/14/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$115,900	40.95	\$269,682	\$83,172	\$199,828	\$229,128	0.872	1,565	\$127.69	4001	4.5817	1 STORY	
28-680-0020-000	3191 LINDSAY	09/17/20	\$295,500	WD	03-ARM'S LENGTH	\$295,500	\$119,500	40.44	\$369,673	\$53,521	\$241,979	\$388,393	0.623	2,325	\$104.08	4001	20.3282	1 STORY	
28-680-0020-000	3191 LINDSAY	06/16/21	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$133,200	39.06	\$369,673	\$53,521	\$287,479	\$388,393	0.740	2,325	\$123.65	4001	8.6133	1 STORY	
28-680-0044-000	3030 LINDSAY	07/01/20	\$248,510	WD	03-ARM'S LENGTH	\$248,510	\$111,000	44.67	\$246,494	\$52,331	\$196,179	\$238,529	0.822	1,820	\$107.79	4001	0.3856	MULTI-LEVEL	
28-680-0045-000	3022 LINDSAY	10/19/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$103,000	38.43	\$239,566	\$52,866	\$215,134	\$229,361	0.938	1,581	\$136.07	4001	11.1662	1 STORY	
28-873-0003-000	3046 WEXFORD CIRCLE	11/25/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,500	45.58	\$270,693	\$50,373	\$209,627	\$270,663	0.774	1,841	\$113.87	4001	5.1815	1 STORY	
28-873-0030-000	3131 WEXFORD CIRCLE	10/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,600	50.24	\$286,426	\$49,207	\$200,793	\$291,424	0.689	2,226	\$90.20	4001	13.7301	MULTI-LEVEL	
Totals:			\$7,142,810			\$7,142,810	\$2,999,500		\$7,125,959	\$5,800,428	\$7,105,131			\$117.60			0.9937		
							Sale. Ratio =>	41.99				E.C.F. =>	0.816		Std. Deviation=>	0.1063726			
							Std. Dev. =>	3.96				Ave. E.C.F. =>	0.826		Ave. Variance=>	8.5155	Coefficient of Var=>	10.30552229	

2023 RES NEIGHBORHOOD 4001 E.C.F. 0.816

2022 ECF was 0.814