

4701 PERIWINKLE/SPRUCE MEADOW 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 |             |  |
|-----------------|----------------|-----------|-------------|--------|------------------------------|----------------|----------------|---------------|----------------|-------------|----------------|--------------|-----------------------------------|------------------|-----------|-------------|----------------------|----------------|-------------|--|
| 28-950-0007-000 | 3154 ELECIA    | 10/27/21  | \$275,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$275,000      | \$87,100       | 31.67         | \$181,477      | \$49,273    | \$225,727      | \$156,270    | 1.444                             | 1,498            | \$150.69  | 4701        | 47.4366              | 1 STORY        |             |  |
| 28-950-0009-000 | 3161 ELECIA    | 07/28/20  | \$169,900   | WD     | 03-ARM'S LENGTH              | \$169,900      | \$75,000       | 44.14         | \$170,568      | \$43,362    | \$126,538      | \$157,824    | 0.802                             | 1,264            | \$100.11  | 4701        | 16.8339              | 1 STORY        |             |  |
| 28-950-0014-000 | 3184 ELECIA    | 07/02/21  | \$209,900   | WD     | 03-ARM'S LENGTH              | \$209,900      | \$88,400       | 42.12         | \$184,492      | \$40,779    | \$169,121      | \$178,304    | 0.948                             | 1,488            | \$113.66  | 4701        | 2.1609               | 1 STORY        |             |  |
| 28-970-0011-000 | 3144 SPRUCE    | 06/22/21  | \$307,000   | WD     | 03-ARM'S LENGTH              | \$307,000      | \$116,900      | 38.08         | \$258,272      | \$31,364    | \$275,636      | \$281,524    | 0.979                             | 1,917            | \$143.79  | 4701        | 0.8980               | 1 STORY        |             |  |
| 28-970-0012-000 | 3134 SPRUCE    | 04/30/20  | \$230,000   | WD     | 03-ARM'S LENGTH              | \$230,000      | \$121,000      | 52.61         | \$267,908      | \$31,590    | \$198,410      | \$293,199    | 0.677                             | 1,630            | \$121.72  | 4701        | 29.3398              | 1 STORY        |             |  |
| Totals:         |                |           | \$1,191,800 |        |                              | \$1,191,800    | \$488,400      |               | \$1,062,717    |             | \$995,432      | \$1,067,119  |                                   |                  | \$125.99  |             | 3.7285               |                |             |  |
|                 |                |           |             |        |                              | Sale. Ratio => |                | 40.98         |                |             | E.C.F. =>      |              | 0.933                             | Std. Deviation=> |           | 0.291543722 |                      |                |             |  |
|                 |                |           |             |        |                              | Std. Dev. =>   |                | 7.73          |                |             | Ave. E.C.F. => |              | 0.970                             | Ave. Variance=>  |           | 19.3338     | Coefficient of Var=> |                | 19.92959328 |  |
|                 |                |           |             |        |                              |                |                |               |                |             |                |              | 2023 RES NEIGHBORHOOD 4701 E.C.F. |                  | 0.933     |             |                      |                |             |  |
|                 |                |           |             |        |                              |                |                |               |                |             |                |              | 2022 ECF was 0.806                |                  |           |             |                      |                |             |  |