

Edgeview phase 2 Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Value			
10-037-00-034-00	328 WOODSIDE CIR	11/09/22	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$97,000	50.29	\$194,073	\$24,072	\$168,828	\$130,169	1.297	0	#DIV/0!	38	0.2966	CONDO	RENTAL HOUSES	\$23,400			
10-037-00-034-00	328 WOODSIDE CIR	03/30/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$97,000	48.52	\$194,073	\$24,072	\$175,828	\$130,169	1.351	0	#DIV/0!	38	5.6743	CONDO	RENTAL HOUSES	\$23,400			
10-037-00-052-00	388 WOODSIDE CIR	05/20/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$105,600	\$2.54	\$211,283	\$23,946	\$177,054	\$143,443	1.234	0	#DIV/0!	38	5.9709	CONDO	RENTAL HOUSES	\$23,400			
Totals:			\$593,800			\$593,800	\$299,600		\$599,429		\$521,710	\$403,782			#DIV/0!		0.1963						
								Sale. Ratio =>	50.45				E.C.F. =>	1.292	Std. Deviation=>		0.0582825						
								Std. Dev. =>	2.01				Ave. E.C.F. =>	1.294	Ave. Variance=>		3.9806	Coefficient of Var=>	3.076149226				
												USED	1.292										