

RC100 - ARBOR RIDGE CONDOMINIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
059-12-12-176-005-19	2015 RENDALL DR	10/24/22	\$150,000	WD	03-ARM'S LENGTH	\$169,124	\$78,600	46.47	\$182,265	\$21,272	\$147,852	\$156,913	0.942	1,084	
059-12-12-176-003-12	2027 AUGUSTA DR	04/20/23	\$229,000	WD	03-ARM'S LENGTH	\$250,718	\$97,200	38.77	\$208,689	\$21,883	\$228,835	\$182,072	1.257	1,126	
059-12-12-176-001-02	2003 AUGUSTA DR	05/12/23	\$183,500	WD	03-ARM'S LENGTH	\$200,077	\$101,200	50.58	\$212,075	\$21,400	\$178,677	\$185,843	0.961	1,084	
059-12-12-176-005-20	2017 RENDALL DR	06/20/23	\$205,000	WD	03-ARM'S LENGTH	\$222,597	\$97,500	43.80	\$202,003	\$21,162	\$201,435	\$176,258	1.143	1,126	
059-12-12-176-003-11	2025 AUGUSTA DR	11/24/23	\$222,000	WD	03-ARM'S LENGTH	\$236,061	\$100,700	42.66	\$217,090	\$21,400	\$214,661	\$190,731	1.125	1,084	
059-12-12-176-006-21	2019 RENDALL DR	12/04/24	\$205,000	WD	03-ARM'S LENGTH	\$210,535	\$98,600	46.83	\$213,807	\$21,046	\$189,489	\$187,876	1.009	1,204	
Totals:			\$1,194,500			\$1,289,112	\$573,800		\$1,235,929		\$1,160,949	\$1,079,694			
								Sale. Ratio =>	44.51					E.C.F. =>	1.075
								Std. Dev. =>	4.06					Ave. E.C.F. =>	1.073