

RC200 - ARBORWOOD CONDOMINIUMS

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
059-12-16-252-030-00	3055 ARBORWOOD BLVD	07/29/22	\$218,000	AFF	03-ARM'S LENGTH	\$250,584	\$92,200	36.79	\$230,393	\$20,000	\$230,584	\$200,948	1.147	1,305
059-12-16-252-014-00	7039 GILROY CT	08/02/22	\$239,500	WD	03-ARM'S LENGTH	\$273,543	\$94,500	34.55	\$227,264	\$20,477	\$253,066	\$197,504	1.281	1,125
059-12-16-252-034-00	3063 ARBORWOOD BLVD	04/27/23	\$240,000	WD	03-ARM'S LENGTH	\$262,761	\$112,000	42.62	\$251,984	\$20,000	\$242,761	\$221,570	1.096	1,305
059-12-16-252-037-00	3069 ARBORWOOD BLVD	10/20/23	\$232,000	WD	03-ARM'S LENGTH	\$247,738	\$100,800	40.69	\$231,627	\$20,000	\$227,738	\$202,127	1.127	1,305
059-12-16-252-010-00	7051 GILROY CT	05/10/24	\$242,000	WD	03-ARM'S LENGTH	\$253,028	\$121,400	47.98	\$255,884	\$20,522	\$232,506	\$224,797	1.034	1,307
059-12-16-252-063-00	7025 GILROY CT	08/05/24	\$265,500	WD	03-ARM'S LENGTH	\$275,486	\$107,500	39.02	\$227,318	\$20,000	\$255,486	\$198,011	1.290	1,119
059-12-16-252-020-00	7027 GILROY CT	08/21/24	\$220,000	WD	03-ARM'S LENGTH	\$228,275	\$111,300	48.76	\$236,295	\$20,477	\$207,798	\$206,130	1.008	1,122
<b>Totals:</b>			<b>\$1,657,000</b>			<b>\$1,791,415</b>	<b>\$739,700</b>		<b>\$1,660,765</b>		<b>\$1,649,939</b>	<b>\$1,451,088</b>		
								<b>Sale. Ratio =&gt;</b>	<b>41.29</b>			<b>E.C.F. =&gt;</b>	<b>1.137</b>	
								<b>Std. Dev. =&gt;</b>	<b>5.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.141</b>	