

RC300 - WESTWOOD 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
210-12-01-376-006-21	1953 WESTBROOK DR	09/12/23	\$66,000	WD	03-ARM'S LENGTH	\$70,774	\$31,000	43.80	\$78,590	\$9,967	\$60,807	\$86,865	0.700	587
210-12-01-376-006-20	1974 WESTBROOK DR	11/03/23	\$70,000	WD	03-ARM'S LENGTH	\$74,434	\$31,000	41.65	\$78,590	\$9,967	\$64,467	\$86,865	0.742	587
210-12-01-376-006-10	4631 WESTBROOK DR	07/19/23	\$57,000	QC	03-ARM'S LENGTH	\$61,636	\$31,000	50.30	\$63,717	\$9,967	\$51,669	\$68,038	0.759	589
210-12-01-376-006-32	4553 WESTBROOK DR	12/13/24	\$80,000	WD	03-ARM'S LENGTH	\$82,160	\$34,800	42.36	\$78,590	\$9,967	\$72,193	\$86,865	0.831	587
210-12-01-376-006-06	4641 WESTBROOK DR	03/07/23	\$100,900	WD	03-ARM'S LENGTH	\$110,923	\$37,000	33.36	\$105,642	\$9,967	\$100,956	\$121,108	0.834	904
210-12-01-376-006-14	1960 WESTBROOK DR	10/30/23	\$104,900	WD	03-ARM'S LENGTH	\$112,016	\$46,400	41.42	\$106,222	\$9,967	\$102,049	\$121,842	0.838	896
210-12-01-376-006-03	4647 WESTBROOK DR	07/10/24	\$113,000	WD	03-ARM'S LENGTH	\$117,550	\$50,900	43.30	\$104,977	\$9,967	\$107,583	\$120,266	0.895	896
210-12-01-376-006-44	4544 WESTBROOK DR	05/26/23	\$110,000	WD	03-ARM'S LENGTH	\$119,937	\$45,700	38.10	\$104,977	\$9,967	\$109,970	\$120,266	0.914	896
210-12-01-376-006-04	4645 WESTBROOK DR	01/30/24	\$113,950	WD	03-ARM'S LENGTH	\$120,352	\$45,300	37.64	\$104,977	\$9,967	\$110,385	\$120,266	0.918	896
210-12-01-376-006-27	1969 WESTBROOK DR	05/05/23	\$111,000	WD	03-ARM'S LENGTH	\$121,027	\$45,700	37.76	\$105,502	\$9,967	\$111,060	\$120,930	0.918	904
210-12-01-376-006-43	4548 WESTBROOK DR	10/06/23	\$113,000	WD	03-ARM'S LENGTH	\$120,666	\$45,700	37.87	\$104,977	\$9,967	\$110,699	\$120,266	0.920	896
210-12-01-376-006-02	4649 WESTBROOK DR	12/29/23	\$114,000	WD	03-ARM'S LENGTH	\$120,707	\$45,300	37.53	\$104,977	\$9,967	\$110,740	\$120,266	0.921	896
210-12-01-376-006-27	1969 WESTBROOK DR	07/31/24	\$117,900	WD	03-ARM'S LENGTH	\$122,647	\$51,300	41.83	\$105,502	\$9,967	\$112,680	\$120,930	0.932	904
210-12-01-376-006-06	4641 WESTBROOK DR	03/14/25	\$124,000	WD	03-ARM'S LENGTH	\$126,511	\$51,300	40.55	\$105,642	\$9,967	\$116,544	\$121,108	0.962	904
210-12-01-376-006-12	1956 WESTBROOK DR	02/17/25	\$124,000	WD	03-ARM'S LENGTH	\$126,790	\$51,300	40.46	\$104,977	\$9,967	\$116,823	\$120,266	0.971	896
210-12-01-376-006-39	4525 WESTBROOK DR	09/03/24	\$99,000	WD	03-ARM'S LENGTH	\$102,461	\$34,800	33.96	\$84,701	\$9,967	\$92,494	\$94,600	0.978	587
Totals:			\$1,618,650			\$1,710,591	\$678,500		\$1,542,560		\$1,551,119	\$1,750,744		
								Sale. Ratio =>	39.66			E.C.F. =>	0.886	
								Std. Dev. =>	4.09			Ave. E.C.F. =>	0.877	