

4550 Residential ECF for 2024

Woodridge Benson

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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
03-0007-0017-22-8	249 ENTERPRISE WAY	04/19/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$147,900	67.84	\$248,212	\$72,301	\$145,699	\$185,952	0.784	1,845	\$78.97	4550	15.0075	\$58,870		4550 WOOD RIDGE BENSON	401		
03-0815-0010-00-4	1613 CAROLYN DR	03/02/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$213,100	56.83	\$389,498	\$44,637	\$330,363	\$364,547	0.906	2,507	\$131.78	4550	2.7373	\$29,000		4550 WOOD RIDGE BENSON	401		
03-0815-0014-00-0	1583 CAROLYN DR	10/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,300	45.08	\$415,529	\$44,908	\$355,092	\$391,777	0.906	2,534	\$140.13	4550	2.7241	\$29,000		4550 WOOD RIDGE BENSON	401		
03-9000-0008-00-0	1331 SYCAMORE LN	03/17/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$165,400	31.27	\$530,250	\$63,657	\$465,343	\$493,227	0.943	2,775	\$167.69	4550	0.9862	\$46,075		4550 WOOD RIDGE BENSON	401		
03-9000-0012-00-7	1323 SYCAMORE LN	04/19/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$115,200	40.71	\$290,127	\$61,222	\$221,778	\$241,971	0.917	1,462	\$151.69	4550	1.7057	\$57,660		4550 WOOD RIDGE BENSON	401		
03-9000-0014-00-0	383 ARBOR RIDGE	05/25/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,500	39.50	\$309,620	\$51,334	\$248,666	\$273,030	0.911	1,330	\$186.97	4550	2.2838	\$44,697		4550 WOOD RIDGE BENSON	401		
03-9000-0026-00-8	388 ARBOR RIDGE	10/05/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$124,800	39.62	\$287,621	\$30,857	\$284,143	\$264,705	1.073	1,710	\$166.17	4550	13.9828	\$22,075		4550 WOOD RIDGE BENSON	401		
03-9000-0027-00-4	386 ARBOR RIDGE	11/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$247,100	54.91	\$464,251	\$34,060	\$415,940	\$454,747	0.915	2,877	\$144.57	4550	1.8942	\$26,103		4550 WOOD RIDGE BENSON	401		
03-9000-0028-00-1	384 ARBOR RIDGE	10/25/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,000	38.52	\$256,173	\$31,682	\$238,318	\$237,306	1.004	1,251	\$190.50	4550	7.0663	\$26,718		4550 WOOD RIDGE BENSON	401		
03-9000-0030-00-5	380 ARBOR RIDGE	11/22/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$223,400	56.56	\$414,781	\$34,128	\$360,872	\$402,382	0.897	2,524	\$142.98	4550	3.6763	\$24,650		4550 WOOD RIDGE BENSON	401		
03-9000-0038-00-6	1344 SYCAMORE LN	09/01/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,200	36.89	\$310,498	\$30,876	\$284,124	\$295,584	0.961	2,352	\$120.80	4550	2.7627	\$26,178		4550 WOOD RIDGE BENSON	401		
03-9000-0049-00-8	1339 WHISPERING TRL	06/18/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,600	41.97	\$336,703	\$32,290	\$302,710	\$321,790	0.941	1,896	\$159.66	4550	0.7104	\$25,880		4550 WOOD RIDGE BENSON	401		
03-9000-0060-00-1	1418 WHISPERING TRL	09/22/21	\$290,089	WD	03-ARM'S LENGTH	\$290,089	\$111,100	38.30	\$278,696	\$24,675	\$265,414	\$261,877	1.014	1,499	\$177.06	4550	7.9902	\$6,052		4550 WOOD RIDGE BENSON	401		
03-9000-0060-00-1	1418 WHISPERING TRL	07/19/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$116,500	39.36	\$299,524	\$27,044	\$268,956	\$288,034	0.934	1,499	\$179.42	4550	0.0162	\$7,163		4550 WOOD RIDGE BENSON	401		
03-9000-0063-00-1	1411 WHISPERING TRL	10/29/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$84,400	31.26	\$287,834	\$32,552	\$237,448	\$269,854	0.880	1,190	\$199.54	4550	5.3691	\$26,297		4550 WOOD RIDGE BENSON	401		
03-9000-0065-00-3	1405 WHISPERING TRL	06/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$84,200	35.08	\$235,554	\$40,328	\$199,672	\$206,370	0.968	1,200	\$166.39	4550	3.3940	\$32,872		4550 WOOD RIDGE BENSON	401		
03-9000-0066-00-0	1403 WHISPERING TRL	11/23/22	\$300,000	CD	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$307,897	\$36,281	\$263,719	\$287,121	0.918	1,575	\$167.44	4550	1.5108	\$26,326		4550 WOOD RIDGE BENSON	401		
Totals:			\$5,581,089			\$5,581,089	\$2,411,300		\$5,662,768		\$4,888,257	\$5,240,273			\$157.16		0.0779						
								Sale. Ratio =>	43.20					E.C.F. =>	0.933	Std. Deviation=>		0.0625701					
								Std. Dev. =>	10.03					Ave. E.C.F. =>	0.934	Ave. Variance=>		4.3422	Coefficient of Var=>		4.65103411		

Used .933 ECF for 4550 Woodridge Benson Neighborhood