

2026 VB 2 CF Colbrook Farms Duplex Condos and VB 2DC Colbrook Meadows Duplex Condos EFC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	Blg. Residential	Cost Mem \$	E. G. F.	Floor Area	\$/Sq Ft	ECF Area	Dev. by Mean (%)	Land Value
000-19-24-455-062-01	468 CONSTITUTION AVE	09/27/24	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$118,700	42.39	\$251,843	\$31,987	\$248,013	\$255,647	0.970	1,420	\$174.66	VB2DC	0.9530	\$22,200
000-19-24-455-063-01	460 CONSTITUTION AVE	08/12/22	\$261,900	WD	03-ARMS LENGTH	\$261,900	\$94,200	35.97	\$253,547	\$31,825	\$230,075	\$257,816	0.892	1,420	\$162.02	VB2DC	6.8211	\$22,200
000-19-24-455-065-02	442 CONSTITUTION AVE	09/01/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$126,400	49.57	\$285,686	\$34,006	\$220,994	\$292,651	0.755	1,420	\$155.63	VB2DC	20.5465	\$22,200
000-19-24-455-065-02	442 CONSTITUTION AVE	07/25/25	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$137,700	42.37	\$285,686	\$34,006	\$290,994	\$292,651	0.994	1,420	\$204.93	VB2DC	3.3727	\$22,200
000-19-24-457-010-00	138 ASHLEY CT	04/23/25	\$339,900	WD	03-ARMS LENGTH	\$339,900	\$124,900	36.75	\$256,935	\$22,200	\$317,700	\$266,744	1.191	1,292	\$245.90	VB2CF	23.0418	\$22,200
Totals:			\$1,461,800			\$1,461,800	\$601,900		\$1,333,697		\$1,307,776	\$1,365,509			\$188.63		0.2890	
							Sale. Ratio =>	41.18			E. G. F. =>	0.958		Std. Deviation=>	0.159051564			
							Std. Dev. =>	5.47			Ave. E. G. F. =>	0.961		Ave. Variance=>	10.9470		Coefficient of Var=>	11.39592984

2026 VB 2 CF Colbrook Farms Duplex Condos ECF used 0.960
 2026 VB 2DC Colbrook Meadows Duplex Condos ECF used 0.960