

2026 VB 2 Colbrook Meadows EFC

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		
000-19-24-455-019-00	144 NICOLE DR	04/12/24	\$335,500	WD	03-ARMS LENGTH	\$335,500	\$153,900	45.78	\$340,015	\$38,768	\$296,732	\$278,932	1.064	1,400	\$211.95	VB2	1.8722	\$52,000		
000-19-24-455-029-00	112 NICOLE DR	09/13/23	\$304,550	WD	03-ARMS LENGTH	\$304,550	\$124,100	40.75	\$306,315	\$36,410	\$268,140	\$249,912	1.073	1,869	\$143.47	VB2	0.9598	\$32,000		
000-19-24-455-034-00	101 NICOLE DR	05/03/24	\$335,000	WD	03-ARMS LENGTH	\$335,000	\$146,500	43.73	\$326,898	\$38,296	\$296,704	\$267,141	1.111	1,604	\$184.98	VB2	2.8130	\$32,000		
000-19-24-455-045-00	159 NICOLE DR	10/17/24	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$112,600	44.16	\$250,789	\$37,821	\$217,179	\$197,193	1.101	1,176	\$184.68	VB2	1.8819	\$32,000		
000-19-24-455-081-00	407 CONSTITUTION AVE	05/29/24	\$324,900	WD	03-ARMS LENGTH	\$324,900	\$14,000	4.31	\$342,161	\$37,046	\$287,854	\$282,514	1.019	1,752	\$164.30	VB2	6.2633	\$32,000		
000-19-24-455-086-00	423 CONSTITUTION AVE	05/03/24	\$348,750	WD	03-ARMS LENGTH	\$348,750	\$145,900	41.84	\$329,874	\$36,321	\$312,429	\$271,808	1.149	1,316	\$237.41	VB2	6.6910	\$32,000		
000-19-24-455-088-00	429 CONSTITUTION AVE	01/15/25	\$345,375	WD	03-ARMS LENGTH	\$345,375	\$14,000	4.05	\$350,972	\$38,902	\$306,473	\$288,954	1.061	1,768	\$173.34	VB2	2.1906	\$32,000		
<b>Totals:</b>			<b>\$2,249,075</b>			<b>\$2,249,075</b>	<b>\$710,700</b>		<b>\$2,246,934</b>		<b>\$1,985,511</b>	<b>\$1,836,454</b>			<b>\$185.73</b>			<b>0.1370</b>		
									Sale. Ratio =>	31.60										
									Std. Dev. =>	19.13										
													E.C.F. =>	1.081	Std. Deviation=>	0.042020149				
													Ave. E.C.F. =>	1.083	Ave. Variance=>	3.2531	Coefficient of Var=>	3.005096697		
2026 VB 2 Colbrook Meadows ECF used 1.080																				