

2310 Office

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 (%)	Use Code	Land Value	Other Parcels in Sale	
05-015-010-00	3805 VETERANS DR	01/29/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,300	45.49	\$460,627	\$161,787	\$208,213	\$263,527	0.790	2,885	\$72.17	2310	6.6596	HOSP VET	\$141,011		
05-016-034-20	3050 SUNSET LN	06/28/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$156,900	43.83	\$427,017	\$150,285	\$207,715	\$244,032	0.851	2,180	\$95.28	2310	0.5516	OFFICE BUILDINGS	\$133,676		
05-179-001-00	41 HUGHES DR	01/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,100	46.32	\$768,368	\$114,207	\$535,793	\$576,862	0.929	6,080	\$88.12	2310	7.2111	IND ENG	\$85,721		
Totals:			\$1,378,000			\$1,378,000	\$626,300		\$1,656,012		\$951,721	\$1,084,421			\$85.19		2.0935				
								Sale. Ratio =>	45.45			E.C.F. =>	0.878	Std. Deviation=>		0.06951766					
								Std. Dev. =>	1.27			Ave. E.C.F. =>	0.857	Ave. Varlance=>		4.8074	Coefficient of Var=>		5.611570662		
05-015-025-16	3434 VETERANS DR	08/27/20	\$463,000	MLC	03-ARM'S LENGTH	\$463,000	\$158,800	34.30	\$477,565	\$129,594	\$333,406	\$306,853	1.087	1,654	\$201.58	2310	22.9838	OFFICE BUILDINGS	\$95,979		