

2060 US 31 (So of Airport)

Parcel Number	Street Address	Sale Date	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	
05-032-009-10	195 N US 31 SOUTH	10/09/20	\$374,000	\$457,641	\$205,455	\$168,545	\$220,828	0.763	5,424	\$31.07	2060	21.2975	AUTO CENTER	\$186,335		
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	\$687,081	\$109,819	\$582,181	\$505,483	1.152	8,096	\$71.91	2060	17.5516	STORE DISC	\$96,245		
05-060-005-00	639 WEST BLUE STAR DR	07/26/19	\$240,000	\$259,887	\$186,344	\$53,656	\$64,399	0.833	1,152	\$46.58	2060	14.3034	AUTO	\$164,586		
05-060-010-00	770 N US 31 SOUTH	06/12/20	\$495,000	\$508,220	\$163,535	\$331,465	\$323,648	1.024	8,204	\$40.40	2060	4.7938	STORE RETAIL	\$140,030		
05-242-002-00	136 N US 31 SOUTH	01/10/20	\$675,000	\$683,697	\$111,332	\$563,668	\$501,196	1.125	10,030	\$56.20	2060	14.8431	STORE RETAIL	\$85,140		
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	\$521,453	\$197,997	\$272,003	\$283,236	0.960	4,050	\$67.16	2060	1.5876	CAR WASH	\$170,802		
<b>Totals:</b>			<b>\$2,946,000</b>	<b>\$3,117,979</b>		<b>\$1,971,518</b>	<b>\$1,898,791</b>			<b>\$52.22</b>		<b>6.2087</b>				
								<b>E.C.F. =&gt;</b>	<b>1.038</b>	<b>Std. Deviation=&gt;</b>		<b>0.1556953</b>				
								<b>Ave. E.C.F. =&gt;</b>	<b>0.976</b>	<b>Ave. Varlance=&gt;</b>		<b>12.3962</b>	<b>Coefficient of Var=&gt;</b>	<b>12.69820726</b>		
05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	\$278,952	\$149,337	\$275,663	\$113,498	2.429	3,200	\$86.14	2060	145.2571	WAREHOUSES	\$137,155		
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$310,000	\$248,584	\$160,513	\$149,487	\$77,120	1.938	1,650	\$90.60	2060	96.2155	STORES CONVENIENCE	\$137,331		