

**2024 ECF Study
3005 Warehouses**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Sold/Adj. Sal Cur.	Appraisal	Land + Yard	Bldg. Residual	Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Area v. Mean	Use Code	Land Value	Parcels in Land	Table	Property Class	Building Dep	
05-013-03	820 DUELL	06/24/21	\$360,000	WD	03-ARM'S L	\$360,000	\$204,100	56.69	\$365,337	\$90,075	\$269,925	\$298,873		0.903	5,632	\$47.93	2110	14.6689	WAREHOU	\$84,609	23000	GAR	201	0	
05-221-00	943 LYNCH	04/08/21	\$205,000	WD	03-ARM'S L	\$205,000	\$113,000	55.12	\$214,181	\$43,373	\$161,627	\$185,459		0.871	3,400	\$47.54	2110	11.5042	IND FLEX	\$40,916	23000	GAR	207	0	
05-022-02	2392 CASS	09/09/21	\$698,300	WD	03-ARM'S L	\$698,300	\$313,200	44.85	\$751,147	\$161,391	\$536,909	\$457,175		1.174	15,518	\$34.60	2150	41.7951	WAREHOU	\$146,052	22500	CAS	201	0	
05-074-01	12815 CASS	12/30/21	\$1,700,000	MLC	19-MULTI F	\$1,700,000	\$855,000	50.29	\$1,687,649	\$618,333	\$1,081,667	\$969,461		1.116	22,000	\$49.17	2150	35.9287	IND FLEX	\$581,098	05-074-01	22500	CAS	207	0
05-074-01	2819 CASS	06/01/23	\$122,500	WD	03-ARM'S L	\$122,500	\$70,900	57.88	\$139,724	\$19,588	\$102,912	\$93,129		1.105	1,200	\$85.76	2150	34.8598	IND FLEX	\$19,588	22500	CAS	207	0	
05-014-01	1670 BARLI	07/19/21	\$780,785	WD	03-ARM'S L	\$780,785	\$376,900	48.27	\$758,839	\$305,627	\$475,158	\$467,711		1.016	12,589	\$37.74	2320	25.9468	WAREHOU	\$276,409	22000	PAR	201	0	
05-060-05	776 WEST I	05/31/22	\$432,500	WD	19-MULTI F	\$432,500	\$206,200	47.68	\$429,093	\$209,373	\$223,127	\$203,256		1.098	5,500	\$40.57	2910	34.1308	WAREHOU	\$172,586	05-060-05	32000	BLU	201	0
05-060-06	707 ALCOR	06/29/22	\$250,000	WD	03-ARM'S L	\$250,000	\$108,100	43.24	\$261,485	\$117,445	\$132,555	\$127,244		1.042	3,132	\$42.32	2910	28.5286	WAREHOU	\$109,837	32000	BLU	201	0	
05-137-01	1414 TRAD	08/31/21	\$360,000	WD	03-ARM'S L	\$360,000	\$171,900	47.75	\$346,770	\$70,465	\$289,535	\$327,376		0.884	3,490	\$82.96	2960	12.7958	IND LIGHT	\$62,277	34000	HAN	207	0	
05-137-02	1414 TRAD	11/19/21	\$390,000	WD	03-ARM'S L	\$390,000	\$183,200	46.97	\$380,652	\$79,537	\$310,463	\$356,771		0.870	3,729	\$83.26	2960	11.3748	IND LIGHT	\$65,125	34000	HAN	207	0	
05-148-02	891 HUGH	06/23/22	\$1,695,000	WD	03-ARM'S L	\$1,695,000	\$645,700	38.09	\$1,295,469	\$195,149	\$1,499,851	\$1,303,697		1.150	26,224	\$57.19	2960	39.4006	IND LIGHT	\$195,149	34000	HAN	201	0	
05-033-00	3676 RENN	09/10/21	\$500,000	MLC	03-ARM'S L	\$500,000	\$203,900	40.78	\$535,247	\$192,591	\$307,409	\$310,096		0.991	15,072	\$20.40	3005	23.4881	WAREHOU	\$181,363	31000	INDI	201	0	
05-127-00	1661 NORT	12/21/21	\$2,260,000	WD	03-ARM'S L	\$2,260,000	\$659,500	29.18	\$2,407,896	\$190,778	\$2,069,222	\$2,496,755		0.829	30,564	\$67.70	3010	7.2311	IND LIGHT	\$190,778	31000	INDI	301	0	
05-148-00	1704 KEAN	01/24/23	\$765,000	WD	03-ARM'S L	\$765,000	\$256,400	33.52	\$793,625	\$169,581	\$595,419	\$702,752		0.847	12,440	\$47.86	3010	9.0813	IND LIGHT	\$169,581	31000	INDI	301	0	

Totals: \$10,519,085

\$10,519,085

\$4,368,000

Sale. Ratio => 41.52

Std. Dev. => 8.35

\$10,367,114

\$8,055,779

\$8,299,755

E.C.F. => 0.971

Ave. E.C.F. => 0.993

\$53.21

Std. Deviation=> 0.1231

Ave. Variat

2.2089

Coefficient

23.6239

23.7978

0.8253 -

1.2647

05-310-00	72325 SYBR	12/15/22	\$3,050,000	WD	19-MULTI F	\$3,050,000	\$1,133,200	37.15	\$2,485,606	\$224,243	\$2,825,757	\$1,922,928		1.470	58,263	\$48.50	3005	71.3054	WHS DIST	\$169,632	05-310-00	22500	CAS	201	0
05-242-00	141 MEMC	05/19/22	\$320,000	MLC	03-ARM'S L	\$320,000	\$110,000	34.38	\$294,731	\$151,166	\$168,834	\$129,923		1.299	4,992	\$33.82	3005	54.3038	WAREHOU	\$151,166	31000	INDI	201	0	
05-022-03	2475 DAIR	05/05/22	\$460,000	WD	03-ARM'S L	\$460,000	\$159,200	34.61	\$440,297	\$114,954	\$345,046	\$252,204		1.368	8,960	\$38.51	2150	61.1669	WHS STG	\$113,548	22500	CAS	201	0	
05-060-03	970 POLAR	09/23/21	\$272,000	WD	03-ARM'S L	\$272,000	\$94,400	34.71	\$251,114	\$159,652	\$112,348	\$80,797		1.391	3,200	\$35.11	2910	63.4046	WAREHOU	\$155,652	32000	BLU	201	0	
05-193-00	12366 CASS	04/10/23	\$875,000	WD	19-MULTI F	\$875,000	\$442,500	50.57	\$858,702	\$200,356	\$674,644	\$520,021		1.297	10,000	\$67.46	2150	54.0887	IND FLEX	\$180,156	05-193-00	22500	CAS	207	0
05-137-01	1414 TRAD	09/09/21	\$205,000	WD	03-ARM'S L	\$205,000	\$101,800	49.66	\$224,376	\$56,726	\$148,274	\$198,637		0.746	2,450	\$60.52	2960	0.9998	IND LIGHT	\$50,847	34000	HAN	207	0	
05-148-02	1501 HUGH	08/04/21	\$2,825,000	WD	03-ARM'S L	\$2,825,000	\$818,000	28.96	\$3,268,911	\$272,297	\$2,552,703	\$3,374,565		0.756	59,624	\$42.81	3010	0.0000	IND LIGHT	\$272,297	31000	INDI	301	0	
05-127-00	1777 NORT	09/01/21	\$1,070,000	WD	03-ARM'S L	\$1,070,000	\$366,000	34.21	\$1,198,124	\$202,123	\$867,877	\$1,121,623		0.774	19,388	\$44.76	3010	1.7315	IND LIGHT	\$202,123	31000	INDI	301	0	