

2200 West Side

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 (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
05-032-009-10	195 N US 31 SOUTH	10/18/24	\$593,200	WD	03-ARM'S LENGTH	\$593,200	\$227,600	38.37	\$573,679	\$208,735	\$384,465	\$297,913	1.291	5,424	\$70.88	2060	11.6555		AUTO CENTER	\$208,735	
05-060-005-00	639 WEST BLUE STAR DR	07/26/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$62,000	25.83	\$238,680	\$181,775	\$58,225	\$53,432	1.090	1,152	\$60.54	2060	8.4267		AUTO	\$164,586	
05-060-010-00	770 N US 31 SOUTH	06/12/20	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,900	46.65	\$502,047	\$157,362	\$337,638	\$323,648	1.043	8,204	\$41.16	2060	13.0745		STORE RETAIL	\$140,030	
05-242-002-00	136 N US 31 SOUTH	01/10/20	\$675,000	MLC	03-ARM'S LENGTH	\$675,000	\$288,900	42.80	\$556,822	\$108,220	\$566,780	\$421,223	1.346	10,030	\$56.51	2060	17.1588		STORE RETAIL	\$85,140	
05-015-060-00	2300 W SOUTH AIRPORT RD	07/24/24	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$600,300	44.80	\$1,312,717	\$612,328	\$727,672	\$535,466	1.359	15,784	\$46.10	2115	18.4981		STORE WHS SHOW	\$612,328	
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500,000	\$1,535,500	61.42	\$2,394,870	\$223,752	\$2,276,248	\$1,919,645	1.186	21,138	\$107.69	2115	1.1794		OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	WD	03-ARM'S LENGTH	\$419,500	\$246,500	58.76	\$470,036	\$161,668	\$257,832	\$235,216	1.096	8,140	\$31.67	2125	7.7821		STORE RETAIL	\$153,673	
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$209,400	30.26	\$814,210	\$125,525	\$566,475	\$511,273	1.108	8,096	\$69.97	2125	6.6002		STORE RETAIL	\$113,688	
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$504,660	\$183,457	\$311,543	\$238,458	1.306	4,644	\$67.09	2125	13.2519		STORE RETAIL	\$183,457	
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$325,000	MLC	03-ARM'S LENGTH	\$310,000	\$94,700	30.55	\$331,867	\$195,231	\$114,769	\$104,223	1.101	1,650	\$69.56	2125	7.2781		STORE RETAIL	\$184,200	
05-015-040-00	3165 CASS RD	10/16/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$473,500	52.61	\$861,115	\$210,523	\$689,477	\$562,796	1.225	7,800	\$88.39	2150	5.1121	RANCH	STORE WHS SHOW	\$206,429	
05-022-005-00	2780 CASS RD	03/20/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$232,300	46.93	\$477,707	\$154,985	\$340,015	\$279,171	1.218	9,600	\$35.42	2150	4.3973		IND LIGHT	\$154,985	
05-022-027-15	2550 CASS RD	01/05/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$453,900	33.62	\$1,289,227	\$306,575	\$1,043,425	\$850,045	1.227	18,400	\$56.71	2150	5.3523		WHS DIST	\$306,575	
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$722,761	\$139,241	\$559,059	\$470,581	1.188	15,518	\$36.03	2150	1.4048		WAREHOUSES	\$139,241	
05-022-027-35	2464 CASS RD	02/04/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$284,800	37.97	\$851,148	\$160,321	\$589,679	\$557,119	1.058	16,080	\$36.67	2150	11.5527		IND LIGHT	\$160,321	
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$404,666	\$125,079	\$334,921	\$241,857	1.385	8,960	\$37.38	2150	21.0817		WHS STG	\$123,729	
05-074-011-00	2815 CASS RD	12/30/21	\$1,700,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$855,000	50.29	\$1,687,649	\$618,333	\$1,081,667	\$969,461	1.116	22,000	\$49.17	2150	5.8230		IND FLEX	\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00
05-074-014-00	2819 CASS RD	06/01/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,900	57.88	\$123,276	\$18,706	\$103,794	\$90,458	1.147	1,200	\$86.50	2150	2.6550		IND FLEX	\$18,706	
05-193-001-00	2366 CASS RD	04/10/23	\$875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$875,000	\$442,500	50.57	\$826,709	\$143,062	\$731,938	\$551,328	1.328	10,000	\$73.19	2150	15.3619		IND FLEX	\$138,012	05-193-002-00, 05-193-003-00, 05-193-004-00
05-015-025-16	3434 VETERANS DR	08/27/20	\$463,000	MLC	03-ARM'S LENGTH	\$463,000	\$158,800	34.30	\$400,682	\$131,228	\$331,772	\$314,415	1.055	1,654	\$200.59	2310	11.8768	RANCH	OFFICE BUILDINGS	\$95,979	
05-078-004-00	4960 SKYVIEW CT	04/17/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,800	57.20	\$624,127	\$64,728	\$585,272	\$550,590	1.063	4,560	\$128.35	2350	11.0980		MED DENTAL	\$49,485	
05-083-002-00	3930 CEDAR RUN DR	06/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$491,500	40.96	\$1,066,307	\$246,958	\$953,042	\$898,409	1.061	5,487	\$173.69	2350	11.3160		MED OFC	\$246,958	
05-347-005-00	5199 NORTH ROYAL DR	03/10/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$606,500	31.92	\$1,354,706	\$349,160	\$1,550,840	\$1,102,572	1.407	7,315	\$212.01	2350	23.2594		MED OFC	\$349,160	
05-347-011-00	3830 W FRONT ST	10/29/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$1,204,700	34.42	\$3,478,330	\$382,835	\$3,117,165	\$2,898,404	1.075	23,492	\$132.69	2350	9.8495		MED OFC	\$381,619	
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$522,900	55.04	\$918,205	\$384,820	\$555,180	\$448,872	1.237	4,474	\$124.09	2550	6.2862		RESTAURANTS	\$351,617	
05-015-025-20	2960 FEIGER LN	03/13/20	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$558,000	28.62	\$2,290,985	\$380,625	\$1,569,375	\$1,410,901	1.112	19,056	\$82.36	2600	6.1650		APARTMENTS	\$313,087	
05-140-005-10	4174 WYATT RD	09/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$283,500	40.50	\$733,038	\$291,384	\$408,616	\$368,659	1.108	7,625	\$53.59	2600	6.5588		APARTMENTS	\$290,939	
05-060-044-00	808 POLARIS CRES	09/25/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$255,500	67.24	\$377,124	\$115,987	\$264,013	\$232,950	1.133	3,520	\$75.00	2910	4.0625		GAR SERVICE	\$115,987	
05-060-051-20	770 WEST BLUE STAR DR	07/17/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$159,100	43.95	\$371,349	\$240,272	\$121,728	\$116,929	1.041	1,734	\$70.20	2910	13.2926	RANCH	OFFICE BUILDINGS	\$124,214	
05-060-061-00	707 ALCOR DR	06/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,100	43.24	\$245,699	\$108,268	\$141,732	\$122,597	1.156	3,132	\$45.25	2910	1.7889		WAREHOUSES	\$100,710	
05-033-007-15	3660 RENNIE SCHOOL RD	12/21/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$193,900	29.83	\$630,295	\$142,242	\$507,758	\$415,011	1.223	15,424	\$32.92	3005	4.9510		IND LIGHT	\$116,052	
05-022-007-30	2695 CASS RD	02/15/24	\$11,935,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,935,000	\$3,440,500	28.83	\$11,187,568	\$543,638	\$11,391,362	\$10,514,767	1.083	129,378	\$88.05	3010	9.0603		WHS COLD STORAGE	\$534,038	05-022-007-50
05-022-027-20	2488 CASS RD	06/17/19	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$238,900	33.65	\$525,821	\$95,983	\$614,017	\$526,118	1.167	10,560	\$58.15	3010	0.6899		INDUSTRIALS	\$95,983	
<b>Totals:</b>			<b>\$40,725,500</b>			<b>\$40,710,500</b>	<b>\$15,550,200</b>		<b>\$39,148,082</b>		<b>\$33,187,494</b>	<b>\$29,134,506</b>			<b>\$78.41</b>		<b>3.4858</b>				
									<b>Sale. Ratio =&gt;</b>	<b>38.20</b>											
									<b>Std. Dev. =&gt;</b>	<b>10.88</b>	<b>E.C.F. =&gt;</b>	<b>1.139</b>	<b>Std. Deviation=&gt;</b>	<b>0.108018278</b>							
											<b>Ave. E.C.F. =&gt;</b>	<b>1.174</b>	<b>Ave. Variance=&gt;</b>	<b>9.0273</b>	<b>Coefficient of Var=&gt;</b>	<b>7.689540449</b>					

Not Used:

05-021-054-00	2105 N US 31 SOUTH	08/08/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$628,700	41.91	\$1,314,184	\$1,211,980	\$288,020	\$80,349	3.585	110,385	\$2.61	2000	241.0639	1-1/4 STORY	APARTMENTS	\$703,276	
05-022-009-05	2504 CROSSING CIR	03/20/24	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$629,300	27.36	\$1,508,893	\$628,050	\$1,671,950	\$756,738	2.209	12,032	\$138.96	2005	103.5446		SHOP REGIONAL	\$573,858	
05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$95,700	22.52	\$353,758	\$199,208	\$225,792	\$127,517	1.771	3,200	\$70.56	2060	59.6717		WAREHOUSES	\$183,457	
05-022-001-00	2400 NORTHERN VISIONS DR	02/02/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$234,300	41.84	\$620,209	\$105,680	\$454,320	\$445,094	1.021	3,720	\$122.13	2150	15.3244		OFFICE BUILDINGS	\$105,680	
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,200	39.62	\$707,540	\$378,608	\$91,392	\$271,396	0.337	4,050	\$22.57	2060	83.7223		CAR WASH	\$354,785	
05-016-016-15	3536 N US 31 SOUTH	06/01/20	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$956,900	53.46	\$1,495,793	\$389,628	\$1,400,372	\$943,022	1.485	19,680	\$71.16	2000	31.1012		AUTO DEALER	\$389,628	
05-126-008-00	3275 W SOUTH AIRPORT RD	06/18/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$662,800	44.19	\$1,389,224	\$574,923	\$925,077	\$622,554	1.486	3,968	\$233.13	2115	31.1967		STORE CONDO	\$574,923	
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,100	53.57	\$536,744	\$230,451	\$94,549	\$233,633	0.405	2,217	\$42.65	2125	76.9281		STORES	\$230,451	
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$203,900	40.78	\$488,007	\$197,775	\$302,225	\$298,900	1.011	15,072	\$20.05	3005	16.2847		WAREHOUSES	\$186,582	
05-234-001-00	3337 W SOUTH AIRPORT RD	03/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000</															

05-006-001-10	5008 BARNEY RD	04/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$400,400	32.03	\$969,624	\$429,742	\$820,258	\$475,248	1.726	7,260	\$112.98	2600	55.1986	1-1/2 STORY	RES - AFC HOME	\$78,266	
05-023-022-21	1663 MAYLANE	10/29/24	\$8,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,000,000	\$2,807,300	35.09	\$5,259,419	\$688,451	\$7,311,549	\$4,023,739	1.817	78,718	\$92.88	2600	64.3132		APARTMENTS	\$681,039	05-023-022-31
05-060-075-00	601 ETA LN	11/20/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$50,200	33.69	\$213,370	\$107,636	\$41,364	\$97,811	0.423	3,584	\$11.54	2910	75.1075		WAREHOUSES	\$101,490	
05-060-088-00	3890 SOUTH BLUE STAR DR	04/22/19	\$367,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$367,500	\$112,600	30.64	\$516,346	\$287,917	\$79,583	\$210,146	0.379	8,100	\$9.83	2910	79.5268		WAREHOUSES	\$238,495	05-060-084-00
05-242-005-00	141 MEMORIAL SOUTH COMMONS	05/19/22	\$320,000	MLC	03-ARM'S LENGTH	\$320,000	\$110,000	34.38	\$264,038	\$132,110	\$187,890	\$124,578	1.508	4,992	\$37.64	3005	33.4242		WAREHOUSES	\$132,110	
05-015-002-00	3680 CASS RD	07/03/24	\$4,860,000	WD	03-ARM'S LENGTH	\$4,860,000	\$1,281,200	26.36	\$5,103,264	\$586,325	\$4,273,675	\$5,555,891	0.769	97,259	\$43.94	3010	40.4756		IND HEAVY	\$582,311	
05-060-043-00	814 POLARIS CRES	02/25/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$99,100	29.76	\$401,803	\$142,203	\$190,797	\$224,957	0.848	5,184	\$36.80	2910	32.5821		IND LOFT	\$128,972	
05-060-052-00	776 WEST BLUE STAR DR	05/31/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$206,200	47.68	\$478,705	\$250,123	\$182,377	\$198,078	0.921	5,500	\$33.16	2910	25.3238		WAREHOUSES	\$213,991	05-060-053-00
05-083-001-00	3922 CEDAR RUN RD	04/26/23	\$1,345,000	WD	03-ARM'S LENGTH	\$1,345,000	\$673,400	50.07	\$1,339,589	\$254,304	\$1,090,696	\$1,190,005	0.917	6,611	\$164.98	2350	25.7424		MED OFC	\$254,304	