

2910 Blue Star Estates

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	
05-060-005-00	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	\$50.54	2060	0.4395	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	5.0873	STORE RETAIL		\$140,030		
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	0.7091	STORE RETAIL		\$184,200		
05-060-044-00	808 POLARIS CRES	09/26/24	\$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	3.9247	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	5.3054	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	6.1983	WAREHOUSES		\$100,710		
Totals:			\$2,052,000			\$2,037,000	\$910,300		\$2,066,766		\$1,038,105	\$953,778			\$58.62		0.5685					
								Sale. Ratio =>	44.69			E.C.F. =>	1.088	Std. Deviation=>		0.373406077						
								Std. Dev. =>	14.50			Ave. E.C.F. =>	1.094	Ave. Variance=>		3.6107	Coefficient of Var=>		3.300162686			
Not Used:																						
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	67.6589	WAREHOUSES		\$183,457		
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	75.7351	CAR WASH		\$354,785		
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	24.5949	IND LOFT		\$128,972		
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	21.2391	STORE RETAIL		\$183,457		
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	17.3366	WAREHOUSES		\$213,991	05-060-053-00	
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	67.1203	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	71.5396	WAREHOUSES		\$238,495	05-060-084-00	