

2005 Large Commercial

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
05-014-049-20	1712 S GARFIELD AVE	06/08/22	\$3,300,000	\$2,881,433	\$792,329	\$2,507,671	\$1,738,023	1.443	87,345	\$28.71	2005	24.2790	STORE RETAIL	\$640,026	
05-187-008-10	1701 PARK DR	03/25/21	\$1,750,000	\$1,436,528	\$226,557	\$1,523,443	\$1,049,411	1.452	37,788	\$40.32	2320	145.1712	IND LIGHT	\$156,695	
05-127-004-50	1661 NORTHERN STAR DR	12/21/21	\$2,260,000	\$2,107,255	\$166,620	\$2,093,380	\$2,326,900	0.900	30,564	\$68.49	3010	89.9643	IND LIGHT	\$124,488	
05-148-021-00	501 HUGHES DR	08/04/21	\$2,825,000	\$2,903,236	\$248,610	\$2,576,390	\$3,183,005	0.809	59,624	\$43.21	3010	80.9421	IND LIGHT	\$206,246	
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	\$1,563,376	\$184,457	\$1,510,543	\$1,196,978	1.262	24,178	\$62.48	2960	126.1964	IND LIGHT	\$154,414	
05-022-009-10	2522 CROSSING CIR	06/25/18	\$35,800,000	\$35,940,047	\$15,181,863	\$20,618,137	\$19,414,344	1.062	411,043	\$50.16	2000	13.8034	STORE RETAIL	\$411,043	See below
05-026-001-51	1101 WHAMMOND RD	12/03/21	\$1,390,000	\$1,046,651	\$196,591	\$1,193,409	\$810,353	1.473	19,548	\$61.05	2110	147.2703	STORE RETAIL	\$192,521	
Totals:			\$49,020,000	\$47,878,526		\$32,022,973	\$29,719,015			\$50.63		12.2515			

E.C.F. => **1.078**
 Ave. E.C.F. => **1.200**
 Std. Deviation=> 0.277591
 Ave. Variance=> **89.6610** Coefficient of Var=> **74.71499393**

05-022-009-20	2640 CROSSING CIR	12/07/18	\$8,800,000	\$10,237,950	\$5,000,940	\$3,799,060	\$6,767,142	0.561	156,955	\$24.20		63.8642			
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1	6/25/2018	022-009-10	\$ 7,589,161	\$ 3,321,228	\$ 3,550,693	115,968
2		022-009-20	\$ 10,237,950	\$ 5,000,940	\$ 6,089,610	156,955
3		129-001-00	\$ 780,416	\$ 343,109	\$ 384,277	3,537
4		129-002-10	\$ 1,190,792	\$ 499,188	\$ 575,378	10,000
5		129-002-20	\$ 1,954,065	\$ 604,279	\$ 698,647	5,487
6		129-003-10	\$ 2,405,975	\$ 1,005,043	\$ 1,165,501	23,587
7		129-003-20	\$ 2,414,118	\$ 634,325	\$ 1,480,693	24,218
8		129-003-30	\$ 2,675,014	\$ 982,160	\$ 1,429,995	20,034
9		129-004-10	\$ 1,813,576	\$ 289,293	\$ 1,268,122	17,567
10		129-004-20	\$ 1,595,534	\$ 561,411	\$ 860,336	11,220
11		129-004-30	\$ 3,283,446	\$ 986,313	\$ 1,911,092	22,470
12		129-900-00				
13		129-999-00		\$ 954,574		
			\$ 35,940,047	\$ 15,181,863	\$ 19,414,344	\$ 411,043