

2110 Garfield Area

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 (%)	Use Code	Land Value	Other Parcels in Sale	
05-013-038-00	820 DUELL RD	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$204,100	56.69	\$387,367	\$84,153	\$275,847	\$289,051	0.954	5,632	\$48.98	2110	5.9705	WAREHOUSES	\$78,687		
05-023-003-10	2785 N GARFIELD RD	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,400	53.66	\$389,092	\$68,861	\$256,139	\$305,273	0.839	2,689	\$95.25	2110	5.5566	OFFICE BUILDINGS	\$63,108		
05-023-039-00	2301 N GARFIELD RD	05/12/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,000	47.58	\$386,856	\$79,089	\$250,911	\$293,391	0.855	3,512	\$71.44	2110	3.9405	OFFICE BUILDINGS	\$63,631		
05-023-039-10	1055 CARRIAGE HILL DR	10/01/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$267,700	45.37	\$667,563	\$86,052	\$503,948	\$554,348	0.909	6,480	\$77.77	2110	1.4466	OFFICE BUILDINGS	\$73,198		
05-221-005-00	943 LYNCH DR	04/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,000	55.12	\$228,734	\$42,357	\$162,643	\$177,671	0.915	3,400	\$47.84	2110	2.0800	IND FLEX	\$39,900		
Totals:			\$1,810,000			\$1,810,000	\$916,200		\$2,059,612	\$1,449,488	\$1,619,733				\$68.26		0.0277				
								Sale. Ratio =>	50.62			E.C.F. =>	0.895	Std. Deviation=>		0.047029181					
								Std. Dev. =>	4.94			Ave. E.C.F. =>	0.895	Ave. Variance=>		3.7989	Coefficient of Var=>		4.246354777		
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$447,100	32.17	\$1,046,651	\$196,591	\$1,193,409	\$810,353	1.473	19,548	\$61.05	2110	57.8087	STORE RETAIL	\$192,521		
05-014-085-00	N GARFIELD RD	04/07/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$165,200	36.71	\$497,110	\$369,372	\$80,628	\$113,545	0.710	1,436	\$56.15	2110	18.4518	MOBILE HOME PARK	\$352,464		