

2150 Cass Rd 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	
05-022-001-00	2400 NORTHERN VISIONS DR	02/07/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$234,300	41.84	\$588,134	\$67,675	\$492,375	\$421,766	1.167	3,720	\$132.35	2150	10.3063	OFFICE BUILDINGS	\$64,603		
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$673,201	\$120,374	\$577,926	\$447,996	1.290	15,518	\$37.24	2150	1.9668	WAREHOUSES	\$109,035		
05-022-027-35	2464 CASS RD	02/04/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$284,800	37.97	\$861,119	\$128,204	\$621,796	\$593,934	1.047	16,080	\$38.67	2150	22.3447	IND LIGHT	\$110,853		
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$402,727	\$96,527	\$363,473	\$248,136	1.465	8,960	\$40.57	2150	19.4456	WHS STG	\$95,170		
05-074-011-00	2815 CASS RD	12/30/21	\$1,700,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$791,500	46.56	\$1,706,443	\$386,294	\$1,311,706	\$950,072	1.383	12,800	\$102.63	2150	11.2386	IND FLEX	\$349,059	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00	
Totals:			\$4,168,300			\$4,168,300	\$1,783,000		\$4,231,624	\$3,369,226	\$2,661,904				\$70.29		0.4637				
								Sale. Ratio =>	42.78			E.C.F. =>	1.266	Std. Deviation=>		0.166868889					
								Std. Dev. =>	4.91			Ave. E.C.F. =>	1.270	Ave. Variance=>		13.0604		Coefficient of Var=>		10.2808737	

05-310-002-00	3344 CASS RD	01/10/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$115,700	26.60	\$306,096	\$116,029	\$318,971	\$154,025	2.071	3,220	\$99.06	2150	80.0545	CAR WASH	\$95,771	
05-015-037-00	3153 CASS RD	05/07/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$149,800	27.24	\$420,533	\$135,015	\$414,985	\$275,066	1.509	8,000	\$51.87	2150	23.8320	WAREHOUSES	\$125,872	

=STDEV(N2:N7)