

2200 West Side

Parcel Number	Street Address	Sale Date	Sale Price	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	
05-004-027-00	3537 W FRONT ST	02/10/22	\$6,800,000	\$6,895,893	\$621,210	\$6,178,790	\$5,577,496	1.108	40,145	\$159.91	2350	1.2152	MED OFC	\$442,857		
05-015-025-16	3434 VETERANS DR	08/27/20	\$463,000	\$477,565	\$129,594	\$333,406	\$306,853	1.087	1,654	\$201.58	2310	0.9121	OFFICE BUILDINGS	\$95,979		
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	\$1,214,786	\$368,986	\$581,014	\$437,785	1.327	4,474	\$129.86	2550	23.1514	RESTAURANTS	\$325,783		
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	\$505,965	\$129,668	\$370,332	\$308,440	1.201	15,072	\$24.57	3005	10.5006	WAREHOUSES	\$116,052		
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	\$687,081	\$109,819	\$582,181	\$505,483	1.152	8,096	\$71.91	2060	5.6077	STORE DISC	\$96,245		
05-060-010-00	770 N US 31 SOUTH	06/12/20	\$495,000	\$508,220	\$163,535	\$331,465	\$323,648	1.024	8,204	\$40.40	2060	7.1502	STORE RETAIL	\$140,030		
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	\$521,453	\$197,997	\$272,003	\$283,236	0.960	4,050	\$67.16	2060	13.5316	CAR WASH	\$170,802		
05-060-043-00	814 POLARIS CRES	02/25/21	\$333,000	\$365,631	\$120,462	\$212,538	\$225,546	0.942	5,184	\$41.00	2910	15.3330	IND LOFT	\$105,041		
05-060-052-00	776 WEST BLUE STAR DR	05/31/22	\$432,500	\$448,893	\$217,798	\$214,702	\$212,599	1.010	5,500	\$39.04	2910	8.5762	WAREHOUSES	\$169,267	05-060-053-00	
05-060-061-00	707 ALCOR DR	06/29/22	\$250,000	\$240,124	\$104,907	\$145,093	\$124,395	1.166	3,132	\$46.33	2910	7.0738	WAREHOUSES	\$96,762		
05-078-004-00	4960 SKYVIEW CT	04/17/20	\$650,000	\$623,810	\$64,411	\$585,589	\$550,590	1.064	4,560	\$128.42	2350	3.2088	MED DENTAL	\$49,485		
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	\$1,642,252	\$210,850	\$1,739,150	\$1,805,047	0.963	8,693	\$200.06	2300	13.2162	MED OFC	\$119,204		
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	\$2,915,896	\$223,616	\$2,276,384	\$1,844,027	1.234	20,712	\$109.91	2115	13.8808	OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	
05-140-005-10	4174 WYATT RD	09/15/21	\$700,000	\$825,914	\$287,218	\$412,782	\$388,670	1.062	7,649	\$53.97	2600	3.3616	APARTMENTS	\$280,118		
05-347-011-00	3830 W FRONT ST	10/29/21	\$3,500,000	\$3,473,892	\$300,685	\$3,199,315	\$2,820,628	1.134	23,492	\$136.19	2350	3.8601	MED OFC	\$195,329		
Totals:			\$20,685,500	\$21,347,375		\$17,434,744	\$15,714,443			\$96.29		1.3818				
								E.C.F. =>	1.109	Std. Deviation=>		0.10943897				
								Ave. E.C.F. =>	1.096	Ave. Variance=>		8.7053	Coefficient of Var=>	7.94527622		

Sales Not Used:

High ECF:

05-242-005-00	141 MEMORIAL SOUTH CMNS	05/19/22	\$320,000	\$192,389	\$96,566	\$223,434	\$78,543	2.845	4,992	\$44.76	3005	174.9064	WAREHOUSES	\$89,705	
05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	\$278,952	\$149,337	\$275,663	\$113,498	2.429	3,200	\$86.14	2060	133.3132	WAREHOUSES	\$137,155	
05-060-034-00	970 POLARIS CRES	09/23/21	\$272,000	\$218,377	\$142,518	\$129,482	\$69,787	1.855	3,200	\$40.46	2910	75.9721	WAREHOUSES	\$137,796	
05-021-036-10	2537 N US 31 SOUTH	04/18/22	\$1,000,000	\$365,628	\$137,206	\$862,794	\$200,722	4.298	1,026	\$840.93	2000	320.2791	BANK BRANCH	\$107,291	

Low ECF:

05-096-002-13	4020 COPPER VW	03/05/21	\$285,000	\$331,179	\$18,545	\$266,455	\$394,242	0.676	1,243	\$214.36	2300	41.9788	MED OFC	\$13,627	
05-096-002-33	4020 COPPER VW	12/17/20	\$430,000	\$522,004	\$29,508	\$400,492	\$621,054	0.645	1,960	\$204.33	2300	45.0796	OFC CONDO	\$21,496	
05-096-005-05	4110 COPPER RDG DR	07/31/20	\$615,000	\$694,589	\$25,393	\$589,607	\$843,879	0.699	2,672	\$220.66	2300	39.6968	OFC CONDO	\$19,210	05-096-005-06

Outliers (below or above 1 Std Dev from Mean):

05-015-010-00	3805 VETERANS DR	01/29/21	\$370,000	\$460,627	\$161,787	\$208,213	\$263,527	0.790	2,885	\$72.17	2310	30.5555	HOSP VET	\$141,011	
05-016-034-20	3050 SUNSET LN	06/28/21	\$358,000	\$427,017	\$150,285	\$207,715	\$244,032	0.851	2,180	\$95.28	2310	24.4475	OFFICE BUILDINGS	\$133,676	
05-032-009-10	195 N US 31 SOUTH	10/09/20	\$374,000	\$457,641	\$205,455	\$168,545	\$220,828	0.763	5,424	\$31.07	2060	33.2415	AUTO CENTER	\$186,335	
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	\$743,197	\$36,148	\$513,852	\$628,488	0.818	2,570	\$199.94	2350	27.8054	MED OFC	\$19,031	
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$310,000	\$248,584	\$160,513	\$149,487	\$77,120	1.938	1,650	\$90.60	2060	84.2715	STORES CONVENIENCE	\$137,331	
05-016-016-15	3536 N US 31 SOUTH	05/01/20	\$1,790,000	\$1,581,699	\$475,534	\$1,314,466	\$943,022	1.394	19,680	\$66.79	2000	29.8232	AUTO DEALER	\$389,628	
05-016-016-15	3536 N US 31 SOUTH	04/01/22	\$2,000,000	\$1,834,526	\$475,534	\$1,524,466	\$1,194,193	1.277	19,840	\$76.84	2000	18.0911	AUTO DEALER	\$389,628	
05-033-007-15	3660 RENNIE SCHOOL RD	12/21/20	\$650,000	\$632,237	\$142,155	\$507,845	\$401,707	1.264	15,424	\$32.93	3005	16.8564	IND LIGHT	\$116,052	
05-083-002-00	3930 CEDAR RUN RD	06/01/22	\$1,200,000	\$1,063,454	\$94,423	\$1,105,577	\$861,361	1.284	5,487	\$201.49	2350	18.7869	MED OFC	\$62,660	