

2910 Blue Star Estates

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	
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	\$521,453	\$197,997	\$272,003	\$283,236	0.960	4,050	\$67.16	2060	14.5701	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	16.3716	IND LOFT	\$105,041		
05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	\$366,258	\$149,337	\$275,663	\$189,948	1.451	3,200	\$86.14	2060	34.5214	WAREHOUSES	\$137,155		
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	9.6149	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	6.0351	WAREHOUSES	\$96,762		
Totals:			\$1,910,500	\$1,942,359		\$1,119,999	\$1,035,724			\$55.93		2.4673				
								E.C.F. =>	1.081	Std. Deviation=>		0.212185818				
								Ave. E.C.F. =>	1.106	Ave. Variance=>		16.2226	Coefficient of Var=>	14.66728635		
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	74.9335	WAREHOUSES	\$137,796		