

3010 Industrial

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
05-127-003-00	1777 NORTHERN STAR DR	09/01/21	\$1,070,000	\$1,039,425	\$158,727	\$911,273	\$1,055,993	0.863	19,388	\$47.00	3010	4.9150	IND LIGHT	\$135,025	
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	1.2460	IND LIGHT	\$124,488	
05-022-027-20	2488 CASS RD	06/17/19	\$710,000	\$745,827	\$110,836	\$599,164	\$761,380	0.787	10,560	\$56.74	3010	12.5159	INDUSTRIALS	\$95,983	
05-148-019-00	417 HUGHES DR	01/28/19	\$739,000	\$752,453	\$203,669	\$535,331	\$658,015	0.814	11,500	\$46.55	3010	9.8549	IND LIGHT	\$170,192	
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	53.9609	IND LIGHT	\$156,695	
05-148-025-00	839 HUGHES DR	06/25/19	\$1,000,000	\$1,078,570	\$187,098	\$812,902	\$1,068,911	0.760	15,000	\$54.19	3010	15.1608	INDUSTRIALS	\$171,885	
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	10.2683	IND LIGHT	\$206,246	
Totals:			\$10,354,000	\$10,063,294		\$9,051,883	\$10,103,615			\$50.93		1.6198			
								E.C.F. =>	0.896	Std. Deviation=>		0.242436928			
								Ave. E.C.F. =>	0.912	Ave. Variance=>		15.4174	Coefficient of Var=>		16.90311867
05-033-007-30	201 ELMERS ASPHALT DR	12/28/20	\$1,000,000	\$560,008	\$370,617	\$629,383	\$227,088	2.772	7,800	\$80.69	3010	185.9434	GRAVEL	\$338,906	
05-187-011-00	1721 PARK DR	06/01/20	\$317,467	\$241,500	\$168,624	\$148,843	\$89,200	1.669	5,600	\$26.58	3010	75.6549	IND LIGHT	\$159,387	
05-148-008-00	1590 KEANE DR	05/27/20	\$535,000	\$350,118	\$148,931	\$386,069	\$246,251	1.568	10,400	\$37.12	3010	65.5684	IND LIGHT	\$108,765	