

2300 Copper Ridge

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	
05-096-002-13	4020 COPPER VW	03/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,300	49.23	\$331,179	\$18,545	\$266,455	\$394,242	0.676	1,243	\$214.36	2300	6.9860	MED OFC	\$13,627		
05-096-002-33	4020 COPPER VW	12/17/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$191,100	44.44	\$522,004	\$29,508	\$400,492	\$621,054	0.645	1,960	\$204.33	2300	10.0868	OFC CONDO	\$21,496		
05-096-005-05	4110 COPPER RDG DR	07/31/20	\$615,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$615,000	\$241,300	39.24	\$694,589	\$25,393	\$589,607	\$843,879	0.699	2,672	\$220.66	2300	4.7039	OFC CONDO	\$19,210	05-096-005-06	
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$563,300	28.89	\$1,642,252	\$210,850	\$1,739,150	\$1,805,047	0.963	8,693	\$200.06	2300	21.7767	MED OFC	\$119,204		
Totals:			\$3,280,000			\$3,280,000	\$1,136,000		\$3,190,024		\$2,995,704	\$3,664,222			\$209.86		7.1829				
								Sale. Ratio =>	34.63					E.C.F. =>	0.818			Std. Deviation=>	0.14684442		
								Std. Dev. =>	8.72					Ave. E.C.F. =>	0.746			Ave. Variance=>	10.8883	Coefficient of Var=>	14.60100101