

2350 Medical

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		
05-004-027-00	3537 W FRONT ST	02/10/22	\$6,800,000	WD	03-ARM'S LENGTH	\$6,800,000	\$2,455,900	36.12	\$6,895,893	\$621,210	\$6,178,790	\$5,577,496	1.108	40,145	\$153.91	2350	2.6456	MED OFC	\$442,857			
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$343,600	62.47	\$743,197	\$36,148	\$513,852	\$628,488	0.818	2,570	\$199.94	2350	26.3751	MED OFC	\$19,031			
05-078-004-00	4960 SKYVIEW CT	04/17/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,800	57.20	\$623,810	\$64,411	\$585,589	\$550,590	1.064	4,560	\$128.42	2350	1.7784	MED DENTAL	\$49,485			
05-083-002-00	3930 CEDAR RUN RD	06/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$491,500	40.96	\$1,063,454	\$94,423	\$1,105,577	\$861,361	1.284	5,487	\$201.49	2350	20.2173	MED OFC	\$62,660			
05-347-011-00	3830 W FRONT ST	10/29/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$1,204,700	34.42	\$3,473,892	\$300,685	\$3,199,315	\$2,820,628	1.134	23,492	\$136.19	2350	5.2905	MED OFC	\$195,329			
Totals:			\$12,700,000			\$12,700,000	\$4,867,500		\$12,800,246		\$11,583,123	\$10,438,563			\$163.99		2.8296					
								Sale. Ratio =>	38.33					E.C.F. =>	1.110			Std. Deviation=>	0.169006879			
								Std. Dev. =>	12.78					Ave. E.C.F. =>	1.081			Ave. Variance=>	11.2614	Coefficient of Var=>	10.41416688	