

2600 Apts-Multi Fam-MH Parks

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
05-014-074-00	2950 LAFRANIER RD	05/26/22	\$8,482,795	\$6,444,066	\$459,938	\$8,022,857	\$4,317,553	1.858	47,572	\$168.65	2600	50.4678	MULT RES ELD ASST LIV	\$353,380	
05-015-025-20	2906 FEIGER LN	03/13/20	\$1,950,000	\$2,255,266	\$379,252	\$1,570,748	\$1,353,546	1.160	19,056	\$82.43	2600		APARTMENTS	\$313,087	
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	29.1479	APARTMENTS	\$280,118	
05-340-026-10	822 FLORESTA ST	07/28/22	\$1,300,000	\$1,339,485	\$299,721	\$1,000,279	\$750,190	1.333	8,616	\$116.10	2600	2.0151	APARTMENTS	\$274,658	
Totals:			\$12,432,795	\$10,864,731		\$11,006,666	\$6,809,959			\$105.28		26.2743			
								E.C.F. =>	1.616	Std. Deviation=>		0.3546518			
								Ave. E.C.F. =>	1.354	Ave. Variance=>		27.2103	Coefficient of Var=>		20.10336865