

2024 ECF Study
2125 Retail

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	Land Table	Property Class	Building Depr.
05-013-010-00	976 W SOUTH AIRPORT RD	01/14/22	\$1,150,000	\$883,581	\$395,870	\$754,130	\$402,070	1.876	5,450	\$138.37	2115	56.5116	SHOP COMMUNITY	\$373,045		21500 AIRPORT RD	201	0
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	\$690,397	\$102,627	\$589,373	\$527,621	1.117	8,096	\$72.80	2060	19.3464	STORE DISC	\$90,777		21000 US 31	201	0
05-013-016-00	956 W SOUTH AIRPORT RD	12/29/21	\$369,900	\$429,987	\$229,458	\$140,442	\$165,317	0.850	4,480	\$31.35	2115	46.0969	STORE RETAIL	\$222,871		21500 AIRPORT RD	201	0
05-014-056-00	1420 W SOUTH AIRPORT RD	07/08/21	\$545,000	\$547,337	\$177,588	\$367,412	\$304,822	1.205	4,640	\$79.18	2115	10.5169	STORE RETAIL	\$166,353		21500 AIRPORT RD	201	0
05-014-084-00	1151 W SOUTH AIRPORT RD	04/22/21	\$853,752	\$899,023	\$299,029	\$554,723	\$494,636	1.121	7,700	\$72.04	2115	18.9026	STORE RETAIL	\$266,852		21500 AIRPORT RD	201	0
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	\$403,728	\$130,765	\$288,735	\$237,359	1.216	8,140	\$35.47	2000	9.4055	STORE RETAIL	\$122,726		21000 US 31	201	0
05-023-003-00	2785 N GARFIELD RD	12/01/22	\$450,000	\$344,332	\$44,062	\$405,938	\$326,026	1.245	3,200	\$126.86	2110	6.5394	STORE RETAIL	\$44,062		23000 GARFIELD RD AREA	201	0
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	\$906,220	\$247,108	\$1,142,892	\$715,648	1.597	19,548	\$58.47	2110	28.6500	STORE RETAIL	\$242,854		34000 HAMMOND-HEIDBREDER	201	0
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	\$432,105	\$155,318	\$339,682	\$248,462	1.367	4,644	\$73.14	2060	5.6634	STORE RETAIL	\$155,318		32000 BLUE STAR ESTATES	201	0
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$310,000	\$257,290	\$167,127	\$142,873	\$80,936	1.765	1,650	\$86.59	2060	176.5253	STORES CONVENIENC	\$155,522		32000 BLUE STAR ESTATES	201	0
05-310-001-00	3300 CASS RD	06/05/23	\$710,000	\$628,584	\$132,291	\$577,709	\$384,723	1.502	6,800	\$84.96	2150	19.1120	STORE RETAIL	\$128,148		22500 CASS RD AREA	201	75
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	\$510,791	\$219,930	\$105,070	\$239,786	0.438	2,217	\$47.39	2115	87.2321	STORES	\$219,930		21500 AIRPORT RD	207	0
Totals:			\$7,710,152	\$6,933,375		\$5,408,979	\$4,127,408			\$75.55		3.5523						
E.C.F. =>										Std. Devi:	0.393539							
Ave. E.C.F. =>									1.275	Ave. Vari:	40.3752	Coefficient of Var=>		31.66731857				