

2024 ECF Study
2060 US 31
(South of Airport)

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	Land Table	Property Class	Building Depr.
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$209,400	30.26	\$690,397	\$102,627	\$589,373	\$527,621	1.117	8,096	\$72.80	2060	14.4184	STORE DISC	\$90,777	21000 US 31		201	0
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$432,105	\$155,318	\$339,682	\$248,462	1.367	4,644	\$73.14	2060	10.5915	STORE RETAIL	\$155,318	32000 BLUE STAR ESTATES		201	0
05-242-005-00	141 MEMORIAL SOUTH COMMONS	05/19/22	\$320,000	MLC	03-ARM'S LENGTH	\$320,000	\$110,000	34.38	\$294,731	\$151,166	\$168,834	\$129,923	1.299	4,992	\$33.82	3005	3.8270	WAREHOUSES	\$151,166	31000 INDUSTRIAL		201	0
Totals:			\$1,507,000			\$1,507,000	\$494,800		\$1,417,233		\$1,097,889	\$906,007			\$59.92		4.9433						
							Sale. Ratio =>	32.83				E.C.F. =>	1.212		Std. Deviation=>	0.12936684							
							Std. Dev. =>	2.73				Ave. E.C.F. =>	1.261		Ave. Variance=>	9.6123	Coefficient of Var=>	7.621401067					

05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$325,000	MLC	03-ARM'S LENGTH	\$310,000	\$94,700	30.55	\$257,290	\$167,127	\$142,873	\$80,936	1.765	1,650	\$86.59	2060	50.4031	STORES CONVENIENCE	\$155,522	32000 BLUE STAR ESTATES		201	0
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,200	39.62	\$534,854	\$216,952	\$253,048	\$285,370	0.887	4,050	\$62.48	2060	37.4485	CAR WASH	\$193,002	32000 BLUE STAR ESTATES		201	0