

2024 ECF Study
2320 Barlow Area

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.
05-046-099-00	836 ROBINWOOD CT	08/06/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$100,500	34.78	\$283,483	\$132,925	\$156,075	\$155,375	1.005	3,200	\$48.77	2320	11.6765	IND ENG	\$127,954	22200 ROBINWOOD		201	0
05-046-083-00	821 ROBINWOOD CT	05/24/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,100	41.28	\$341,421	\$133,531	\$186,469	\$214,541	0.869	3,636	\$51.28	2320	25.2119	IND LOFT	\$127,947	22200 ROBINWOOD		201	0
05-187-008-10	1701 PARK DR	03/25/21				\$1,750,000			\$1,436,528	\$226,557	\$1,523,443	\$1,049,411	1.452	37,788	\$40.32	2320	2530.4088	IND LIGHT	\$156,695				
05-340-026-10	822 FLORESTA ST	07/28/22	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$578,400	44.49	\$1,380,157	\$333,626	\$966,374	\$763,891	1.265	8,580	\$112.63	2600	14.3795	APARTMENTS	\$298,182	27000 MULT FAM/APTS/MH PARKS		201	0
05-014-010-10	1670 BARLOW ST	07/19/21	\$780,785	WD	03-ARM'S LENGTH	\$780,785	\$376,900	48.27	\$758,839	\$305,627	\$475,158	\$467,711	1.016	12,589	\$37.74	2320	10.5351	WAREHOUSES	\$276,409	22000 PARK-BARLOW		201	0
Totals:			\$2,689,785			\$4,439,785	\$1,187,900		\$4,200,428		\$3,307,519	\$2,650,929			\$58.15		12.6410						
								Sale. Ratio =>	26.76					E.C.F. =>	1.248	Std. Deviation=>	0.23354006						
								Std. Dev. =>	5.72					Ave. E.C.F. =>	1.121	Ave. Variance=>	518.4423	Coefficient of Var=>	462.3695055				

0.7951 - 1.3689

05-014-057-00	1767 BARLOW ST	06/30/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$191,400	27.34	\$517,755	\$218,894	\$481,106	\$308,422	1.560	7,348	\$65.47	2320	43.8622	GAR SERVICE	\$218,894	22000 PARK-BARLOW		201	0
05-212-001-00	1844 OAK HOLLOW DR	01/31/23	\$1,220,000	MLC	03-ARM'S LENGTH	\$1,220,000	\$553,100	45.34	\$1,414,926	\$290,655	\$929,345	\$1,198,583	0.775	9,350	\$99.40	2310	34.5903	OFC CONDO	\$290,655	25000 OFFICES		207	0