

2024 ECF Study
2200 West Side

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.	
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	WD	03-ARM'S LENGTH	\$419,500	\$246,500	58.76	\$403,728	\$130,765	\$288,735	\$237,359	1.216	8,140	\$35.47	2000	4.8847	STORE RETAIL	\$122,726		21000 US 31	201	0	
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	5.0562	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	19.9537	STORE RETAIL	\$155,318		32000 BLUE STAR ESTATES	201	0	
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500,000	\$1,535,500	61.42	\$2,394,870	\$223,752	\$2,276,248	\$1,919,645	1.186	21,138	\$107.69	2115	1.8165	OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	21000 US 31	207	0	
05-083-001-00	3922 CEDAR RUN RD	04/26/23	\$1,345,000	WD	03-ARM'S LENGTH	\$1,345,000	\$673,400	50.07	\$1,407,698	\$232,566	\$1,112,434	\$1,188,202	0.936	6,611	\$168.27	2350	23.1368	MED OFC	\$201,411		25500 MEDICAL	207	0	
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	\$1,102,286	\$227,403	\$972,597	\$884,614	1.099	5,487	\$177.25	2350	6.8141	MED OFC	\$195,324		25500 MEDICAL	207	0	
05-347-005-00	5199 NORTH ROYAL DR	03/10/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$606,500	31.92	\$1,402,414	\$325,124	\$1,089,272	\$1,574,876	1.446	7,315	\$215.29	2350	27.8206	MED OFC	\$279,454		25500 MEDICAL	201	0	
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	\$3,414,978	\$526,353	\$2,973,647	\$2,920,753	1.018	23,492	\$126.58	2350	14.9491	MED OFC	\$442,276		25500 MEDICAL	201	0	
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$522,900	55.04	\$910,255	\$330,207	\$619,793	\$465,155	1.332	4,474	\$138.53	2550	16.4844	RESTAURANTS	\$287,004		21000 US 31	201	0	
05-140-005-10	4174 WYATT RD	09/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$283,500	40.50	\$863,541	\$312,421	\$387,579	\$402,277	0.963	7,649	\$50.67	2600	20.4138	APARTMENTS	\$305,321		27000 MULT FAM/APTS/MH PARKS	201	0	
05-060-034-00	970 POLARIS CRES	09/23/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$94,400	34.71	\$251,114	\$159,652	\$112,348	\$80,797	1.391	3,200	\$35.11	2910	22.2900	WAREHOUSES	\$155,652		32000 BLUE STAR ESTATES	201	0	
05-060-051-20	770 WEST BLUE STAR DR	07/17/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$159,100	43.95	\$352,942	\$134,193	\$227,807	\$193,241	1.179	3,489	\$65.29	2910	1.1274	OFFICE BUILDINGS	\$117,750		32000 BLUE STAR ESTATES	201	0	
05-060-052-00	776 WEST BLUE STAR DR	05/31/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$206,200	47.68	\$429,093	\$209,373	\$223,127	\$203,256	1.098	5,500	\$40.57	2910	6.9838	WAREHOUSES	\$172,586	05-060-053-00	32000 BLUE STAR ESTATES	201	0	
05-060-061-00	707 ALCOR DR	06/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,100	43.24	\$261,485	\$117,445	\$132,555	\$127,244	1.042	3,132	\$42.32	2910	12.5860	WAREHOUSES	\$109,837		32000 BLUE STAR ESTATES	201	0	
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$203,900	40.78	\$535,247	\$192,591	\$307,409	\$310,096	0.991	15,072	\$20.40	3005	17.6265	WAREHOUSES	\$181,363		31000 INDUSTRIAL	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	13.1892	WAREHOUSES	\$151,166		31000 INDUSTRIAL	201	0	
Totals:			\$15,838,000			\$15,838,000	\$6,831,000		\$15,146,884		\$12,307,044	\$10,927,918			\$87.70		4.1398							
						Sale. Ratio ==>		43.13	E.C.F. ==>		1.126	Std. Deviation==>		0.161420348										
						Std. Dev. ==>		9.59	Ave. E.C.F. ==>		1.168	Ave. Variance==>		13.4458	Coefficient of Var==>		11.51575173							
0.7883 - 1.4897																								
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	59.7653	STORES CONVENIENCE	\$155,522		32000 BLUE STAR ESTATES	201	0	
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	\$4,052,570	\$977,165	\$5,822,835	\$3,109,611	1.873	40,431	\$144.02	2350	70.4928	MED OFC	\$797,562		25500 MEDICAL	201	0	
05-006-001-10	5008 BARNEY RD	04/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$400,400	32.03	\$1,057,412	\$460,623	\$789,377	\$435,612	1.812	7,260	\$108.73	2600	64.4508	RES - AFC HOME	\$124,323		47200 NW RURAL	201	64	
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,100	53.57	\$510,791	\$219,930	\$105,070	\$239,786	0.438	2,217	\$47.39	2115	72.9419	STORES	\$219,930		21500 AIRPORT RD	207	0	
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$563,300	28.89	\$1,918,644	\$328,396	\$1,621,604	\$2,172,470	0.746	8,693	\$186.54	2300	42.1167	MED OFC	\$232,759		25200 COPPER RIDGE	207	0	
05-016-034-20	3050 SUNSET LN	06/28/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$156,900	43.83	\$402,731	\$169,802	\$188,198	\$248,325	0.758	2,180	\$86.33	2310	40.9731	OFFICE BUILDINGS	\$152,917		25000 OFFICES	201	0	
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$343,600	62.47	\$749,478	\$100,067	\$449,933	\$656,634	0.685	2,570	\$175.07	2350	48.2389	MED OFC	\$82,854		25500 MEDICAL	207	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	28.0863	CAR WASH	\$193,002		32000 BLUE STAR ESTATES	201	0	
05-347-006-00	3960 WEST ROYAL DR	08/18/23	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$334,100	48.07	\$788,318	\$252,741	\$442,259	\$541,534	0.817	3,912	\$113.05	2350	35.0922	MED OFC	\$226,000		25500 MEDICAL	201	0	