

2024 ECF Study
2910 Blue Star Estates

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	6.8447	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	18.1652	STORE RETAIL	\$155,318		32000 BLUE STAR ESTATES	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	20.5015	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	0.6611	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	8.7723	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	14.3745	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	19.4150	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	11.4007	WAREHOUSES	\$151,166		31000 INDUSTRIAL	201	0										
Totals:			\$3,323,500			\$3,323,500	\$1,266,500		\$3,247,114	\$2,101,135	\$1,820,641				\$47.93		3.1421																
								Sale. Ratio =>	38.11									E.C.F. =>	1.154									Std. Deviation=>	0.1506211				
								Std. Dev. =>	5.97									Ave. E.C.F. =>	1.185									Ave. Variance=>	12.5169	Coefficient of Var=>	10.55843621		

0.961 - 1.467

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	57.9768	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	29.8748	CAR WASH	\$193,002		32000 BLUE STAR ESTATES	201	0