

2024 ECF																									
2150 Cass Rd 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.
05-074-014-00	2819 CASS RD	06/01/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,900	57.88	\$139,724	\$19,588	\$102,912	\$93,129	1.105	1,200	\$85.76	2150	15.5329	IND FLEX	\$19,588	22500 CASS RD AREA			207	0	
05-310-001-00	3300 CASS RD	06/05/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$257,200	36.23	\$628,584	\$132,291	\$577,709	\$384,723	1.502	6,800	\$84.96	2150	24.1242	AUTO CENTER	\$128,148	22500 CASS RD AREA			201	75	
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$440,297	\$114,954	\$345,046	\$252,204	1.368	8,960	\$38.51	2150	10.7743	WHS STG	\$113,548	22500 CASS RD AREA			201	0	
05-193-001-00	2366 CASS RD	04/10/23	\$875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$875,000	\$442,500	50.57	\$858,702	\$200,356	\$674,644	\$520,021	1.297	10,000	\$67.46	2150	3.6960	IND FLEX	\$180,156	05-193-002-00, 05-193-003-00, 05-193-004-00			22500 CASS RD AREA	207	0
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$751,147	\$161,391	\$536,909	\$457,175	1.174	15,518	\$34.60	2150	8.5975	WAREHOUSES	\$146,052	22500 CASS RD AREA			201	0	
05-074-011-00	2815 CASS RD	12/30/21	\$1,700,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$855,000	50.29	\$1,687,649	\$618,333	\$1,081,667	\$969,461	1.116	22,000	\$49.17	2150	14.4640	IND FLEX	\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00			22500 CASS RD AREA	207	0
Totals:						\$4,565,800	\$2,098,000		\$4,506,103		\$3,318,887	\$2,676,713			\$60.08		2.0469								
								Sale. Ratio =>	45.95			E.C.F. =>	1.240	Std. Deviation=>		0.15723337									
								Std. Dev. =>	9.02			Ave. E.C.F. =>	1.260	Ave. Variance=>		12.8648	Coefficient of Var=>		10.20708858						
1.0531 - 1.3964																									
05-022-001-00	2400 NORTHERN VISIONS DR	02/02/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$234,300	41.84	\$688,640	\$93,441	\$466,559	\$461,395	1.011	3,720	\$125.42	2150	24.9188	OFFICE BUILDINGS	\$93,441	22500 CASS RD AREA			201	0	