

2024 ECF Study  
2310 Office

| Parcel Numb | Street Address           | Sale Date | Sale Price  | Instr. | Terms of Sale | Adj. Sale \$ | Std. when Sold | Std./Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area         | Area by Mean | Use Code    | Land Value | Parcels in Land Table | Property Classification | Building Dep |
|-------------|--------------------------|-----------|-------------|--------|---------------|--------------|----------------|----------------|----------------|-------------|----------------|----------------|--------|------------|-----------|------------------|--------------|-------------|------------|-----------------------|-------------------------|--------------|
| 05-023-003  | 2785 N GARFIELD RD       | 07/14/22  | \$325,000   | WD     | 03-ARM'S L    | \$325,000    | \$174,400      | 53.66          | \$362,906      | \$72,583    | \$252,417      | \$315,226      | 0.801  | 2,689      | \$93.87   | 2110             | 11.1110      | OFFICE BUI  | \$66,768   | 23000 GAR             | 201                     | 0            |
| 05-022-001  | 2400 NORTHERN VISIONS DR | 02/02/22  | \$560,000   | WD     | 03-ARM'S L    | \$560,000    | \$234,300      | 41.84          | \$688,640      | \$93,441    | \$466,559      | \$461,395      | 1.011  | 3,720      | \$125.42  | 2150             | 9.9334       | OFFICE BUI  | \$93,441   | 22500 CAS             | 201                     | 0            |
| 05-179-001  | 141 HUGHES DR            | 01/06/22  | \$650,000   | WD     | 03-ARM'S L    | \$650,000    | \$301,100      | 46.32          | \$701,737      | \$138,367   | \$511,633      | \$600,608      | 0.852  | 6,080      | \$84.15   | 2310             | 6.0001       | IND ENG     | \$109,624  | 34000 HAN             | 207                     | 0            |
| 05-060-051  | 770 WEST BLUE STAR DR    | 07/17/23  | \$362,000   | WD     | 03-ARM'S L    | \$362,000    | \$159,100      | 43.95          | \$352,942      | \$134,193   | \$227,807      | \$193,241      | 1.179  | 3,489      | \$65.29   | 2910             | 26.7015      | OFFICE BUI  | \$117,750  | 32000 BLU             | 201                     | 0            |
| 05-212-001  | 1844 OAK HOLLOW DR       | 01/31/23  | \$1,220,000 | MLC    | 03-ARM'S L    | \$1,220,000  | \$553,100      | 45.34          | \$1,414,926    | \$290,655   | \$929,345      | \$1,198,583    | 0.775  | 7,744      | \$120.01  | 2310             | 13.6490      | OFC CONDI   | \$290,655  | 25000 OFF             | 207                     | 0            |
| 05-015-053  | 3135 LOGAN VALLEY RD     | 08/22/23  | \$552,000   | WD     | 03-ARM'S L    | \$552,000    | \$221,800      | 40.18          | \$503,010      | \$134,526   | \$417,474      | \$489,355      | 0.853  | 3,904      | \$106.93  | 2340             | 5.8748       | OFFICE BUI  | \$134,526  | 25000 OFF             | 201                     | 0            |
| Totals:     |                          |           | \$3,669,000 |        |               | \$3,669,000  | \$1,643,800    |                | \$4,024,161    |             | \$2,805,235    | \$3,258,407    |        |            | \$99.28   |                  | 5.0937       |             |            |                       |                         |              |
|             |                          |           |             |        |               |              | Sale. Ratio => | 44.80          |                |             |                | E.C.F. =>      | 0.861  |            |           | Std. Deviation=> | 0.1544       |             |            |                       |                         |              |
|             |                          |           |             |        |               |              | Std. Dev. =>   | 4.71           |                |             |                | Ave. E.C.F. => | 0.912  |            |           | Ave. Variar      | 12.2116      | Coefficient | 13.39198   |                       |                         |              |

0.6988 - 1.0652

|            |                    |          |             |    |            |             |             |       |             |           |             |             |       |        |          |      |         |           |           |            |            |     |   |
|------------|--------------------|----------|-------------|----|------------|-------------|-------------|-------|-------------|-----------|-------------|-------------|-------|--------|----------|------|---------|-----------|-----------|------------|------------|-----|---|
| 05-136-001 | 2084 N US 31 SOUTH | 07/14/21 | \$2,500,000 | WD | 19-MULTI F | \$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 | 27.3906 | OFC CONDI | \$148,305 | 05-136-002 | 21000 US 3 | 207 | 0 |
|------------|--------------------|----------|-------------|----|------------|-------------|-------------|-------|-------------|-----------|-------------|-------------|-------|--------|----------|------|---------|-----------|-----------|------------|------------|-----|---|

|            |                      |          |           |    |            |           |           |       |           |           |           |           |       |       |         |      |         |            |           |           |     |   |
|------------|----------------------|----------|-----------|----|------------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|-------|---------|------|---------|------------|-----------|-----------|-----|---|
| 05-015-053 | 3135 LOGAN VALLEY RD | 07/30/21 | \$450,000 | WD | 03-ARM'S L | \$450,000 | \$187,900 | 41.76 | \$503,010 | \$134,526 | \$315,474 | \$489,355 | 0.645 | 3,904 | \$80.81 | 2340 | 26.7186 | OFFICE BUI | \$134,526 | 25000 OFF | 201 | 0 |
| 05-015-053 | 3139 LOGAN VALLEY RD | 06/10/21 | \$350,000 | WD | 03-ARM'S L | \$350,000 | \$151,500 | 43.29 | \$346,601 | \$131,225 | \$218,775 | \$286,024 | 0.765 | 3,145 | \$69.56 | 2340 | 14.6976 | OFFICE BUI | \$123,325 | 25000 OFF | 201 | 0 |
| 05-016-034 | 3050 SUNSET LN       | 06/28/21 | \$358,000 | WD | 03-ARM'S L | \$358,000 | \$156,900 | 43.83 | \$402,731 | \$169,802 | \$188,198 | \$248,325 | 0.758 | 2,180 | \$86.33 | 2310 | 15.3990 | OFFICE BUI | \$152,917 | 25000 OFF | 201 | 0 |