

2024 ECF Study
2350 Medical

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.
05-083-001-00	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	12.7024	MED OFC	\$201,411	25500 MEDICAL		207	
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	3.6202	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	\$1,574,876	\$1,089,272	1.446	7,315	\$215.29	2350	38.2549	MED OFC	\$279,454	25500 MEDICAL		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	24.6579	MED OFC	\$226,000	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	4.5148	MED OFC	\$442,276	25500 MEDICAL		201	0
Totals:			\$8,640,000			\$8,640,000	\$3,310,200		\$8,115,694		\$7,075,813	\$6,624,375			\$160.09		0.4891						
								Sale. Ratio =>	38.31					E.C.F. =>	1.068	Std. Deviation=>	0.23802773						
								Std. Dev. =>	8.03					Ave. E.C.F. =>	1.063	Ave. Variance=>	16.7500	Coefficient of Var=>	15.75351				

0.6774 - 1.4786

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	80.9271	MED OFC	\$797,562		25500 MEDICAL	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	37.8046	MED OFC	\$82,854		25500 MEDICAL	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	31.6824	MED OFC	\$232,759		25200 COPPER RIDGE	207	0