

2005 Lg Com'l

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 (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
05-016-016-15	3536 N US 31 SOUTH	05/01/20	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$966,900	53.46	\$1,495,793	\$389,628	\$1,400,372	\$943,022	1.485	19,680	\$71.16	2000	24.1218	AUTO DEALER		\$389,628	
05-013-001-00	1705 S GARFIELD AVE	09/18/24	\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$1,365,100	34.13	\$4,000,525	\$448,320	\$3,551,680	\$3,146,329	1.129	40,529	\$87.63	2110	11.4932	BOWL		\$444,782	
05-014-029-00	1610 W SOUTH AIRPORT RD	11/22/22	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$616,100	32.43	\$1,837,310	\$805,729	\$1,094,271	\$788,670	1.387	25,711	\$42.56	2115	14.3723	STORE WHS SHOW		\$805,729	
05-015-060-00	2300 W SOUTH AIRPORT RD	07/24/24	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$600,300	44.80	\$1,312,717	\$612,328	\$727,672	\$535,466	1.359	15,784	\$46.10	2115	11.5187	STORE WHS SHOW		\$612,328	
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	5.7999	OFC CONDO		\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$447,100	32.17	\$1,249,690	\$339,128	\$1,050,872	\$694,555	1.513	19,548	\$53.76	2125	26.9249	STORE RETAIL		\$334,986	
05-033-009-00	302 N US 31 SOUTH	04/12/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$340,800	46.37	\$703,592	\$149,776	\$585,224	\$411,148	1.423	16,924	\$34.58	2125	17.9626	STORE RETAIL		\$149,776	
05-022-027-15	2550 CASS RD	01/05/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$453,900	33.62	\$1,289,227	\$306,575	\$1,043,425	\$850,045	1.227	18,400	\$56.71	2150	1.6271	WHS DIST		\$306,575	
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$722,761	\$139,241	\$559,059	\$470,581	1.188	15,518	\$36.03	2150	5.5745	WAREHOUSES		\$139,241	
05-022-027-35	2464 CASS RD	02/04/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$284,800	37.97	\$851,148	\$160,321	\$589,679	\$557,119	1.058	16,080	\$36.67	2150	18.5320	IND LIGHT		\$160,321	
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	12.8024	IND FLEX		\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00
05-310-007-00	2325 SYBRANDT RD	12/15/22	\$3,050,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,050,000	\$1,133,200	37.15	\$2,196,844	\$399,012	\$2,650,988	\$1,851,526	1.432	58,263	\$45.50	2150	18.8020	WHS DIST		\$344,401	05-310-006-00
05-187-008-10	1701 PARK DR	03/25/21	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$791,000	45.20	\$1,487,695	\$277,724	\$1,472,276	\$1,049,411	1.403	37,788	\$38.96	2320	15.9190	IND LIGHT		\$277,724	
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	\$3,478,330	\$382,835	\$3,117,165	\$2,898,404	1.075	23,492	\$132.69	2350	16.8288	MED OFC		\$381,619	
05-014-094-10	1240 OAK TER	11/02/23	\$3,120,000	WD	03-ARM'S LENGTH	\$3,120,000	\$1,803,500	57.80	\$3,072,720	\$512,502	\$2,607,498	\$2,253,713	1.157	36,989	\$70.49	2600	8.6786	RANCH	APARTMENTS	\$497,133	
05-015-025-20	2906 FEIGER LN	03/13/20	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$558,000	28.62	\$2,290,985	\$380,625	\$1,569,375	\$1,410,901	1.112	19,056	\$82.36	2600	13.1444	APARTMENTS		\$313,087	
05-033-007-15	3660 RENNIE SCHOOL RD	12/21/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$193,900	29.83	\$630,295	\$142,242	\$507,758	\$415,011	1.223	15,424	\$32.92	3005	2.0284	IND LIGHT		\$116,052	
05-022-007-30	2695 CASS RD	02/15/24	\$11,935,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,935,000	\$3,440,500	28.83	\$11,187,568	\$543,638	\$11,391,362	\$10,514,767	1.083	129,378	\$88.05	3010	16.0397	WHS COLD STORAGE		\$534,038	05-022-007-50
05-148-025-00	839 HUGHES DR	04/19/24	\$1,491,239	WD	03-ARM'S LENGTH	\$1,491,239	\$608,800	40.83	\$1,205,800	\$313,396	\$1,177,843	\$1,097,668	1.073	15,000	\$78.52	3010	17.0723	INDUSTRIALS		\$313,396	
Totals:			\$45,599,539			\$45,599,539	\$17,502,300		\$43,095,519		\$38,454,434	\$32,777,441			\$62.71		7.0567				
							Sale. Ratio =>	38.38				E.C.F. =>	1.173			Std. Deviation=>	0.155752524				
							Std. Dev. =>	9.89				Ave. E.C.F. =>	1.244			Ave. Variance=>	13.6444	Coefficient of Var=>	10.97021181		

Not Used:

05-021-054-00	2105 N US 31 SOUTH	08/08/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$628,700	41.91	\$1,314,184	\$1,211,980	\$288,020	\$80,349	3.585	110,385	\$2.61	2000	234.0845	1-1/4 STORY	APARTMENTS	\$703,276	
05-022-027-15	2550 CASS RD	04/11/19	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$388,600	60.25	\$946,325	\$202,078	\$442,922	\$587,873	0.753	18,400	\$24.07	2150	49.0333		WHS DIST	\$130,507	
05-014-011-00	1650 BARLOW ST	11/21/19	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$862,300	45.38	\$2,686,283	\$1,376,705	\$523,295	\$1,056,111	1.495	64,394	\$8.13	2320	74.8273		WHS MINI	\$1,236,733	
05-014-034-10	1645 W SOUTH AIRPORT RD		\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$871,100	67.27	\$1,514,805	\$639,636	\$655,364	\$669,089	0.979	16,800	\$39.01	2115	26.4278		GAR SERVICE	\$639,636	
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	\$3,540,117	\$945,091	\$5,854,909	\$2,845,423	2.058	40,431	\$144.81	2350	81.3894		MED OFC	\$945,091	
05-023-022-21	1663 MAYLANE	10/29/24	\$8,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,000,000	\$2,807,300	35.09	\$5,259,419	\$688,451	\$7,311,549	\$4,023,739	1.817	78,718	\$92.88	2600	57.3338		APARTMENTS	\$681,039	05-023-022-31
05-127-011-00	1622 NORTHERN STAR DR	12/07/20	\$1,146,000	WD	03-ARM'S LENGTH	\$1,146,000	\$415,100	36.22	\$1,270,313	\$220,582	\$925,418	\$1,018,168	0.909	15,000	\$61.69	2960	33.4860		IND LIGHT	\$193,013	
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$645,700	38.09	\$1,591,490	\$263,974	\$1,431,026	\$1,488,247	0.962	26,313	\$54.38	2960	28.2213		IND LIGHT	\$263,974	
05-014-072-20	3016 LAFRANIER RD	04/24/24	\$2,272,000	WD	03-ARM'S LENGTH	\$2,272,000	\$1,223,100	53.83	\$2,515,750	\$392,891	\$1,879,109	\$1,868,714	1.006	23,693	\$79.31	2600	23.8202		HOMES ELDERLY	\$392,891	
05-015-002-00	3680 CASS RD	07/03/24	\$4,860,000	WD	03-ARM'S LENGTH	\$4,860,000	\$1,281,200	26.36	\$5,103,264	\$586,325	\$4,273,675	\$5,555,891	0.769	97,259	\$43.94	3010	47.4550		IND HEAVY	\$582,311	
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$203,900	40.78	\$488,007	\$197,775	\$302,225	\$298,900	1.011	15,072	\$20.05	3005	23.2641		WAREHOUSES	\$186,582	
05-127-003-00	1777 NORTHERN STAR DR	09/01/21	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$366,000	34.21	\$1,149,362	\$227,730	\$842,270	\$1,094,575	0.769	19,388	\$43.44	3010	47.4270		IND LIGHT	\$227,730	
05-127-004-50	1661 NORTHERN STAR DR	12/21/21	\$2,260,000	WD	03-ARM'S LENGTH	\$2,260,000	\$659,500	29.18	\$2,228,776	\$204,455	\$2,055,545	\$2,404,182	0.855	30,564	\$67.25	3010	38.8777		IND LIGHT	\$204,455	
05-148-021-00	501 HUGHES DR	08/04/21	\$2,825,000	WD	03-ARM'S LENGTH	\$2,825,000	\$818,000	28.96	\$3,157,186	\$399,077	\$2,425,923	\$3,275,664	0.741	59,624	\$40.69	3010	50.3175		IND LIGHT	\$399,077	