

2110 Garfield 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 (%)	Building Style	Use Code	Land Value	Other Parcels in Sale		
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	4.2751		BOWL		\$444,782		
05-023-003-10	2785 N GARFIELD RD	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,400	53.66	\$373,301	\$51,981	\$273,019	\$284,606	0.959	2,689	\$101.53	2110	12.6794		OFFICE BUILDINGS		\$50,597		
05-221-005-00	943 LYNCH DR	04/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,000	55.12	\$232,216	\$32,496	\$172,504	\$179,766	0.960	3,400	\$50.74	2110	12.6479		IND FLEX		\$30,039		
05-221-009-00	835 LYNCH DR	11/15/19	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$192,500	44.25	\$447,219	\$77,400	\$357,600	\$328,728	1.088	7,500	\$47.68	2110	0.1747		IND FLEX		\$72,192		
05-221-011-00	819 LYNCH DR	04/08/24	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$125,000	62.50	\$235,528	\$34,584	\$165,416	\$177,984	0.929	3,111	\$53.17	2110	15.6696		IND FLEX		\$31,804		
05-013-013-00	926 W SOUTH AIRPORT RD	06/24/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$352,700	45.51	\$895,048	\$297,535	\$477,465	\$456,814	1.045	9,600	\$49.74	2115	4.0876		STORE WHS SHOW		\$297,535		
05-013-013-00	926 W SOUTH AIRPORT RD	10/02/23	\$876,000	WD	03-ARM'S LENGTH	\$876,000	\$334,900	38.23	\$895,048	\$297,535	\$578,465	\$456,814	1.266	9,600	\$60.26	2115	18.0220		STORE WHS SHOW		\$297,535		
05-023-003-00	2785 N GARFIELD RD	12/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$135,400	30.09	\$447,489	\$32,070	\$417,930	\$308,403	1.355	3,200	\$130.60	2125	26.9060		STORE RETAIL		\$32,070		
05-041-012-00	332 EWELCH CT	11/07/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,600	46.32	\$487,417	\$243,384	\$256,616	\$246,001	1.043	11,064	\$23.19	3005	4.2932		WAREHOUSES		\$219,515		
Totals:			\$7,766,000			\$7,766,000	\$3,024,600		\$8,013,791		\$6,250,695	\$5,585,445			\$67.17		3.3022						
								Sale. Ratio ==>	38.95					E.C.F. ==>	1.119	Std. Deviation==>		0.144414515					
								Std. Dev. ==>	10.43					Ave. E.C.F. ==>	1.086	Ave. Variance==>		10.9728	Coefficient of Var==>	10.10313459			
Not Used:																							
05-013-050-00	3066 N GARFIELD RD	11/21/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$122,700	22.31	\$221,800	\$163,148	\$386,852	\$64,382	6.009	1,268	\$305.09	2110	492.2616	RANCH	STORE RETAIL		\$149,547		
05-013-024-00	921 W SOUTH AIRPORT RD	11/07/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$381,300	47.66	\$488,557	\$297,118	\$502,882	\$146,360	3.436	4,000	\$125.72	2115	234.9841		CAR WASH		\$295,819		
05-013-044-00	745 W SOUTH AIRPORT RD	09/28/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$160,100	74.81	\$298,798	\$181,323	\$32,677	\$103,868	0.315	4,324	\$7.56	2115	77.1482		STORE RETAIL		\$164,523		
05-013-038-00	820 DUELL RD	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$204,100	56.69	\$432,523	\$50,447	\$309,553	\$343,903	0.900	5,632	\$54.96	2110	18.5965		WAREHOUSES		\$50,447		
05-014-085-00	N GARFIELD RD	04/07/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$165,200	36.71	\$497,110	\$369,372	\$80,628	\$113,545	0.710	1,436	\$56.15	2110	37.5984	1-1/2 STORY			\$352,464		
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	42.6932		STORE RETAIL		\$334,986		
05-023-039-00	2301 N GARFIELD RD	05/12/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,000	47.58	\$351,841	\$79,281	\$250,719	\$304,536	0.823	3,512	\$71.39	2110	26.2801		OFFICE BUILDINGS		\$63,631		
05-023-039-10	1055 CARRIAGE HILL DR	10/01/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$267,700	45.37	\$592,521	\$86,108	\$503,892	\$565,825	0.891	6,480	\$77.76	2110	19.5538		OFFICE BUILDINGS		\$73,198		