

2115 So Airport

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
05-013-013-00	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	22.0826		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	0.0270		STORE WHS SHOW	\$297,535	
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	12.1456		STORE WHS SHOW	\$805,729	
05-014-034-10	1645 W SOUTH AIRPORT RD	05/31/23	\$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	28.6546		GAR SERVICE	\$639,636	
05-014-068-00	1299 W SOUTH AIRPORT RD	08/30/19	\$632,500	WD	03-ARM'S LENGTH	\$632,500	\$303,300	47.95	\$623,498	\$309,679	\$322,821	\$249,063	1.296	4,800	\$67.25	2115	3.0111		STORE RETAIL	\$298,731	
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	9.2920		STORE WHS SHOW	\$612,328	
05-126-008-00	3275 W SOUTH AIRPORT RD	06/18/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$662,800	44.19	\$1,389,224	\$574,923	\$925,077	\$622,554	1.486	3,968	\$233.13	2115	21.9906		STORE CONDO	\$574,923	
05-013-010-00	976 W SOUTH AIRPORT RD	01/14/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$343,500	29.87	\$1,029,972	\$456,521	\$693,479	\$425,725	1.629	5,450	\$127.24	2125	36.2906		SHOP COMMUNITY	\$456,521	
05-014-056-00	1420 W SOUTH AIRPORT RD	07/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$236,500	43.39	\$568,329	\$163,397	\$381,603	\$308,873	1.235	4,661	\$81.87	2125	3.0562		STORE RETAIL	\$163,397	
05-014-083-30	1133 W SOUTH AIRPORT RD	01/05/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$531,600	39.38	\$1,518,614	\$383,858	\$966,142	\$842,432	1.147	10,996	\$87.86	2125	11.9184		SHOP COMMUNITY	\$383,858	
05-014-084-00	1151 W SOUTH AIRPORT RD	04/22/21	\$853,752	WD	03-ARM'S LENGTH	\$853,752	\$350,300	41.03	\$967,535	\$275,069	\$578,683	\$528,197	1.096	7,700	\$75.15	2125	17.0450		STORE RETAIL	\$275,069	
Totals:			\$12,217,252			\$12,217,252	\$5,203,100		\$12,552,100	\$7,401,042	\$5,883,697				\$82.74		0.8143				
								Sale. Ratio =>	42.59			E.C.F. =>	1.258			Std. Deviation=>	0.664707538				
								Std. Dev. =>	9.74			Ave. E.C.F. =>	1.266			Ave. Variance=>	15.0467	Coefficient of Var=>	11.88491948		
Not Used:																					
05-022-009-05	2504 CROSSING CIR	03/20/24	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$629,300	27.36	\$1,508,893	\$628,050	\$1,671,950	\$756,738	2.209	12,032	\$138.96	2005	94.3385		SHOP REGIONAL	\$573,858	
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	216.9891		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	95.1432		STORE RETAIL	\$164,523	
05-013-016-00	956 W SOUTH AIRPORT RD	12/29/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$168,200	45.47	\$505,208	\$220,373	\$149,527	\$217,265	0.688	4,480	\$33.38	2125	57.7810		STORE RETAIL	\$220,373	
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,100	53.57	\$536,744	\$230,451	\$94,549	\$233,633	0.405	2,217	\$42.65	2125	86.1342		STORES	\$230,451	
05-234-001-00	3337 W SOUTH AIRPORT RD	03/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,000	42.56	\$583,404	\$268,700	\$121,300	\$233,633	0.519	2,217	\$54.71	2125	74.6843		STORES	\$268,700	
05-014-070-00	1409 W SOUTH AIRPORT RD	06/25/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$198,800	52.59	\$496,811	\$175,122	\$202,878	\$252,107	0.805	1,932	\$105.01	2115	46.1304		REST FAST	\$175,122	
05-217-002-00	2226 W SOUTH AIRPORT RD	05/29/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$135,900	57.83	\$237,017	\$121,713	\$113,287	\$127,690	0.887	1,362	\$83.18	2310	37.8828		OFC CONDO	\$114,501	
05-014-083-30	1133 W SOUTH AIRPORT RD	02/05/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$415,700	37.79	\$1,433,645	\$329,216	\$770,784	\$842,432	0.915	10,996	\$70.10	2125	35.1082		SHOP COMMUNITY	\$329,216	