

2125 Retail

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
05-032-009-10	195 N US 31 SOUTH	10/18/24	\$593,200	WD	03-ARM'S LENGTH	\$593,200	\$227,600	38.37	\$573,679	\$208,735	\$384,465	\$297,913	1.291	5,424	\$70.88	2060	4.8882		AUTO CENTER	\$208,735	
05-242-002-00	136 N US 31 SOUTH	01/10/20	\$675,000	MLC	03-ARM'S LENGTH	\$675,000	\$288,900	42.80	\$556,822	\$108,220	\$566,780	\$421,223	1.346	10,030	\$66.51	2060	10.3915		STORE RETAIL	\$85,140	
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	11.2811		BOWL	\$444,782	
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	2.4658		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	14.5844		STORE WHS SHOW	\$805,729	
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	5.4499		STORE RETAIL	\$298,731	
05-015-060-00	1340 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	11.7308		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	5.5879		OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00
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	0.6174		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	9.4796		SHOP COMMUNITY	\$383,858	
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	11.3498		STORE RETAIL	\$32,070	
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$209,400	30.26	\$814,210	\$125,525	\$566,475	\$511,273	1.108	8,096	\$69.97	2125	13.3675		STORE RETAIL	\$113,688	
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$504,660	\$183,457	\$311,543	\$238,458	1.306	4,644	\$67.09	2125	6.4846		STORE RETAIL	\$183,457	
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$325,000	MLC	03-ARM'S LENGTH	\$310,000	\$94,700	30.55	\$331,867	\$195,231	\$114,769	\$104,223	1.101	1,650	\$69.56	2125	14.0454		STORE RETAIL	\$184,200	
05-015-040-00	3165 CASS RD	10/16/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$473,500	52.61	\$861,115	\$210,523	\$689,477	\$562,796	1.225	7,800	\$88.39	2150	1.6552	RANCH	STORE WHS SHOW	\$206,429	
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$522,900	55.04	\$918,205	\$384,820	\$555,180	\$448,872	1.237	4,474	\$124.09	2550	0.4811		RESTAURANTS	\$351,617	
05-060-044-00	808 POLARIS CRES	09/26/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$255,500	67.24	\$377,124	\$115,987	\$264,013	\$232,950	1.133	3,520	\$75.00	2910	10.8298		GAR SERVICE	\$115,987	
Totals:			\$18,603,700			\$18,568,700	\$7,906,600		\$18,536,082	\$13,769,534	\$11,373,402				\$78.43		3.0966				
							Sale. Ratio =>	42.53				E.C.F. =>	1.211		Std. Deviation=>	0.094663689					
							Std. Dev. =>	11.12				Ave. E.C.F. =>	1.242		Ave. Variance=>	7.9229	Coefficient of Var=>	6.381003706			
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	96.7773		SHOP REGIONAL	\$573,858	
05-060-010-00	770 N US 31 SOUTH	06/12/20	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,900	46.65	\$502,047	\$157,362	\$337,638	\$323,848	1.043	8,204	\$41.16	2060	19.8418		STORE RETAIL	\$140,030	
05-060-005-00	639 WEST BLUE STAR DR	07/26/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$62,000	25.83	\$238,680	\$181,775	\$58,225	\$53,432	1.090	1,152	\$50.54	2060	15.1940		AUTO	\$164,586	
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,200	39.62	\$707,540	\$378,608	\$91,392	\$271,396	0.337	4,050	\$22.57	2060	90.4896		CAR WASH	\$354,785	
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	14.6062		STORE RETAIL	\$275,069	
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	WD	03-ARM'S LENGTH	\$419,500	\$246,500	58.76	\$470,036	\$161,668	\$257,832	\$235,216	1.096	8,140	\$31.67	2125	14.5494		STORE RETAIL	\$153,673	
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	476.7054	RANCH	STORE RETAIL	\$149,547	
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	19.6438		STORE WHS SHOW	\$297,535	
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	53.1546	1-1/2 STORY	STORE RETAIL	\$352,464	
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	219.4279		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	92.7044		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	55.3422		STORE RETAIL	\$220,373	
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	27.1370		STORE RETAIL	\$334,986	
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	83.6954		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	72.2454		STORES	\$268,700	
05-046-089-00	869 ROBINWOOD CT	07/16/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$129,500	57.56	\$299,995	\$119,554	\$105,446	\$191,348	0.551	3,600	\$29.29	2320	69.0574		FITNESS	\$115,232	
05-135-014-00	1420 BARLOW ST	05/30/24	\$850,000	MLC	03-ARM'S LENGTH	\$850,000	\$274,100	32.25	\$596,194	\$196,386	\$653,614	\$341,716	1.913	9,635	\$67.84	2320	67.1095		STORE WHS SHOW	\$196,386	
05-187-015-00	1765 PARK DR	08/26/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$121,200	38.48	\$244,008	\$118,124	\$196,876	\$101,519	1.939	4,616	\$42.65	2320	69.7651		GAR SERVICE	\$108,341	
05-032-009-10	195 N US 31 SOUTH	10/09/20	\$374,000	MLC	03-ARM'S LENGTH	\$374,000	\$280,700	75.05	\$408,742	\$204,257	\$169,743	\$209,513	0.810	5,424	\$31.29	2060	43.1467		AUTO CENTER	\$186,335	
05-016-016-15	3536 N US 31 SOUTH	05/01/20	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$956,900	53.46	\$1,495,793	\$389,628	\$1,400,372	\$943,022	1.485	19,680	\$71.16	2000	24.3339		AUTO DEALER	\$389,628	
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	24.4294		STORE CONDO	\$574,923	
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	32.6694		SHOP COMMUNITY	\$329,216	
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	18.1747		STORE RETAIL	\$149,776	
05-076-001-00	3333 CASS RD	02/29/24	\$1,225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,225,000	\$592,600	48.38	\$1,262,155	\$238,747	\$986,253	\$1,188,627	0.830	13,090	\$75.34	2310	41.1903		STORE CONDO	\$238,747	05-076-002-00, 05-076-003-00
05-179-001-00	41 HUGHES DR	01/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,100	46.32	\$696,354	\$139,832	\$510,168	\$608,221	0.839	6,080	\$83.91	2310	40.2857		IND ENG	\$139,832	
05-014-057-00	1767 BARLOW ST	06/30/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$191,400	27.34	\$624,023	\$277,967	\$422,033	\$295,774	1.427	7,348	\$57.44	2320	18.5231		GAR SERVICE	\$277,967	
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	38.7294		SHOP COMMUNITY	\$456,521	
05-046-092-00	890 ROBINWOOD CT	11/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,100	40.04	\$207,194	\$125,139	\$114,861	\$70,132	1.638	2,616	\$43.91	2320	39.6128		GAR SERVICE	\$125,139	
05-046-101-00	820 ROBINWOOD CT	04/30/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,700	44.59	\$276,573	\$130,049	\$189,951	\$125,234	1.517	3,360	\$56.53	2320	27.5122		GAR SERVICE	\$124,801	
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	43.6916		REST FAST	\$175,122	
05-014-034-10	1645 W SOUTH AIRPORT RD	05/31/23	\$1,295,000	WD	03-ARM'S LENGTH																