

2150 Cass Rd 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
05-015-040-00	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	1.6640	RANCH	STORE WHS SHOW	\$206,429	
05-022-005-00	2780 CASS RD	03/20/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$232,300	46.93	\$477,707	\$154,985	\$340,015	\$279,171	1.218	9,600	\$35.42	2150	0.9491		IND LIGHT	\$154,985	
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	1.9041		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	2.0433		WAREHOUSES	\$139,241	
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$404,666	\$125,079	\$334,921	\$241,857	1.385	8,960	\$37.38	2150	17.6335		WHS STG	\$123,729	
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	9.2712		IND FLEX	\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00
05-074-014-00	2819 CASS RD	06/01/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,900	57.88	\$123,276	\$18,706	\$103,794	\$90,458	1.147	1,200	\$86.50	2150	6.1032		IND FLEX	\$18,706	
05-193-001-00	2366 CASS RD	04/10/23	\$875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$875,000	\$442,500	50.57	\$826,709	\$143,062	\$731,938	\$551,328	1.328	10,000	\$73.19	2150	11.9137		IND FLEX	\$138,012	05-193-002-00, 05-193-003-00, 05-193-004-00
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	12.5085		WHS COLD STORAGE	\$534,038	05-022-007-50
05-022-027-20	2488 CASS RD	06/17/19	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$238,900	33.65	\$525,821	\$95,983	\$614,017	\$526,118	1.167	10,560	\$58.15	3010	4.1381		INDUSTRIALS	\$95,983	
Totals:			\$19,245,800			\$19,245,800	\$6,679,900		\$18,106,499		\$16,889,675	\$15,056,583			\$60.90		8.6706				
							Sale. Ratio =>	34.71				E.C.F. =>	1.122		Std. Deviation=>	0.09196243					
							Std. Dev. =>	9.93				Ave. E.C.F. =>	1.208		Ave. Variance=>	6.8129	Coefficient of Var=>	5.637679151			

Not Used:

05-015-037-00	3153 CASS RD	05/07/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$149,800	27.24	\$420,565	\$135,047	\$414,953	\$275,066	1.509	8,000	\$51.87	2150	30.0108		WAREHOUSES	\$125,872	
05-015-054-20	2409 RICE ST	01/03/20	\$315,000	MLC	03-ARM'S LENGTH	\$315,000	\$88,800	28.19	\$253,494	\$93,317	\$221,683	\$154,313	1.437	4,800	\$46.18	2150	22.8126		IND LIGHT	\$84,494	
05-022-001-00	2400 NORTHERN VISIONS DR	02/02/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$234,300	41.84	\$620,209	\$105,680	\$454,320	\$445,094	1.021	3,720	\$122.13	2150	18.7725		OFFICE BUILDINGS	\$105,680	
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	15.0009		IND LIGHT	\$160,321	
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	22.3332		WHS DIST	\$344,401	05-310-006-00
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	45.5021		WHS DIST	\$130,507	
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	37.8712		STORE CONDO	\$238,747	05-076-002-00, 05-076-003-00
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	43.9238		IND HEAVY	\$582,311	