

2300 Copper Ridge

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
05-017-005-10	4100 BARNES RD	11/03/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$412,200	58.89	\$837,971	\$409,250	\$290,750	\$373,125	0.779	3,168	\$91.78	2200	2.2664	DAY CARE		\$409,250	
05-096-002-14	4020 COPPER VW	05/21/24	\$350,420	WD	03-ARM'S LENGTH	\$350,420	\$186,600	53.25	\$368,817	\$40,853	\$309,567	\$436,122	0.710	1,355	\$228.46	2300	4.6748	MED OFC		\$35,428	
05-096-005-05	4110 COPPER RIDGE DR	07/31/20	\$615,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$615,000	\$241,300	39.24	\$694,589	\$25,393	\$589,607	\$843,879	0.699	2,672	\$220.66	2300	5.7878	OFC CONDO		\$19,210	05-096-005-06
05-096-005-07	4110 COPPER RIDGE DR	09/05/24	\$2,375,000	WD	03-ARM'S LENGTH	\$2,375,000	\$1,178,900	49.64	\$2,381,550	\$270,983	\$2,104,017	\$2,806,605	0.750	12,656	\$166.25	2300	0.6898	MED OFC		\$258,280	
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$563,300	28.89	\$1,919,801	\$360,275	\$1,589,725	\$2,073,838	0.767	8,693	\$182.87	2300	0.9997	OFFICE BUILDINGS		\$267,898	
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$343,600	62.47	\$698,104	\$127,115	\$422,885	\$626,084	0.675	2,570	\$164.55	2350	8.1120	MED OFC		\$109,959	
05-083-001-00	3922 CEDAR RUN RD	04/26/23	\$1,345,000	WD	03-ARM'S LENGTH	\$1,345,000	\$673,400	50.07	\$1,339,589	\$254,304	\$1,090,696	\$1,190,005	0.917	6,611	\$164.98	2350	15.9983	MED OFC		\$254,304	
Totals:			\$7,885,420			\$7,885,420	\$3,599,300		\$8,240,421		\$6,397,247	\$8,349,659			\$174.22		0.9604				
							Sale. Ratio =>	45.65				E.C.F. =>	0.766			Std. Deviation=>	0.079970123				
							Std. Dev. =>	11.54				Ave. E.C.F. =>	0.757			Ave. Variance=>	5.5041	Coefficient of Var=>	7.275149288		
Not Used:																					
05-078-004-00	4960 SKYVIEW CT	04/17/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,800	57.20	\$624,127	\$64,728	\$585,272	\$550,590	1.063	4,560	\$128.35	2350	30.6427	MED DENTAL		\$49,485	
05-096-002-13	4020 COPPER VW	03/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,300	49.23	\$327,349	\$37,511	\$247,489	\$395,954	0.625	1,243	\$199.11	2300	13.1519	MED OFC		\$32,504	
05-096-002-17	4020 COPPER VW	06/10/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$178,200	66.00	\$355,551	\$34,811	\$235,189	\$426,516	0.551	1,330	\$176.83	2300	20.5146	MED OFC		\$34,811	
05-096-002-33	4020 COPPER VW	12/17/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$191,100	44.44	\$515,105	\$29,894	\$400,106	\$650,417	0.615	1,960	\$204.14	2300	14.1411	OFC CONDO		\$21,496	