## 2310 Office

Parcel Number	r Street Address	Sale Date	Sale Price Inst	tr. 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 (%) Buil	ling Style Use Code	Land Value	Other Parcels in Sale
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	1.8151	OFFICE BUILDINGS	\$50,597	
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	11.7856	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	5.0592	OFFICE BUILDINGS	\$73,198	
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	7.9591	OFFICE BUILDINGS	\$105,680	
05-015-025-16	3434 VETERANS DR	08/27/20	\$463,000 MLC	03-ARM'S LENGTH	\$463,000	\$158,800	34.30	\$400,682	\$131,228	\$331,772	\$314,415 1.055	1,654	\$200.59	2310	11.4066 RANG	H OFFICE BUILDINGS	\$95,979	
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	10.2349	IND ENG	\$139,832	
05-212-001-00	1844 OAK HOLLOW DR	01/31/23	1 7 -7	03-ARM'S LENGTH	\$1,220,000	\$553,100	45.34	\$1,152,248	\$258,975	\$961,025	\$976,255 0.984	7,744	\$124.10	2310	4.3263	OFC CONDO	\$258,975	
	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	5.3933	OFC CONDO	\$114,501	
05-015-062-20	3300 WYSONG RD	04/12/24	\$500,000 WD	03-ARM'S LENGTH	\$500,000	\$171,100	34.22	\$508,958	\$110,841	\$389,159	\$442,352 0.880	3,016	\$129.03	2340	6.1388	OFFICE BUILDINGS	\$110,841	
	3180 RACQUET CLUB DR	04/17/19	\$725,000 WD		\$725,000	\$344,600	47.53	\$707,362	\$176,707	\$548,293	\$563,927 0.972	7,850	\$69.85	2340	3.1140	OFFICE BUILDINGS	\$157,265	
05-060-051-20	770 WEST BLUE STAR DR	07/17/23	\$362,000 WD	03-ARM'S LENGTH	\$362,000	\$159,100	43.95	\$371,349	\$240,272	\$121,728	\$116,929 1.041	1,734	\$70.20	2910	9.9908 RANG	H OFFICE BUILDINGS	\$124,214	
		Totals:	\$5,960,000		\$5,960,000	\$2,657,100		\$6,011,842		\$4,457,382	\$4,749,849		\$103.06		0.2711			
						Sale. Ratio =>	44.58				.C.F. => 0.938	9	td. Deviation=>	0.081302162				
						Std. Dev. =>	7.04				lve. E.C.F. => 0.941		ve. Variance=>		coefficient of Var=> 7.4	59423738		
Not Used:						Std. Dev. =>	7.04				Ave. E.C.F. => 0.941	A	ve. Variance=>	7.0203 C				
05-046-102-00	1429 BARLOW ST	05/01/19	\$633,000 LC		\$633,000	\$234,800		\$594,993	\$127,333	\$505,667	\$377,145 1.341		ve. Variance=> \$112.67		coefficient of Var=> 7.	OFFICE BUILDINGS	\$105,183	
05-046-102-00 05-125-001-00	1603 BARLOW ST	08/27/19	\$220,000 WD	03-ARM'S LENGTH	\$633,000 \$220,000	\$234,800 \$85,700	7.04	\$176,972	\$46,742	\$505,667 \$173,258	\$377,145 1.341 \$105,024 1.650	4,488 2,058	\$112.67 \$84.19	7.0203 C 2320 2320	39.9639 70.8559	OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522	
05-046-102-00 05-125-001-00 05-096-002-33	1603 BARLOW ST 4020 COPPER VW	08/27/19 12/17/20	\$220,000 WD \$430,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$633,000 \$220,000 \$430,000	\$234,800 \$85,700 \$191,100	7.04 37.09 38.95 44.44	\$176,972 \$515,105	\$46,742 \$29,894	\$505,667 \$173,258 \$400,106	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615	4,488 2,058 1,960	\$112.67 \$84.19 \$204.14	7.0203 C 2320 2320 2300	39.9639 70.8559 32.5984	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO	\$34,522 \$21,496	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR	08/27/19 12/17/20 07/31/20	\$220,000 WD \$430,000 WD \$615,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000	\$234,800 \$85,700 \$191,100 \$241,300	37.09 38.95 44.44 39.24	\$176,972 \$515,105 \$694,589	\$46,742 \$29,894 \$25,393	\$505,667 \$173,258 \$400,106 \$589,607	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699	4,488 2,058 1,960 2,672	\$112.67 \$84.19 \$204.14 \$220.66	7.0203 C 2320 2320 2300 2300	39.9639 70.8559 32.5984 24.2450	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFC CONDO	\$34,522 \$21,496 \$19,210 05-096-005-06	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-00	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR	08/27/19 12/17/20 07/31/20 01/19/22	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300	7.04 37.09 38.95 44.44	\$176,972 \$515,105 \$694,589 \$1,919,801	\$46,742 \$29,894 \$25,393 \$360,275	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699 \$2,073,838 0.767	4,488 2,058 1,960	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87	7.0203 C 2320 2320 2300	39.9639 70.8559 32.5984	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFC CONDO OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-00 05-015-059-42	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR 3139 LOGAN VALLEY RD	08/27/19 12/17/20 07/31/20 01/19/22 07/15/19	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000 \$285,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300 \$142,900	37.09 38.95 44.44 39.24	\$176,972 \$515,105 \$694,589 \$1,919,801 \$357,263	\$46,742 \$29,894 \$25,393 \$360,275 \$131,590	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725 \$153,410	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699 \$2,073,838 0.767 \$286,024 0.536	4,488 2,058 1,960 2,672 8,693 3,145	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87 \$48.78	7.0203 C 2320 2320 2300 2300 2300 2300 2340	39.9639 70.8559 32.5984 24.2450 17.4575 40.4784	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFC CONDO OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898 \$123,690	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-00 05-015-059-42 05-015-059-44	1603 BARLOW ST 4020 COPPER WW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR 3139 LOGAN VALLEY RD 3135 LOGAN VALLEY RD	08/27/19 12/17/20 07/31/20 01/19/22 07/15/19 08/22/23	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD \$285,000 WD \$552,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000 \$285,000 \$552,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300 \$142,900 \$221,800	7.04 37.09 38.95 44.44 39.24 28.89 50.14 40.18	\$176,972 \$515,105 \$694,589 \$1,919,801 \$357,263 \$622,982	\$46,742 \$29,894 \$25,393 \$360,275 \$131,590 \$156,574	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725 \$153,410 \$395,426	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699 \$2,073,838 0.767 \$286,024 0.536 \$518,231 0.763	4,488 2,058 1,960 2,672 8,693 3,145 3,840	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87 \$48.78 \$102.98	7.0203 C 2320 2320 2300 2300 2300 2300 2340 2340	39.9639 70.8559 32.5984 24.2450 17.4575 40.4784 17.8107	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898 \$123,890 \$156,574	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-00 05-015-059-42 05-015-059-44	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR 3139 LOGAN VALLEY RD 3135 LOGAN VALLEY RD 3135 LOGAN VALLEY RD	08/27/19 12/17/20 07/31/20 01/19/22 07/15/19 08/22/23 07/30/21	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD \$285,000 WD \$552,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PAACEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000 \$285,000 \$552,000 \$450,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300 \$142,900 \$221,800 \$187,900	7.04 37.09 38.95 44.44 39.24 28.89 50.14 40.18 41.76	\$176,972 \$515,105 \$694,589 \$1,919,801 \$357,263 \$622,982 \$611,581	\$46,742 \$29,894 \$25,393 \$360,275 \$131,590 \$156,574	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725 \$153,410 \$395,426 \$293,426	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699 \$2,073,838 0.767 \$286,024 0.536 \$518,231 0.763 \$518,231 0.566	4,488 2,058 1,960 2,672 8,693 3,145 3,840 3,840	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87 \$48.78 \$102.98 \$76.41	7.0203 C 2320 2320 2300 2300 2300 2340 2340 2340	39,9639 70,8559 32,5984 24,2450 17,4575 40,4784 17,8107 37,4930	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFC CONDO OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898 \$123,690 \$156,574 \$156,574	
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-05 05-015-059-42 05-015-059-44 05-015-059-44 05-136-001-00	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR 3139 LOGAN VALLEY RD 3135 LOGAN VALLEY RD 3135 LOGAN VALLEY RD 2084 N US 31 SOUTH	08/27/19 12/17/20 07/31/20 01/19/22 07/15/19 08/22/23 07/30/21 07/14/21	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD \$285,000 WD \$552,000 WD \$450,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000 \$285,000 \$552,000 \$450,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300 \$142,900 \$221,800 \$187,900	7.04 37.09 38.95 44.44 39.24 28.89 50.14 40.18 41.76 61.42	\$176,972 \$515,105 \$694,589 \$1,919,801 \$357,263 \$622,982 \$611,581 \$2,394,870	\$46,742 \$29,894 \$25,393 \$360,275 \$131,590 \$156,574 \$156,574 \$223,752	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725 \$153,410 \$395,426 \$293,426 \$2,276,248	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$434,879 0.699 \$2,073,838 0.767 \$286,024 0.536 \$518,231 0.566 \$1,919,645 1.186	4,488 2,058 1,960 2,672 8,693 3,145 3,840 3,840 21,138	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87 \$48.78 \$102.98 \$76.41 \$107.69	7.0203 C 2320 2320 2300 2300 2300 2300 2340 2340	39,9639 70,8559 32,5984 24,2450 17,4575 40,4784 17,8107 37,4930 24,4628	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898 \$123,690 \$156,574 \$156,574 \$148,305 05-136-002-00, 05-136-00	13-00, 05-136-900-00
05-046-102-00 05-125-001-00 05-096-002-33 05-096-005-05 05-097-003-00 05-015-059-42 05-015-059-44 05-015-059-44 05-136-001-00 05-016-034-20	1603 BARLOW ST 4020 COPPER VW 4110 COPPER RIDGE DR 4033 EASTERN SKY DR 3139 LOGAN VALLEY RD 3135 LOGAN VALLEY RD 3135 LOGAN VALLEY RD	08/27/19 12/17/20 07/31/20 01/19/22 07/15/19 08/22/23 07/30/21	\$220,000 WD \$430,000 WD \$615,000 WD \$1,950,000 CD \$285,000 WD \$552,000 WD \$450,000 WD \$358,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$633,000 \$220,000 \$430,000 \$615,000 \$1,950,000 \$285,000 \$552,000 \$450,000	\$234,800 \$85,700 \$191,100 \$241,300 \$563,300 \$142,900 \$221,800 \$187,900	7.04 37.09 38.95 44.44 39.24 28.89 50.14 40.18 41.76	\$176,972 \$515,105 \$694,589 \$1,919,801 \$357,263 \$622,982 \$611,581	\$46,742 \$29,894 \$25,393 \$360,275 \$131,590 \$156,574	\$505,667 \$173,258 \$400,106 \$589,607 \$1,589,725 \$153,410 \$395,426 \$293,426	\$377,145 1.341 \$105,024 1.650 \$650,417 0.615 \$843,879 0.699 \$2,073,838 0.767 \$286,024 0.536 \$518,231 0.763 \$518,231 0.566	4,488 2,058 1,960 2,672 8,693 3,145 3,840 3,840	\$112.67 \$84.19 \$204.14 \$220.66 \$182.87 \$48.78 \$102.98 \$76.41	7.0203 C 2320 2320 2300 2300 2300 2340 2340 2340	39,9639 70,8559 32,5984 24,2450 17,4575 40,4784 17,8107 37,4930	OFFICE BUILDINGS OFFICE BUILDINGS OFC CONDO OFC CONDO OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS OFFICE BUILDINGS	\$34,522 \$21,496 \$19,210 05-096-005-06 \$267,898 \$123,690 \$156,574 \$156,574	13-00, 05-136-900-00