

2310 Office

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	
05-023-003-10	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	RANCH	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	\$1,220,000	MLC	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		
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	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		
05-218-003-00	3180 RACQUET CLUB DR	04/17/19	\$725,000	WD	03-ARM'S LENGTH	\$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	RANCH	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					E.C.F. =>	0.938	Std. Deviation=>		0.081302162				
								Std. Dev. =>	7.04					Ave. E.C.F. =>	0.941	Ave. Variance=>		7.0203	Coefficient of Var=>		7.459423738	
Not Used:																						
05-046-102-00	1429 BARLOW ST	05/01/19	\$633,000	LC	03-ARM'S LENGTH	\$633,000	\$234,800	37.09	\$594,993	\$127,333	\$505,667	\$377,145	1.341	4,488	\$112.67	2320	39.9639	OFFICE BUILDINGS		\$105,183		
05-125-001-00	1603 BARLOW ST	08/27/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,700	38.95	\$176,972	\$46,742	\$173,258	\$105,024	1.650	2,058	\$84.19	2320	70.8559	OFFICE BUILDINGS		\$34,522		
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	32.5984	OFC CONDO		\$21,496	05-096-002-00, 05-136-003-00, 05-136-900-00	
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	24.2450	OFC CONDO		\$19,210		
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	24.4628	OFC CONDO		\$148,305	05-136-002-00, 05-136-900-00	
05-016-034-20	3050 SUNSET LN	06/28/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$156,900	43.83	\$392,116	\$186,868	\$171,132	\$238,383	0.718	2,180	\$78.50	2310	22.3251	OFFICE BUILDINGS		\$170,206		
05-015-059-42	3139 LOGAN VALLEY RD	06/10/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,500	43.29	\$397,599	\$147,777	\$202,223	\$284,535	0.711	3,145	\$64.30	2340	23.0424	OFFICE BUILDINGS		\$147,777		