

2320 Barlow 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
05-046-091-00	885 ROBINWOOD CT	07/02/20	\$284,300	WD	03-ARM'S LENGTH	\$284,300	\$161,900	56.95	\$285,843	\$141,568	\$142,732	\$116,351	1.227	4,525	\$31.54	2320	17.2798	IND LOFT		\$136,838	
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	23.8236	GAR SERVICE		\$125,139	
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	2.7339	GAR SERVICE		\$277,967	
05-046-099-00	836 ROBINWOOD CT	08/06/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$100,500	34.78	\$315,431	\$129,772	\$159,228	\$148,765	1.070	3,200	\$49.76	2320	32.9205	IND ENG		\$124,801	
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	11.7230	GAR SERVICE		\$124,801	
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	5.8761	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	25.0160	OFFICE BUILDINGS		\$34,522	
05-187-008-10	1701 PARK DR	03/25/21	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$791,000	45.20	\$1,487,695	\$277,724	\$1,472,276	\$1,049,411	1.403	37,788	\$38.96	2320	0.3418	IND LIGHT		\$277,724	
05-340-026-10	822 FLORESTA ST	07/28/22	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$578,400	44.49	\$1,160,128	\$314,569	\$985,431	\$744,330	1.324	8,580	\$114.85	2600	7.5619	APARTMENTS		\$279,583	
Totals:			\$5,736,300			\$5,736,300	\$2,382,500		\$5,128,852		\$4,165,437	\$3,032,168			\$65.54		2.5787				
							Sale. Ratio =>	41.53				E.C.F. =>	1.374		Std. Deviation=>	0.187498204					
							Std. Dev. =>	8.24				Ave. E.C.F. =>	1.400		Ave. Variance=>	14.1418	Coefficient of Var=>	10.10466724			
Not Used:																					
05-014-011-00	1650 BARLOW ST	11/21/19	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$862,300	45.38	\$2,686,283	\$1,376,705	\$523,295	\$1,056,111	0.495	64,394	\$8.13	2320	90.4044	WHS MINI		\$1,236,733	
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	53.9759	GAR SERVICE		\$108,341	
05-280-011-10	3000 N KEYSTONE RD	07/06/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$75,500	55.93	\$84,041	\$48,880	\$86,120	\$28,356	3.037	990	\$86.99	2320	163.7602	IND LIGHT		\$44,819	
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	41.5136	OFC CONDO		\$258,975	
05-014-010-10	1670 BARLOW ST	07/19/21	\$780,785	WD	03-ARM'S LENGTH	\$780,785	\$376,900	48.27	\$908,975	\$305,276	\$475,509	\$483,733	0.983	12,589	\$37.77	2320	41.6538	WAREHOUSES		\$298,572	
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	84.8466	FITNESS		\$115,232	
05-046-083-00	821 ROBINWOOD CT	05/24/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,100	41.28	\$387,681	\$130,383	\$189,617	\$206,168	0.920	3,636	\$52.15	2320	47.9816	IND LOFT		\$124,799	
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	51.3203	STORE WHS SHOW		\$196,386	