

2340 Logan's 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	
05-217-002-00	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	1.1639		OFC CONDO	\$114,501		
05-015-059-44	3135 LOGAN VALLEY RD	08/22/23	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$221,800	40.18	\$622,982	\$156,574	\$395,426	\$518,231	0.763	3,840	\$102.98	2340	11.2535		OFFICE BUILDINGS	\$156,574		
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	0.4184			\$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	9.6712		OFFICE BUILDINGS	\$157,265		
Totals:			\$2,012,000			\$2,012,000	\$873,400		\$2,076,319		\$1,446,165	\$1,652,200			\$96.26		0.0268					
								Sale. Ratio =>	43.41					E.C.F. =>	0.875	Std. Deviation=>	0.085965655					
								Std. Dev. =>	10.17					Ave. E.C.F. =>	0.876	Ave. Variance=>	5.6267	Coefficient of Var=>	6.426414436			
Not Used:																						
05-015-059-42	3139 LOGAN VALLEY RD	07/15/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,900	50.14	\$357,263	\$131,590	\$153,410	\$286,024	0.536	3,145	\$48.78	2340	33.9212		OFFICE BUILDINGS	\$123,690		
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	16.4852		OFFICE BUILDINGS	\$147,777		
05-015-059-44	3135 LOGAN VALLEY RD	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,900	41.76	\$611,581	\$156,574	\$293,426	\$518,231	0.566	3,840	\$76.41	2340	30.9358		OFFICE BUILDINGS	\$156,574		