

2350 Medical

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
05-078-004-00	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	8.7280		MED DENTAL	\$49,485	
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	5.9165		MED OFC	\$254,304	
05-083-002-00	3930 CEDAR RUN RD	06/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$491,500	40.96	\$1,066,307	\$246,958	\$953,042	\$898,409	1.061	5,487	\$173.69	2350	8.5099		MED OFC	\$246,958	
05-347-006-00	3960 WEST ROYAL DR	08/18/23	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$334,100	48.07	\$724,364	\$285,290	\$409,710	\$481,441	0.851	3,912	\$104.73	2350	12.4704		MED OFC	\$285,290	
05-347-011-00	3830 W FRONT ST	10/29/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$1,204,700	34.42	\$3,478,330	\$382,835	\$3,117,165	\$2,898,404	1.075	23,492	\$132.69	2350	9.9765		MED OFC	\$381,619	
05-409-001-00	5087 NORTH ROYAL DR	03/06/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$371,600	53.86	\$701,529	\$273,492	\$416,508	\$469,339	0.887	4,811	\$86.57	2350	8.8276		MED OFC	\$273,492	
Totals:			\$8,080,000			\$8,080,000	\$3,447,100		\$7,934,246		\$6,572,393	\$6,488,187			\$131.84		3.7267				
							Sale. Ratio =>	42.66				E.C.F. =>	1.013		Std. Deviation=>	0.101643249					
							Std. Dev. =>	8.43				Ave. E.C.F. =>	0.976		Ave. Variance=>	9.0715	Coefficient of Var=>	9.297283648			
Not Used:																					
05-004-027-00	3537 W FRONT ST	02/10/22	\$6,800,000	WD	03-ARM'S LENGTH	\$6,800,000	\$2,455,900	36.12	\$3,540,117	\$945,091	\$5,854,909	\$2,845,423	2.058	40,431	\$144.81	2350	108.1947		MED OFC	\$945,091	
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	22.6045		MED OFC	\$258,280	
05-347-005-00	5199 NORTH ROYAL DR	03/10/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$606,500	31.92	\$1,354,706	\$349,160	\$1,550,840	\$1,102,572	1.407	7,315	\$212.01	2350	43.0854		MED OFC	\$349,160	
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	35.0666		MED OFC	\$32,504	
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	26.5895		MED OFC	\$35,428	
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	42.4293		MED OFC	\$34,811	
05-015-010-00	3805 VETERANS DR	01/29/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,300	45.49	\$468,163	\$187,853	\$182,147	\$325,563	0.559	2,885	\$63.14	2310	41.6229		HOSP VET	\$187,853	
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	30.0268		MED OFC	\$109,959	