

2410 GT Commons - Com'l

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
05-416-001-00	820 RED DR	09/30/20	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$151,100	37.78	\$407,463	\$132,110	\$267,890	\$158,705	1.688	924	\$289.92	2415	2.9905	RES - RENTAL HM(S)	RES - RENTAL HM(S)	\$131,155	05-420-001-00
05-416-003-00	820 RED DR	05/23/22	\$431,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$431,000	\$190,700	44.25	\$414,781	\$128,943	\$302,057	\$164,748	1.833	928	\$325.49	2415	11.5567	RES - RENTAL HM(S)	RES - RENTAL HM(S)	\$127,462	05-420-020-00
05-416-017-00	820 RED DR	01/11/22	\$424,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$424,000	\$149,000	35.14	\$442,072	\$131,385	\$292,615	\$179,070	1.634	671	\$436.09	2415	8.3802	RES CONDO	RES CONDO	\$127,837	05-420-006-00
05-416-019-00	820 RED DR	06/01/21	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000	\$254,600	39.17	\$708,116	\$184,758	\$465,242	\$301,647	1.542	1,333	\$349.02	2415	17.5543	RES CONDO	RES CONDO	\$180,416	05-420-022-00
05-463-008-00	1388 GRAY DR	11/14/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$274,900	45.07	\$584,374	\$135,647	\$474,353	\$258,632	1.834	1,414	\$335.47	2415	11.6202	RESIDENTIAL	RESIDENTIAL	\$135,163	
Totals:			\$2,515,000			\$4,562,500	\$1,020,300		\$2,556,806	\$1,802,157	\$1,062,803				\$357.39		0.7978				
							Sale. Ratio =>	40.05				E.C.F. =>	1.696			Std. Deviation=>	0.127406916				
							Std. Dev. =>	4.26				Ave. E.C.F. =>	1.706			Ave. Variance=>	8.8166	Coefficient of Var=>	5.166830613		
Not Used:																					
05-416-017-00	820 RED DR	11/27/20	\$310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$137,300	34.33	\$442,072	\$131,385	\$268,615	\$179,070	1.500	671	\$400.32	2415	21.7827	RES CONDO	RES CONDO	\$127,837	05-420-006-00
05-416-021-00	820 RED DR	05/27/21	\$802,500	WD	03-ARM'S LENGTH	\$802,500	\$340,200	42.39	\$929,724	\$224,384	\$578,116	\$406,536	1.422	1,759	\$328.66	2415	29.5827	RES CONDO	RES CONDO	\$217,144	05-420-012-00
05-463-002-00	1388 GRAY DR	10/11/22	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$329,400	38.98	\$682,624	\$174,114	\$670,886	\$293,089	2.289	1,702	\$394.18	2415	57.1135	RES CONDO	RES CONDO	\$173,630	