

2600 - Apts-Multi-Mob Hm Pk																							
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		
05-014-094-10	1240 OAK TER	11/02/23	\$3,120,000	WD	03-ARM'S LENGTH	\$3,120,000	\$1,803,500	57.80	\$3,072,720	\$512,502	\$2,607,498	\$2,253,713	1.157	36,989	\$70.49	2600	1.8421	RANCH	APARTMENTS	\$497,133			
05-015-025-20	2906 FEIGER LN	03/13/20	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$558,000	28.62	\$2,290,985	\$380,625	\$1,569,375	\$1,410,901	1.112	19,056	\$82.36	2600	6.3079		APARTMENTS	\$313,087			
05-140-005-10	4174 WYATT RD	09/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$283,500	40.50	\$733,038	\$291,384	\$408,616	\$368,659	1.108	7,625	\$53.59	2600	6.7017		APARTMENTS	\$290,939			
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	14.8517		APARTMENTS	\$279,583			
Totals:			\$7,070,000			\$7,070,000	\$3,223,400		\$7,256,871		\$5,570,920	\$4,777,604			\$80.32		0.9351						
								Sale. Ratio =>	45.59					E.C.F. =>	1.166	Std. Deviation=>	0.101434216						
								Std. Dev. =>	12.03					Ave. E.C.F. =>	1.175	Ave. Variance=>	7.4258	Coefficient of Var=>	6.317707311				
Not Used:																							
05-021-054-00	2105 N US 31 SOUTH	08/08/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$628,700	41.91	\$1,314,184	\$1,211,980	\$288,020	\$80,349	3.585	110,385	\$2.61	2000	240.9210	1-1/4 STORY	APARTMENTS	\$703,276			
05-017-005-10	4100 BARNES RD	11/03/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$412,200	58.89	\$837,971	\$409,250	\$290,750	\$373,125	0.779	3,168	\$91.78	2200	39.6171		DAY CARE	\$409,250			
05-014-072-20	3016 LAFRANIER RD	04/24/24	\$2,272,000	WD	03-ARM'S LENGTH	\$2,272,000	\$1,223,100	53.83	\$2,515,750	\$392,891	\$1,879,109	\$1,868,714	1.006	23,693	\$79.31	2600	16.9837		HOMES ELDERLY	\$392,891			
05-023-022-21	1663 MAYLANE	10/29/24	\$8,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,000,000	\$2,807,300	35.09	\$5,259,419	\$688,451	\$7,311,549	\$4,023,739	1.817	78,718	\$92.88	2600	64.1703		APARTMENTS	\$681,039	05-023-022-31		
05-006-001-10	5008 BARNEY RD	04/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$400,400	32.03	\$969,624	\$429,742	\$820,258	\$475,248	1.726	7,260	\$112.98	2600	55.0557	1-1/2 STORY	RES - AFC HOME	\$78,266			