

3000 Lt Industrial

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
05-221-005-00	943 LYNCH DR	04/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,000	55.12	\$232,216	\$32,496	\$172,504	\$179,766	0.960	3,400	\$50.74	2110	4.4330	IND FLEX		\$30,039	
05-221-009-00	835 LYNCH DR	11/15/19	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$192,500	44.25	\$447,219	\$77,400	\$357,600	\$328,728	1.088	7,500	\$47.68	2110	8.3897	IND FLEX		\$72,192	
05-221-011-00	819 LYNCH DR	04/08/24	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$125,000	62.50	\$235,528	\$34,584	\$165,416	\$177,984	0.929	3,111	\$53.17	2110	7.4546	IND FLEX		\$31,804	
05-022-027-35	2464 CASS RD	02/04/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$284,800	37.97	\$851,148	\$160,321	\$589,679	\$557,119	1.058	16,080	\$36.67	2150	5.4512	IND LIGHT		\$160,321	
05-074-011-00	2815 CASS RD	12/30/21	\$1,700,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$855,000	50.29	\$1,687,649	\$618,333	\$1,081,667	\$969,461	1.116	22,000	\$49.17	2150	11.1808	IND FLEX		\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00
05-074-014-00	2819 CASS RD	06/01/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,900	57.88	\$123,276	\$18,706	\$103,794	\$90,458	1.147	1,200	\$86.50	2150	14.3489	IND FLEX		\$18,706	
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	8.4213	IND LOFT		\$124,799	
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	6.6398	IND ENG		\$124,801	
05-127-011-00	1622 NORTHERN STAR DR	12/07/20	\$1,146,000	WD	03-ARM'S LENGTH	\$1,146,000	\$415,100	36.22	\$1,270,313	\$220,582	\$925,418	\$1,018,168	0.909	15,000	\$61.69	2960	9.5028	IND LIGHT		\$193,013	
05-148-006-00	1704 KEANE DR	01/24/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$256,400	33.52	\$719,819	\$164,218	\$600,782	\$683,396	0.879	12,440	\$48.29	3010	12.4820	IND LIGHT		\$164,218	
05-137-015-01	1414 TRADE CENTRE DR	04/09/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,600	43.03	\$161,990	\$45,848	\$139,152	\$134,735	1.033	2,300	\$60.50	2960	2.8846	IND LIGHT		\$36,962	
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$645,700	38.09	\$1,591,490	\$263,974	\$1,431,026	\$1,488,247	0.962	26,313	\$54.38	2960	4.2381	IND LIGHT		\$263,974	
05-513-002-00	1393 INDUSTRY DR	06/06/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$126,100	47.77	\$250,636	\$46,640	\$217,360	\$228,695	0.950	2,050	\$106.03	2960	5.3497	IND LIGHT		\$46,640	
05-513-003-00	1391 INDUSTRY DR	05/01/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$99,600	50.30	\$192,630	\$38,139	\$159,861	\$173,196	0.923	1,600	\$99.91	2960	8.0927	IND LIGHT		\$38,139	
05-127-008-00	1517 NORTHERN STAR DR	11/26/19	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$481,400	50.67	\$1,101,076	\$114,219	\$835,781	\$839,164	0.996	7,808	\$107.04	3005	0.7964	IND ENG		\$84,350	
05-148-028-00	983 HUGHES DR	03/29/24	\$925,000	CD	03-ARM'S LENGTH	\$925,000	\$350,500	37.89	\$717,387	\$172,359	\$752,641	\$670,391	1.123	10,920	\$68.92	3010	11.8757	IND LIGHT		\$172,359	
Totals:			\$10,149,500			\$10,149,500	\$4,328,200		\$10,285,489		\$7,881,526	\$7,894,442			\$64.54		0.5569				
						Sale. Ratio =>		42.64				E.C.F. =>	0.998		Std. Deviation=>	0.086771466					
						Std. Dev. =>		8.75				Ave. E.C.F. =>	1.004		Ave. Variance=>	7.5963	Coefficient of Var=>	7.566568986			

Not Used:

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	32.5496	IND LOFT		\$136,838	
05-179-001-00	41 HUGHES DR	01/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,100	46.32	\$696,354	\$139,832	\$510,168	\$608,221	0.839	6,080	\$83.91	2310	16.5145	IND ENG		\$139,832	
05-060-043-00	814 POLARIS CRES	02/25/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$99,100	29.76	\$401,803	\$142,203	\$190,797	\$224,957	0.848	5,184	\$36.80	2910	15.5783	IND LOFT		\$128,972	
05-033-007-15	3660 RENNIE SCHOOL RD	12/21/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$193,900	29.83	\$630,295	\$142,242	\$507,758	\$415,011	1.223	15,424	\$32.92	3005	32.2238	IND LIGHT		\$116,052	
05-137-013-01	1414 TRADE CENTRE DR	12/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,300	42.52	\$338,777	\$60,244	\$269,756	\$312,257	0.864	2,540	\$106.20	2960	14.0041	IND LIGHT		\$60,244	
05-137-014-01	1414 TRADE CENTRE DR	08/31/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,900	47.75	\$385,105	\$75,254	\$284,746	\$336,429	0.846	3,490	\$81.59	2960	15.7555	IND LIGHT		\$75,254	
05-137-016-01	1414 TRADE CENTRE DR	11/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,100	51.96	\$241,956	\$60,244	\$174,756	\$203,713	0.858	2,450	\$71.33	2960	14.6079	IND LIGHT		\$60,244	
05-137-026-00	1414 TRADE CENTRE DR	11/19/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$183,200	46.97	\$412,342	\$93,345	\$296,655	\$346,359	0.856	3,729	\$79.55	2960	14.7438	IND LIGHT		\$79,036	
05-148-005-00	1746 KEANE DR	09/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$337,500	58.19	\$556,970	\$173,950	\$406,050	\$471,119	0.862	14,800	\$27.44	3010	14.2049	IND ENG		\$173,950	
05-022-005-00	2780 CASS RD	03/20/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$232,300	46.93	\$477,707	\$154,985	\$340,015	\$279,171	1.218	9,600	\$35.42	2150	31.6702	IND LIGHT		\$154,985	
05-127-003-00	1777 NORTHERN STAR DR	09/01/21	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$366,000	34.21	\$1,149,362	\$227,730	\$842,270	\$1,094,575	0.769	19,388	\$43.44	3010	23.4438	IND LIGHT		\$227,730	