

3005 Warehouses

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
05-013-038-00	820 DUELL RD	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$204,100	56.69	\$432,523	\$50,447	\$309,553	\$343,903	0.900	5,632	\$54.96	2110	14.8070	WAREHOUSES		\$50,447	
05-022-027-15	2550 CASS RD	01/05/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$453,900	33.62	\$1,289,227	\$306,575	\$1,043,425	\$850,045	1.227	18,400	\$56.71	2150	17.9306	WHS DIST		\$306,575	
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$722,761	\$139,241	\$559,059	\$470,581	1.188	15,518	\$36.03	2150	13.9832	WAREHOUSES		\$139,241	
05-014-010-10	1670 BARLOW ST	07/19/21	\$780,785	WD	03-ARM'S LENGTH	\$780,785	\$376,900	48.27	\$908,975	\$305,276	\$475,509	\$483,733	0.983	12,589	\$37.77	2320	6.5189	WAREHOUSES		\$298,572	
05-060-052-00	776 WEST BLUE STAR DR	05/31/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$206,200	47.68	\$478,705	\$250,123	\$182,377	\$198,078	0.921	5,500	\$33.16	2910	12.7454	WAREHOUSES		\$213,991	05-060-053-00
05-060-061-00	707 ALCOR DR	06/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,100	43.24	\$245,699	\$108,268	\$141,732	\$122,597	1.156	3,132	\$45.25	2910	10.7895	WAREHOUSES		\$100,710	
05-134-026-00	1416 INDUSTRY DR	09/01/23	\$972,000	MLC	03-ARM'S LENGTH	\$972,000	\$341,800	35.16	\$910,187	\$192,165	\$779,835	\$804,957	0.969	9,720	\$80.23	2960	7.9397	WHS STG		\$192,165	
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$203,900	40.78	\$488,007	\$197,775	\$302,225	\$298,900	1.011	15,072	\$20.05	3005	3.7064	WAREHOUSES		\$186,582	
05-041-012-00	332 E WELCH CT	11/07/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,600	46.32	\$487,417	\$243,384	\$256,616	\$246,001	1.043	11,064	\$23.19	3005	0.5038	WAREHOUSES		\$219,515	
05-022-007-30	2695 CASS RD	02/15/24	\$11,935,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,935,000	\$3,440,500	28.83	\$11,187,568	\$543,638	\$11,391,362	\$10,514,767	1.083	129,378	\$88.05	3010	3.5180	WHS COLD STORAGE		\$534,038	05-022-007-50
Totals:			\$17,778,585			\$17,778,585	\$5,880,200		\$17,151,069		\$15,441,693	\$14,333,562			\$47.54		2.9122				
								Sale. Ratio =>	33.07					E.C.F. =>	1.077	Std. Deviation=>		0.112893552			
								Std. Dev. =>	8.20					Ave. E.C.F. =>	1.048	Ave. Variance=>		9.2443	Coefficient of Var=>		8.81927337

Not Used:

05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$95,700	22.52	\$353,758	\$199,208	\$225,792	\$127,517	1.771	3,200	\$70.56	2060	72.2501	WAREHOUSES		\$183,457	
05-015-037-00	3153 CASS RD	05/07/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$149,800	27.24	\$420,565	\$135,047	\$414,953	\$275,066	1.509	8,000	\$51.87	2150	46.0373	WAREHOUSES		\$125,872	
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$404,666	\$125,079	\$334,921	\$241,857	1.385	8,960	\$37.38	2150	33.6600	WHS STG		\$123,729	
05-310-007-00	2325 SYBRANDT RD	12/15/22	\$3,050,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,050,000	\$1,133,200	37.15	\$2,196,844	\$399,012	\$2,650,988	\$1,851,526	1.432	58,263	\$45.50	2150	38.3597	WHS DIST		\$344,401	05-310-006-00
05-014-011-00	1650 BARLOW ST	11/21/19	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$862,300	45.38	\$2,686,283	\$1,376,705	\$523,295	\$1,056,111	0.495	64,394	\$8.13	2320	55.2695	WHS MINI		\$1,236,733	
05-060-075-00	601 ETA LN	11/20/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$50,200	33.69	\$213,370	\$107,636	\$41,364	\$97,811	0.423	3,584	\$11.54	2910	62.5292	WAREHOUSES		\$101,490	
05-060-088-00	3890 SOUTH BLUE STAR DR	04/22/19	\$367,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$367,500	\$112,600	30.64	\$516,346	\$287,917	\$79,583	\$210,146	0.379	8,100	\$9.83	2910	66.9485	WAREHOUSES		\$238,495	05-060-084-00
05-242-005-00	141 MEMORIAL SOUTH COMMONS	05/19/22	\$320,000	MLC	03-ARM'S LENGTH	\$320,000	\$110,000	34.38	\$264,038	\$132,110	\$187,890	\$124,578	1.508	4,992	\$37.64	3005	46.0025	WAREHOUSES		\$132,110	
05-022-027-15	2550 CASS RD	04/11/19	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$388,600	60.25	\$946,325	\$202,078	\$442,922	\$587,873	0.753	18,400	\$24.07	2150	29.4756	WHS DIST		\$130,507	