

3010 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
05-127-011-00	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	0.7663	IND LIGHT		\$193,013	
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	6.0309	IND LIGHT		\$263,974	
05-015-002-00	3680 CASS RD	07/03/24	\$4,860,000	WD	03-ARM'S LENGTH	\$4,860,000	\$1,281,200	26.36	\$5,103,264	\$586,325	\$4,273,675	\$5,555,891	0.769	97,259	\$43.94	3010	13.2027	IND HEAVY		\$582,311	
05-127-004-50	1661 NORTHERN STAR DR	12/21/21	\$2,260,000	WD	03-ARM'S LENGTH	\$2,260,000	\$659,500	29.18	\$2,228,776	\$204,455	\$2,055,545	\$2,404,182	0.855	30,564	\$67.25	3010	4.6255	IND LIGHT		\$204,455	
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	3.9359	IND ENG		\$173,950	
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	2.2130	IND LIGHT		\$164,218	
05-148-025-00	839 HUGHES DR	04/19/24	\$1,491,239	WD	03-ARM'S LENGTH	\$1,491,239	\$608,800	40.83	\$1,205,800	\$313,396	\$1,177,843	\$1,097,668	1.073	15,000	\$78.52	3010	17.1799	INDUSTRIALS		\$313,396	
Totals:			\$12,797,239			\$12,797,239	\$4,204,200		\$12,676,432		\$10,870,339	\$12,718,670			\$54.50		4.6567				
								Sale. Ratio =>	32.85			E.C.F. =>	0.855	Std. Deviation=>		0.095586235					
								Std. Dev. =>	10.41			Ave. E.C.F. =>	0.901	Ave. Variance=>		6.8506	Coefficient of Var=>	7.601284639			
Not Used:																					
05-015-054-20	2409 RICE ST	01/03/20	\$315,000	MLC	03-ARM'S LENGTH	\$315,000	\$88,800	28.19	\$253,494	\$93,317	\$221,683	\$154,313	1.437	4,800	\$46.18	2150	53.5337	IND LIGHT		\$84,494	
05-193-001-00	2366 CASS RD	04/10/23	\$875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$875,000	\$442,500	50.57	\$826,709	\$143,062	\$731,938	\$551,328	1.328	10,000	\$73.19	2150	42.6348	IND FLEX		\$138,012	05-193-002-00, 05-193-003-00, 05-193-004-00
05-280-011-10	3000 N KEYSTONE RD	07/06/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$75,500	55.93	\$84,041	\$48,880	\$86,120	\$28,356	3.037	990	\$86.99	2320	213.5895	IND LIGHT		\$44,819	
05-127-010-00	1564 NORTHERN STAR DR	10/08/19	\$750,000	WD	03-ARM'S LENGTH	\$720,000	\$221,800	30.81	\$626,782	\$161,950	\$558,050	\$413,552	1.349	7,620	\$73.23	2960	44.8166	IND LIGHT		\$144,572	
05-148-008-00	1590 KEANE DR	05/27/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$247,000	46.17	\$309,952	\$108,765	\$426,235	\$246,251	1.731	10,400	\$40.98	3010	82.9655	IND LIGHT		\$108,765	
05-148-025-00	839 HUGHES DR	06/25/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$244,000	24.40	\$671,085	\$171,885	\$828,115	\$611,016	1.355	15,000	\$55.21	3010	45.4066	INDUSTRIALS		\$171,885	
05-187-008-10	1701 PARK DR	03/25/21	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$791,000	45.20	\$1,487,695	\$277,724	\$1,472,276	\$1,049,411	1.403	37,788	\$38.96	2320	50.1712	IND LIGHT		\$277,724	
05-148-021-00	501 HUGHES DR	08/04/21	\$2,825,000	WD	03-ARM'S LENGTH	\$2,825,000	\$818,000	28.96	\$3,157,186	\$399,077	\$2,425,923	\$3,275,664	0.741	59,624	\$40.69	3010	16.0653	IND LIGHT		\$399,077	
05-187-011-00	1721 PARK DR	06/01/20	\$317,467	MLC	03-ARM'S LENGTH	\$317,467	\$178,200	56.13	\$240,931	\$168,055	\$149,412	\$89,200	1.675	5,600	\$26.68	3010	77.3789	IND LIGHT		\$159,387	
05-137-016-01	1414 TRADE CENTRE DR	09/09/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,800	49.66	\$247,864	\$60,244	\$144,756	\$203,713	0.711	2,450	\$59.08	2960	19.0656	IND LIGHT		\$60,244	
05-022-027-20	2488 CASS RD	06/17/19	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$238,900	33.65	\$525,821	\$95,983	\$614,017	\$526,118	1.167	10,560	\$58.15	3010	26.5830	INDUSTRIALS		\$95,983	