

2023 ECF Table COM Commercial/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	Blk's Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq Ft.	LCF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
20-003-065-51	3479 BLUE STAR HWY	09/29/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$212,400	78.80	\$498,814	\$111,840	\$188,160	\$283,083	0.655	4,800	\$59.20	COM	23.6340			\$94,416	No	//		COM/IND	201	0	
20-003-005-00	6411 BLUE STAR HWY	12/22/21	\$689,942	WD	03-ARM'S LENGTH	\$689,942	\$564,100	81.76	\$1,349,444	\$305,621	\$384,321	\$563,587	0.682	3,913	\$98.22	COM	68.1920	PARK MODEL	REST FAST	\$225,362	No	//		COM/IND	201	97	
20-010-013-00	3385 BLUE STAR HWY	09/01/21	\$387,900	WD	03-ARM'S LENGTH	\$387,900	\$186,000	47.95	\$409,535	\$102,832	\$285,068	\$260,939	1.092	3,000	\$95.02	COM	19.1450	OFFICE BUILDINGS		\$30,475	No	//		COM/IND	201	0	
20-010-018-00	709 MAPLE ST	03/21/22	\$800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$800,000	\$281,800	35.23	\$791,719	\$210,528	\$589,472	\$475,158	1.241	63,406	\$9.30	COM	33.9559	WAREHOUSES		\$201,779	No	//	20-010-030-10	COM/IND	201	0	
20-010-040-00	3282 BLUE STAR HWY	09/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,800	39.47	\$281,224	\$138,233	\$86,767	\$105,114	0.825	2,020	\$47.95	COM	7.5567	MODEL EXT STAY		\$13,456	No	//		COM/IND	201	0	
Totals:						\$2,402,842			\$1,933,100		\$1,311,436			\$1,687,880		\$56.84											
						Sale. Ratio =>	55.48					E.C.F. =>	0.909		Std. Deviation=>	0.255698											
						Std. Dev. =>	20.30					Ave. E.C.F. =>	0.901		Ave. Variance=>	30.4967		Coefficient of Var=>	33.84679286								

USED 0.909

Not Used																											
20-003-005-00	6411 BLUE STAR HWY	03/11/22	\$1,603,618	WD	03-ARM'S LENGTH	\$1,603,618	\$564,100	35.18	\$1,349,444	\$305,621	\$1,297,997	\$763,587	1.700	3,913	\$331.71	COM	79.8847	PARK MODEL	REST FAST	\$225,362	No	//		COM/IND	201	97	