

2023 ECF TABLE CSC COMMERCIAL STORAGE CONDOS

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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
20-145-001-00	3513 135TH AVE	10/04/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$41,600	23.24	\$153,401	\$18,106	\$160,894	\$135,295	1.189	1,600	\$100.56	CSC	0.9359	COM VAC	\$18,106	No	/ /	/ /		COM/IND	201	0		
20-145-002-00	3515 COMMERCIAL BLVD	09/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$153,401	\$18,106	\$221,894	\$135,295	1.640	1,600	\$138.68	CSC	46.0226	COM VAC	\$18,106	No	/ /	/ /		COM/IND	201	0		
20-145-003-00	3517 COMMERCIAL BLVD	08/25/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$227,102	\$27,214	\$212,786	\$199,888	1.065	2,400	\$88.66	CSC	11.5323	COM VAC	\$27,214	No	/ /	/ /		COM/IND	201	0		
20-145-004-00	3519 COMMERCIAL BLVD	09/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$227,102	\$27,214	\$212,786	\$199,888	1.065	2,400	\$88.66	CSC	11.5323	COM VAC	\$27,214	No	/ /	/ /		COM/IND	201	0		
20-145-007-00	3529 COMMERCIAL BLVD	10/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$227,102	\$27,214	\$212,786	\$199,888	1.065	2,400	\$88.66	CSC	11.5323	COM VAC	\$27,214	No	/ /	/ /		COM/IND	201	0		
20-145-008-00	3531 COMMERCIAL BLVD	09/18/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$227,102	\$27,214	\$212,786	\$199,888	1.065	2,400	\$88.66	CSC	11.5323	COM VAC	\$27,214	No	/ /	/ /		COM/IND	201	0		
20-146-004-00	3520 COMMERCIAL BLVD	01/06/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$0	0.00	\$132,122	\$14,440	\$137,060	\$117,682	1.165	1,200	\$114.22	CSC	1.5185	RES VAC	\$14,440	No	/ /	/ /		COM/IND	201	0		
20-146-005-00	3522 COMMERCIAL BLVD	10/26/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$0	0.00	\$229,102	\$29,214	\$242,786	\$199,888	1.215	2,400	\$101.16	CSC	3.4761	RES VAC	\$29,214	No	/ /	/ /		COM/IND	201	0		
20-146-007-00	3528 COMMERCIAL BLVD	10/20/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$0	0.00	\$218,984	\$27,770	\$239,230	\$191,214	1.251	2,280	\$104.93	CSC	7.1262	RES VAC	\$27,770	No	/ /	/ /		COM/IND	201	0		
20-146-008-00	3530 COMMERCIAL BLVD	11/08/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$0	0.00	\$218,984	\$27,770	\$236,230	\$191,214	1.235	2,280	\$103.61	CSC	5.5573	RES VAC	\$27,770	No	/ /	/ /		COM/IND	201	0		
20-146-009-00	3532 COMMERCIAL BLVD	11/03/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$0	0.00	\$129,914	\$14,773	\$117,227	\$115,141	1.018	1,170	\$100.19	CSC	16.1732	RES VAC	\$14,773	No	/ /	/ /		COM/IND	201	0		
20-146-011-00	3536 COMMERCIAL BLVD	09/28/21	\$280,780	WD	03-ARM'S LENGTH	\$280,780	\$0	0.00	\$229,102	\$29,214	\$251,566	\$199,888	1.259	2,400	\$104.82	CSC	7.8685	RES VAC	\$29,214	No	/ /	/ /		COM/IND	201	0		
20-146-013-00	3540 COMMERCIAL BLVD	09/09/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$0	0.00	\$218,984	\$27,770	\$236,230	\$191,214	1.235	2,280	\$103.61	CSC	5.5573	RES VAC	\$27,770	No	/ /	/ /		COM/IND	201	0		
20-146-014-00	3542 COMMERCIAL BLVD	09/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$218,984	\$27,770	\$237,230	\$191,214	1.241	2,280	\$104.05	CSC	6.0803	RES VAC	\$27,770	No	/ /	/ /		COM/IND	201	0		
20-146-015-00	3544 COMMERCIAL BLVD	09/09/21	\$145,840	WD	03-ARM'S LENGTH	\$145,840	\$0	0.00	\$129,914	\$14,773	\$131,067	\$115,141	1.138	1,170	\$112.02	CSC	4.1532	RES VAC	\$14,773	No	/ /	/ /		COM/IND	201	0		
20-146-016-00	3546 COMMERCIAL BLVD	09/28/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$0	0.00	\$229,102	\$29,214	\$242,786	\$199,888	1.215	2,400	\$101.16	CSC	3.4761	RES VAC	\$29,214	No	/ /	/ /		COM/IND	201	0		
20-146-017-00	3548 COMMERCIAL BLVD	09/16/21	\$280,100	WD	03-ARM'S LENGTH	\$280,100	\$0	0.00	\$229,102	\$29,214	\$250,886	\$199,888	1.255	2,400	\$104.54	CSC	7.5284	RES VAC	\$29,214	No	/ /	/ /		COM/IND	201	0		
20-146-018-00	3550 COMMERCIAL BLVD	09/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$0	0.00	\$129,914	\$14,773	\$117,227	\$115,141	1.018	1,170	\$100.19	CSC	16.1732	RES VAC	\$14,773	No	/ /	/ /		COM/IND	201	0		
20-146-019-00	3552 COMMERCIAL BLVD	08/27/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$0	0.00	\$218,984	\$27,770	\$236,230	\$191,214	1.235	2,280	\$103.61	CSC	5.5573	RES VAC	\$27,770	No	/ /	/ /		COM/IND	201	0		
20-146-021-00	3556 COMMERCIAL BLVD	09/09/21	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$0	0.00	\$129,914	\$14,773	\$124,727	\$115,141	1.083	1,170	\$106.60	CSC	9.6595	RES VAC	\$14,773	No	/ /	/ /		COM/IND	201	0		
20-146-022-00	3558 COMMERCIAL BLVD	09/09/21	\$280,500	WD	03-ARM'S LENGTH	\$280,500	\$0	0.00	\$229,102	\$29,214	\$251,286	\$199,888	1.257	2,400	\$104.70	CSC	7.7285	RES VAC	\$29,214	No	/ /	/ /		COM/IND	201	0		
Totals:						\$4,949,220	\$4,949,220	\$41,600	\$4,260,819	\$4,427,594	\$3,739,193	\$102.36	0.4255															
						Sale. Ratio =>	0.84			E.C.F. =>	1.184	Std. Deviation=>		0.135253462														
						Std. Dev. =>	4.95			Ave. E.C.F. =>	1.180	Ave. Variance=>		9.7195											Coefficient of Var=>		8.237907976	

USED 1.184