

COMMERCIAL

2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
004-017-006-10	10300 W HC - EDMORE RD	05/23/22	\$395,000	\$395,000	\$137,700	34.86	\$325,751	\$72,003
042-101-005-10	125 SECOND ST	03/29/22	\$28,000	\$28,000	\$13,900	49.64	\$35,423	\$9,506
042-102-003-00	318 S LINCOLN AVE	05/19/21	\$67,500	\$67,500	\$36,500	54.07	\$73,947	\$4,478
042-102-003-30	320 S LINCOLN AVE	07/19/21	\$75,000	\$75,000	\$39,000	52.00	\$79,789	\$4,072
042-102-004-00	326 S LINCOLN AVE	04/09/21	\$75,000	\$75,000	\$40,200	53.60	\$80,492	\$4,599
042-111-108-00	411 S LINCOLN AVE	01/18/23	\$145,000	\$134,850	\$61,200	45.38	\$131,172	\$39,719
042-716-032-00	9650 N GREENVILLE RD	02/10/22	\$300,000	\$300,000	\$176,800	58.93	\$309,686	\$46,900
<b>Totals:</b>			<b>\$4,827,000</b>	<b>\$4,816,850</b>	<b>\$1,362,200</b>		<b>\$2,983,697</b>	
						<b>Sale. Ratio =&gt;</b>	<b>28.28</b>	
						<b>Std. Dev. =&gt;</b>	<b>19.06</b>	

042-716-043-10	9599 N GREENVILLE RD	12/21/21	\$800,000	\$800,000	\$162,500	20.31	\$341,680	\$83,875
042-716-001-10	9494 PADEN RD	08/29/22	\$2,600,000	\$2,600,000	\$647,600	24.91	\$1,362,046	\$95,077
042-103-001-90	412 S LINCOLN AVE	10/29/21	\$250,000	\$250,000	\$46,800	18.72	\$164,003	\$2,070
042-170-105-00	315 S LINCOLN AVE	09/22/21	\$91,500	\$91,500	\$0	0.00	\$79,708	\$1,300

\* used 0.640 as commercial ECF

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$322,997	\$414,621	<b>0.779</b>	3,470	\$93.08	00006	#DIV/0!	
\$18,494	\$42,348	<b>0.437</b>	2,587	\$7.15	00006	#DIV/0!	
\$63,022	\$113,511	<b>0.555</b>	3,492	\$18.05	00042	#DIV/0!	
\$70,928	\$123,721	<b>0.573</b>	3,678	\$19.28	00042	#DIV/0!	
\$70,401	\$124,008	<b>0.568</b>	4,054	\$17.37	00042	#DIV/0!	
\$95,131	\$149,433	<b>0.637</b>	4,995	\$19.05	00006	#DIV/0!	
\$253,100	\$429,389	<b>0.589</b>	2,851	\$88.78	00006	#DIV/0!	
<b>\$894,073</b>	<b>\$1,397,031</b>			<b>\$54.98</b>		<b>#DIV/0!</b>	
	E.C.F. =>	<b>0.640</b>		Std. Deviation=>		<b>#DIV/0!</b>	
	Ave. E.C.F. =>	<b>#DIV/0!</b>		Ave. Variance=>		<b>#DIV/0!</b>	Coefficient of Var=> <b>#DIV/0!</b>

\$716,125	\$421,250	<b>1.700</b>	6,311	\$113.47	00006	#DIV/0!	
\$2,504,923	\$2,070,211	<b>1.210</b>	22,131	\$113.19	00006	#DIV/0!	
\$247,930	\$264,596	<b>0.937</b>	3,652	\$67.89	00042	#DIV/0!	
\$90,200	\$128,118	<b>0.704</b>	1,900	\$47.47	00042	#DIV/0!	

Use Code	Land Value	Land Table	Property Class	Building Depr.
OFFICE BUILDINGS	\$37,004	COMMERCIAL	201	0
SHED UTILITY	\$8,775		201	0
	\$1,980		201	0
	\$1,980		201	0
	\$1,980		201	0
GAR SERVICE	\$9,900		201	0
	\$15,030		201	0

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	\$55,500		201	0
	\$21,690		201	0
MED DENTAL	\$2,070		201	0
	\$1,300		201	0