

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	land ratio	Land Value		
051-490-004-00	1010 CONRAD INDUSTRIAL DR	07/12/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$55,600	20.67	\$156,272	\$46,585	\$222,415	\$279,968	0.794	4,544	\$48.95	3000	12.1010		9%	\$22,997		
051-490-012-00	1105 CONRAD INDUSTRIAL DR	01/03/23	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$624,100	35.66	\$1,318,328	\$211,007	\$1,538,993	\$2,785,950	0.552	51,843	\$29.69	3000	12.1010		4%	\$70,588		
Totals:			\$2,019,000			\$2,019,000	\$679,700		\$1,474,600		\$1,761,408	\$3,065,918			\$39.32		9.8909			6%		
								Sale. Ratio =>	33.67					E.C.F. =>	0.575	Std. Deviation=>		0.171133427				
								Std. Dev. =>	10.60					Ave. E.C.F. =>	0.673	Ave. Variance=>		12.1010	Coefficient of Var=>		17.96936045	