

15

Commercial South of Labo Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 007 00	12960 TELEGRAPH RD	07/25/22	\$170,000	LC	03-ARM'S LENGTH	\$170,000	\$43,000	25.29
01 034 035 10	9200 TELEGRAPH RD	04/07/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$328,400	54.73
01 070 001 00	13035 TELEGRAPH RD	06/28/23	\$249,000	LC	03-ARM'S LENGTH	\$249,000	\$74,200	29.80
Totals:						\$1,019,000	\$445,600	
							Sale. Ratio =>	43.73
							Std. Dev. =>	15.86

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)
\$93,382	\$53,430	\$116,570	\$51,221	2.276	960	\$121.43	00065	78.7087
\$707,076	\$130,400	\$469,600	\$538,950	0.871	9,480	\$49.54	00061	61.7435
\$164,969	\$43,390	\$205,610	\$155,871	1.319	2,800	\$73.43	00065	16.9652
\$965,427		\$791,780	\$746,041			\$81.47		42.7450
E.C.F. =>				1.061	Std. Deviation=>		0.71746523	
Ave. E.C.F. =>				1.489	Ave. Variance=>		52.4724 Coefficient of Var=>	

Land Value	Land Table	Property Class
\$53,430	065 COM.TEL./CAR-ROCK/WILL CAR	201
\$121,250	TELEGRAPH S OF LABO COMMERCIAL	201
\$26,080	065 COM.TEL./CAR-ROCK/WILL CAR	201

Commercial South of Labo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 034 012 10	9535 TELEGRAPH RD	12/22/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$119,000	17.25
01 034 030 00	TELEGRAPH RD	10/14/22	\$510,250	WD	03-ARM'S LENGTH	\$510,250	\$100,900	19.77
01 034 033 00	TELEGRAPH RD	02/07/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$56,900	39.93
01 034 035 10	9200 TELEGRAPH RD	04/07/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$328,400	54.73
Totals:			\$1,942,750			\$1,942,750	\$605,200	

Sale. Ratio => 31.15

Std. Dev. => 17.73

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$292,200	\$690,000	\$292,200	25.27	25.27	\$27,305	\$0.63	00061	2022R23915
\$252,100	\$510,250	\$252,100	20.41	20.41	\$25,000	\$0.57	00061	2022R20558
\$113,725	\$142,500	\$113,725	7.14	7.14	\$19,958	\$0.46	00061	2023R02247
\$689,576	\$14,174	\$103,750	5.90	5.90	\$2,402	\$0.06	00061	2023R05668
\$1,347,601	\$1,356,924	\$761,775	58.72	58.72				

Average
per Net Acre=> 23,108.38 per SqFt=> \$0.53

Land Table	Class
TELEGRAPH S OF LABO COMMERCIAL	202
TELEGRAPH S OF LABO COMMERCIAL	202
TELEGRAPH S OF LABO COMMERCIAL	202
TELEGRAPH S OF LABO COMMERCIAL	201