



**2007 APARTMENTS/MOBILE HOMES**

<b>PARCEL #</b>	<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>LAND VALUE</b>	<b>MISC DED</b>	<b>RESIDUAL</b>	<b>STC COST</b>	<b>ECF</b>
12-33-302-033	Sep-23	375,000	71,800	2628	300,572	228,685	1.31
05-10-403-087, 083, 084, 086	Aug-23	180,000	88,000	8969	83,031	110,270	0.75
11-10-301-046	Nov-22	599,000	80,000		519,000	349,492	1.49
17-35-203-114	Jul-22	3,000,000	620,000	189350	2,190,650	2,834,028	0.77
14-23-305-045 & 401-079	Nov-22	1,445,000	160,000	6400	1,278,600	1,157,737	1.10
12-33-300-008	Aug-22	950,000	72,000	15140	862,860	515,241	1.67
06-33-300-029	Oct-22	275,000	67,680	300	207,020	164,961	1.25
05-14-103-001 & 016	Feb-23	2,250,000	182,000	12000	2,056,000	1,759,989	1.17
						<b>Avg</b>	<b>1.19</b>
						<b>Used</b>	<b>1.20</b>

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**2008 CONVIENCE W/O GAS**

PARCEL #	SALE DATE	SALE PRICE	Time Adj	Adj Sale Price	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
<b>No Gas</b>												
11-28-301-012	Jan-21	504,000	1.12	564480	174240	15673	374,567	466,105	0.80	4362	115.54	no gas
13-35-301-053	Aug-20	399,000	1.14	454860	56250	7455	391,155	352,139	1.11	3,200	124.69	no gas
11-10-401-013	Jul-23	1,200,000	1.000	1200000	315000	26958	858,042	808,772	0.96	9315	128.82	no gas
								<b>Avg</b>	<b>0.96</b>			
								<b>Used</b>	<b>0.95</b>	<b>Without Gas</b>		

2009 RESTURANTS/FAST FOOD

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF
16-32-100-097	Jul-23	775,000	190,575	16,800	567,625	455,747	1.25
12-32-106-037	Jan-23	445,000	116,190	14,966	313,844	223584	1.40
17-01-101-017	Oct-23	150,000	63,647	16,365	69,988	127,329	0.55
						<b>Avg</b>	<b>1.07</b>
						<b>Used</b>	<b>1.05</b>

## 2011 CONVIENCE WITH GAS

PARCEL #	SALE DATE	SALE PRICE	Time Adj	Adj Sale Price	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
<b>With Gas</b>												
18-19-300-013	Sep-22	2935000	1.000	2,935,000	1,171,168	73,089	1,690,743	865,389	1.95	3100	946.77	Gas
11-05-400-038	Oct-22	2075000	1.000	2,075,000	299,200	75,530	1,700,270	1,782,436	0.95	4250	488.24	Gas
08-28-200-020	Dec-22	2755000	1.000	2,755,000	889,942	101,153	1,763,905	1,001,752	1.76	6193	444.86	Gas
								<b>Avg</b>	<b>1.56</b>			
								<b>Used</b>	<b>1.55</b>	<b>With Gas</b>		



## 2012 OFFICE/BANKS

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF
11-06-200-025	Sep-23	500000	214200	12894	272,906	549654	0.50
12-19-300-036	May-23	2,000,000	327567	36299	1,636,134	2544776	0.64
08-22-400-022	Oct-22	1,598,000	440185	59760	1,098,055	1518349	0.72
12-32-201-120	Mar-24	530,000	97351	102658	329,991	387938	0.85
12-33-302-039 & 040	Dec-23	1,900,000	585446	56887	1,257,667	2138500	0.59
12-33-302-041	Dec-23	4,100,000	853776	92816	3,153,408	4514641	0.70
						<b>Avg</b>	<b>0.67</b>
						<b>Used</b>	<b>0.70</b>

## 2014 MAIN COMMERCIAL

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
11-05-100-008	May-23	385,000	224000	6275	154,725	148,980	1.04	1728	222.80	
11-06-201-069	Feb-24	350,000	49000	5126	295,874	316,223	0.94	3744	93.48	
11-13-100-016	Dec-22	500,000	207200	54563	238,237	470,482	0.51	5632	88.78	
11-13-102-014	Apr-24	2,359,471	265174	177487	1,916,810	1,973,313	0.97	2424	973.38	
12-19-100-072	Sep-22	1,000,000	232021	42884	725,095	937,895	0.77			
ECF area: 2014 (Main)							<b>Avg</b>	<b>0.85</b>		
							<b>Used</b>	<b>0.85</b>		

## 2014 MAIN COMMERCIAL

## 2015 SERVICE

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF
16-29-300-031	Oct-22	1,975,000	211,048	10,447	1,753,505	1,796,499	0.98
11-09-200-020	Mar-23	1,680,000	321,600	32,436	1,325,964	941,787	1.41
15-25-100-030	Nov-22	450,000	144,909	41,796	263,295	408,105	0.65
17-01-100-012	Aug-22	290,000	71,221	11,090	207,689	291,093	0.71
17-36-304-016	Aug-23	640,000	143,787	6,225	489,988	531,859	0.92
						<b>Avg</b>	<b>0.93</b>
						<b>Used</b>	<b>0.90</b>

3000 IND. BLDGS UNDER 25,000 SQ FT

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-13-100-032	Sep-22	1,400,000	90,170	56,440	1,253,390	1,403,912	0.89	22,248	\$ 62.93
16-12-301-022	Jan-24	1,550,000	171,532	37,013	1,341,455	1,122,628	1.19	14,505	\$ 106.86
16-11-201-001	Jun-22	1,950,000	573,076	63,143	1,313,781	1,408,937	0.93	16,874	\$ 115.56
						<b>Avg</b>	<b>1.01</b>		
						<b>Used</b>	<b>1.01</b>		

3010 IND. BLDGS 25,000 SF OVER

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT	
11-15-200-025	Jun-22	4,700,000	597511	64495	4,037,994	3142702	1.28	61978	76	
16-12-300-035	Oct-22	1,900,000	231,913	74,074	1,594,013	1,673,562	0.95	26,040	73	
16-23-100-025	Jul-22	1,350,000	108,051	6,320	1,235,629	1,534,937	0.81	30,938	44	
08-28-101-002	Mar-22	1,486,849	142,180	26,327	1,318,342	1,190,873	1.11	28,292	53	
							<b>Avg</b>	<b>1.04</b>		
							<b>Used</b>	<b>1.04</b>		