

2023 City of West Branch

Parcel Code	Sale Date	Sale Price	Bldg. & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft
I-75 E. Bus. Loop/M-55									
014-029-037-56	1/29/2021	\$500,000	\$ 434,155	\$65,845	316	200	5.5 \$	208	\$0.27
014-200-007-00	8/20/2020	\$295,000	\$ 135,781	\$159,219	233	283	1.514 \$	683	\$2.41
014-029-002-10	10/15/2021	\$2,020,000	\$ 1,025,126	\$994,874	499	820	9.47 \$	1,992	\$2.41
014-029-020-30	12/28/2021	\$ 320,000	\$ -	\$320,000	420	243	2.346 \$	761	\$3.13
014-031-024-30	3/12/2021	\$ 750,000	\$ 420,041	\$329,959	186	575	2.46 \$	1,774	\$3.08
014-200-007-00	8/20/2020	\$ 295,000	\$ 135,781	\$159,219	233	283	1.51 \$	683	\$2.41
			Totals	\$2,029,116	1888				\$2.04
							Average	\$ 1,017	\$2
						For 2022 Use	\$ 1,050	N/A	\$3.75
Parcel Code	Sale Date	Sale Price	Bldg. & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft
City of West Branch									
052-105-001-00	12/31/2021	\$ 87,500	\$ 72,073	\$ 15,427	31	134	0.095 \$	498	\$3.73
052-106-011-00	10/8/2021	\$ 100,000	\$ 67,530	\$ 32,470	12	132	0.036 \$	2,706	\$20.71
052-213-002-00	3/12/2021	\$ 61,000	\$ 46,287	\$ 14,713	66	55.83	0.085 \$	223	\$3.97
052-214-001-00	8/10/2021	\$ 90,500	\$ 40,200	\$ 50,300	132	138	0.418 \$	381	\$2.76
052-402-002-30	10/27/2020	\$ 120,000	\$ 107,319	\$ 12,681	21	90	0.043 \$	604	\$6.77
052-402-011-30	4/22/2021	\$ 140,000	\$ 124,545	\$ 15,455	19	102	0.044 \$	813	\$8.06
052-402-012-20	5/19/2021	\$ 120,000	\$ 90,891	\$ 29,109	21	102	0.049 \$	1,386	\$13.64
052-403-001-10	3/4/2021	\$ 250,000	\$ 146,524	\$ 103,476	62	117	0.167 \$	1,669	\$14.22
052-413-011-00	5/14/2021	\$ 145,000	\$ 86,757	\$ 58,243	48	132	0.145 \$	1,213	\$9.22
				\$331,874	412		1.082 \$	806	\$7.04
						Average	\$ 1,055	N/A	\$9.23
						For 2022 Use	\$ 1,000		\$6

2023 City of West Branch

Commercial Industrial Land Value Study

Parcel Code	Sale Date	Sale Price	Bldg & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft
City of West Branch									
	side street								
052-207-033-00	12/7/2021	\$ 97,300	\$ 84,661	\$ 12,639	102	148	0.347	\$ 124	\$36,424
052-459-001-40*	1/24/2022	\$ 150,000	\$ 48,084	\$ 101,916	115	140	0.627	\$ 886	\$162,545
014-029-002-60	10/11/2021	\$ 285,000	\$ 116,038	\$ 168,962	300	1060.00	7.3	\$ 563	\$23,145
			Total	\$ 283,517	517		3.138	\$ 548	
						<i>Average</i>	<i>\$</i>	524	
					For 2022	Use	\$	500	N/A
									\$3

Excess land not used for operations will Utilize the Agricultural Rate

\$2,250

Outliers

014-032-067-50	8/9/2021	\$ 2,290,000	\$ 264,416	\$2,025,584	140	660	2.121	\$ 14,468	\$955,014	\$21.92
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2023 CITY OF WEST BRANCH RES FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
052-104-006-00	134 S SIXTH STREET	07/16/20	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$40,000	32.79	\$121,308	\$18,182	\$17,490	66.0	132.0
052-107-009-00	121 S SECOND STREET	04/29/22	\$126,000	WD	03-ARMS LENGTH	\$126,000	\$32,700	25.95	\$98,391	\$45,099	\$17,490	66.0	132.0
052-111-004-10	222 S SECOND	09/23/22	\$103,000	WD	03-ARMS LENGTH	\$103,000	\$62,100	60.29	\$129,205	\$37,660	\$63,865	241.0	132.0
052-112-005-00	235 S SECOND STREET	05/21/20	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$16,900	67.60	\$43,866	(\$1,376)	\$17,490	66.0	124.0
052-112-007-00	227 S SECOND STREET	07/07/21	\$67,000	WD	03-ARMS LENGTH	\$67,000	\$30,800	45.97	\$71,039	\$13,451	\$17,490	66.0	132.0
052-114-001-50	424 W WRIGHT STREET	11/03/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$29,700	39.60	\$86,847	\$33,363	\$34,980	132.0	264.0
052-114-010-00	213 S FOURTH STREET	08/20/20	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$47,000	47.00	\$114,294	\$3,196	\$17,490	66.0	132.0
052-115-002-00	208 S SIXTH STREET	06/23/20	\$54,100	WD	03-ARMS LENGTH	\$54,100	\$34,900	64.51	\$105,062	(\$33,472)	\$17,490	66.0	132.0
052-124-005-00	330 S FOURTH STREET	09/22/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$29,300	41.86	\$67,660	\$19,830	\$17,490	66.0	132.0
052-124-006-00	334 S FOURTH STREET	06/15/21	\$68,000	WD	03-ARMS LENGTH	\$68,000	\$19,700	28.97	\$46,058	\$39,432	\$17,490	66.0	132.0
052-124-012-00	324 S RIPLEY STREET	09/21/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$40,300	29.85	\$114,734	\$55,246	\$34,980	132.0	66.0
052-125-004-00	320 S THIRD STREET	07/31/20	\$77,350	WD	03-ARMS LENGTH	\$77,350	\$21,000	27.15	\$72,259	\$22,581	\$17,490	66.0	132.0
052-125-004-00	320 S THIRD STREET	12/30/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$31,900	35.44	\$72,259	\$35,231	\$17,490	66.0	132.0
052-151-003-00	303 S EIGHTH STREET	05/24/22	\$142,500	WD	03-ARMS LENGTH	\$142,500	\$49,500	34.74	\$105,209	\$61,141	\$23,850	90.0	132.0
052-155-005-00	411 S SEVENTH STREET	12/20/21	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$30,600	26.61	\$70,611	\$64,529	\$20,140	76.0	132.0
052-156-005-00	415 S SIXTH STREET	09/01/21	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$51,100	36.53	\$119,723	\$60,457	\$40,280	152.0	132.0
052-156-008-00	401 S SIXTH STREET	05/20/20	\$88,000	WD	03-ARMS LENGTH	\$88,000	\$44,700	50.80	\$109,111	(\$971)	\$20,140	76.0	132.0
052-203-011-00	122 S LIVINGSTON STREET	03/16/22	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$43,200	41.14	\$99,932	\$36,603	\$31,535	119.0	132.0
052-204-012-00	109 N BURGESS STREET	06/29/21	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$81,100	36.04	\$185,579	\$71,857	\$32,436	136.0	112.0
052-206-001-00	279 N BURGESS STREET	06/09/22	\$47,000	WD	03-ARMS LENGTH	\$47,000	\$37,900	80.64	\$79,815	(\$7,388)	\$25,427	101.0	132.0
052-206-006-00	251 N BURGESS STREET	04/08/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$51,000	36.43	\$109,709	\$46,456	\$16,165	61.0	132.0
052-207-033-00	250 N BURGESS	07/29/20	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$61,200	87.43	\$145,826	(\$60,959)	\$14,867	102.0	148.0
052-207-033-00	250 N BURGESS	12/07/21	\$97,300	WD	03-ARMS LENGTH	\$97,300	\$61,900	63.62	\$145,826	(\$33,659)	\$14,867	102.0	148.0
052-207-034-00	225 N VALLEY STREET	12/08/20	\$77,500	WD	03-ARMS LENGTH	\$77,500	\$33,900	43.74	\$83,867	\$11,653	\$18,020	68.0	116.0
052-207-036-00	219 N VALLEY STREET	05/27/22	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$45,500	60.67	\$97,156	(\$4,136)	\$21,020	68.0	116.0
052-207-056-00	222 N BURGESS STREET	08/01/22	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$51,300	36.67	\$109,529	\$52,101	\$12,730	82.0	212.0
052-207-058-00	210 N BURGESS STREET	11/20/20	\$118,000	WD	03-ARMS LENGTH	\$118,000	\$52,300	44.32	\$127,536	\$16,394	\$25,930	103.0	214.0
052-207-059-00	202 N BURGESS STREET	06/10/21	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$108,200	44.16	\$247,173	\$19,822	\$21,995	83.0	214.0
052-213-009-00	127 PAGE STREET	08/27/20	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$33,100	33.10	\$83,832	\$30,743	\$14,575	55.0	148.0
052-218-002-00	212 N VALLEY STREET	06/12/20	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$40,000	38.10	\$98,652	\$24,368	\$18,020	68.0	132.0
052-250-008-00	151 ALTO COURT	07/01/22	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$34,500	36.32	\$71,764	\$58,216	\$34,980	132.0	137.0
052-302-003-00	320 STATE STREET	03/12/21	\$60,000	LC	03-ARMS LENGTH	\$60,000	\$35,600	59.33	\$89,186	\$2,296	\$31,482	198.0	117.0
052-303-005-10	400 STATE STREET	05/06/22	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$28,000	56.00	\$59,202	\$15,240	\$24,442	131.8	117.6
052-304-007-00	443 N FAIRVIEW	07/14/22	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$8,700	34.80	\$17,490	\$25,000	\$17,490	66.0	165.0
052-323-004-00	324 N FOURTH STREET	12/16/21	\$147,400	WD	03-ARMS LENGTH	\$147,400	\$55,000	37.31	\$128,395	\$68,163	\$49,158	371.0	129.0
052-324-001-00	303 N FOURTH STREET	10/20/20	\$105,900	WD	03-ARMS LENGTH	\$105,900	\$38,700	36.54	\$96,037	\$27,353	\$17,490	66.0	132.0
052-324-014-00	405 N FOURTH STREET	08/02/21	\$96,000	WD	03-ARMS LENGTH	\$96,000	\$41,300	43.02	\$98,273	\$32,707	\$34,980	132.0	172.0
052-324-014-00	405 N FOURTH STREET	02/22/21	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$40,100	66.83	\$107,858	(\$21,623)	\$26,235	99.0	172.0
052-324-014-00	405 N FOURTH STREET	09/10/21	\$147,400	WD	03-ARMS LENGTH	\$147,400	\$43,100	29.24	\$107,858	\$65,777	\$26,235	99.0	172.0
052-324-016-00	409 N FOURTH STREET	08/11/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$41,600	34.67	\$95,836	\$41,654	\$17,490	66.0	172.0
052-351-004-00	400 N THIRD STREET	02/22/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$56,800	37.87	\$130,413	\$61,563	\$41,976	264.0	132.0
052-352-007-00	384 N SECOND STREET	05/27/21	\$72,500	WD	03-ARMS LENGTH	\$72,500	\$26,200	36.14	\$71,618	\$18,372	\$17,490	66.0	165.0
052-352-010-00	362 N SECOND STREET	03/05/21	\$74,000	WD	03-ARMS LENGTH	\$74,000	\$26,300	35.54	\$66,550	\$24,940	\$17,490	66.0	168.0
052-352-015-00	517 N FIRST STREET	10/13/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$27,400	31.05	\$63,219	\$42,521	\$17,490	66.0	132.0
052-353-006-00	129 LINDSAY STREET	11/23/21	\$82,500	WD	03-ARMS LENGTH	\$82,500	\$34,600	41.94	\$79,440	\$20,550	\$17,490	66.0	180.0
052-354-002-00	337 N SECOND STREET	12/23/21	\$83,000	WD	03-ARMS LENGTH	\$83,000	\$19,800	23.86	\$63,129	\$37,361	\$17,490	66.0	132.0
052-380-006-00	316 LINDSAY STREET	01/15/21	\$44,600	M/LC	03-ARMS LENGTH	\$44,600	\$23,000	51.57	\$57,260	\$4,830	\$17,490	66.0	66.0
052-380-024-00	315 N FIFTH STREET	11/02/20	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$63,600	44.63	\$92,714	\$6,776	\$17,490	66.0	132.0
052-380-026-00	431 LINDSAY STREET	08/20/20	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$40,900	37.18	\$103,119	\$32,560	\$25,679	102.0	66.0
052-380-028-00	322 N FIFTH STREET	02/28/22	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$44,800	32.02	\$104,200	\$67,182	\$31,482	132.0	103.0
052-400-004-00	315 N FIFTH STREET	11/25/20	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$35,000	22.01	\$120,480	\$53,360	\$18,020	56.0	132.0
052-400-007-00	318 N SIXTH STREET	07/24/20	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$13,700	54.80	\$35,767	\$7,253	\$18,020	68.0	132.0
052-400-018-00	631 LINDSAY STREET	09/02/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$32,200	46.00	\$73,986	\$15,889	\$19,875	75.0	126.0
052-400-019-00	633 LINDSEY ST	11/25/20	\$79,900	WD	03-ARMS LENGTH	\$79,900	\$19,700	24.66	\$71,249	\$28,526	\$19,875	75.0	122.0
052-454-006-02	210 N FIFTH STREET	11/05/21	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$43,600	18.96	\$166,342	\$107,383	\$43,725	165.0	115.8

052-454-007-00	218 N 5TH STREET	11/10/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$33,300	36.20	\$81,632	\$27,858	\$17,490	66.0	132.0
052-461-002-10	210 SIDNEY STREET	05/20/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$43,700	33.11	\$93,567	\$54,863	\$16,430	62.0	124.5
052-461-008-00	198 N THIRD STREET	06/01/20	\$149,200	WD	03-ARM'S LENGTH	\$149,200	\$59,100	39.61	\$146,444	\$36,544	\$33,788	150.0	76.0
052-461-008-00	198 N THIRD STREET	03/22/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$59,100	36.04	\$146,444	\$51,344	\$33,788	150.0	76.0
052-480-009-00	614 ANNIE STREET	04/12/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,200	33.22	\$88,520	\$46,355	\$19,875	75.0	140.0
052-480-012-00	710 ANNIE STREET	05/23/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,700	60.88	\$104,266	(\$4,391)	\$19,875	75.0	140.0
052-630-025-25	514 HIDDEN CREEK	08/31/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$101,900	43.18	\$251,022	\$7,238	\$22,260	84.0	132.0
052-635-002-00	449 IRONS PARK DRIVE	08/31/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,500	65.00	\$129,346	(\$16,633)	\$22,713	85.7	250.0
052-635-004-00	391 IRONS PARK DRIVE	10/14/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,000	40.30	\$122,898	\$33,815	\$22,713	85.7	250.0
052-635-008-00	361 IRONS PARK DRIVE	11/12/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$69,700	57.60	\$153,826	(\$10,113)	\$22,713	85.7	250.0
052-635-009-00	359 IRONS PARK DRIVE	08/14/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$67,900	48.53	\$149,926	\$12,687	\$22,713	85.7	250.0
052-635-014-00	345 IRONS PARK DRIVE	09/02/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,600	37.48	\$112,428	\$45,285	\$22,713	85.7	250.0
052-635-017-00	339 IRONS PARK DRIVE	09/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$117,325	\$55,388	\$22,713	85.7	250.0
052-640-001-50	491 VICTORIAN COURT	05/28/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$64,000	37.76	\$157,320	\$20,382	\$8,202	31.0	225.0
052-645-005-00	2476 WEST BRANCH DRIVE	12/09/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$54,700	43.41	\$116,669	\$16,902	\$7,571	28.6	150.0
052-645-008-00	2464 WEST BRANCH DRIVE	09/21/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,700	45.27	\$120,408	(\$837)	\$7,571	28.6	150.0
052-655-002-00	473 WEST RIVER PARK DR	12/07/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$60,300	34.48	\$140,799	\$59,337	\$25,236	95.2	150.0
052-655-006-00	493 W RIVER PARK DR	04/21/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$70,000	33.02	\$181,750	\$55,486	\$25,236	95.2	150.0
052-655-014-00	448 WEST RIVER PARK DR	03/30/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$82,700	54.23	\$194,326	(\$16,590)	\$25,236	95.2	150.0
052-655-022-00	419 W RIVER PARK	06/04/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$76,700	42.63	\$179,987	\$25,149	\$25,236	95.2	150.0
052-655-023-00	421 W RIVER PARK	04/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,100	40.54	\$179,187	\$51,049	\$25,236	95.2	150.0
052-660-003-00	340 COURT STREET	07/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$37,900	33.84	\$80,442	\$50,903	\$19,345	73.0	132.0
052-660-004-00	400 COURT ST	10/26/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$30,500	66.30	\$75,331	(\$9,191)	\$20,140	76.0	132.0
052-665-009-00	451 MORISON STREET	05/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,700	42.70	\$89,484	\$45,761	\$35,245	133.0	127.0
052-665-010-00	301 S FOURTH STREET	12/17/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$28,000	27.32	\$100,780	\$19,210	\$17,490	66.0	132.0
052-665-012-00	315 S FOURTH STREET	04/21/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$50,500	39.30	\$108,407	\$37,583	\$17,490	66.0	132.0
052-665-013-00	321 S FOURTH STREET	09/22/20	\$116,450	WD	03-ARM'S LENGTH	\$116,450	\$44,200	37.96	\$111,356	\$22,584	\$17,490	66.0	132.0
052-665-023-00	559 S FOURTH STREET	03/22/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$37,400	26.73	\$111,494	\$63,386	\$34,980	132.0	152.0
052-665-025-00	579 S FOURTH STREET	06/25/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$28,300	34.30	\$81,979	\$23,841	\$23,320	88.0	152.0
Totals:			\$9,481,400			\$9,437,650	\$3,738,000	39.61	\$9,060,816	\$2,326,478	\$1,939,414	7,907.3	
2022 WAS \$265							Sale, Ratio => Std. Dev. =>	13.02			Average Per FF=>	\$294	

2023 ECF BIRCH POINT

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.
052-670-001-00	427 W RIVER PARK	06/23/20	\$83,900	WD	03-ARM'S LENGTH	\$83,900	\$36,800	43.86	\$97,382	\$7,056	\$76,844	\$107,021	0.718
052-670-005-00	437 W RIVER PARK	12/10/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,800	40.93	\$97,382	\$7,056	\$82,844	\$107,021	0.774
052-670-006-00	439 W RIVER PARK	05/05/20	\$82,450	WD	03-ARM'S LENGTH	\$82,450	\$37,000	44.88	\$97,901	\$7,056	\$75,394	\$107,636	0.700
052-670-008-00	443 W RIVER PARK	11/01/21	\$96,950	WD	03-ARM'S LENGTH	\$96,950	\$41,500	42.81	\$97,382	\$7,056	\$89,894	\$107,021	0.840
052-670-010-00	447 W RIVER PARK	02/16/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$36,800	38.33	\$97,382	\$7,056	\$88,944	\$107,021	0.831
Totals:			\$449,200			\$449,200	\$188,900		\$487,429		\$413,920	\$535,722	
2022 WAS .844							Sale. Ratio =>	42.05				E.C.F. =>	0.773
							Std. Dev. =>	2.59				Ave. E.C.F. =>	0.773

2023 ECF COMMERCIAL

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
052-105-001-00	426 W HOUGHTON	12/31/21	\$87,500	LC	03-ARM'S LENGTH	\$87,500	\$43,300	49.49	\$92,034	\$7,823	\$79,677	\$109,507	0.728	1,763
052-105-006-00	129 S FOURTH STREET	11/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$54,000	54.00	\$128,739	\$30,577	\$69,423	\$127,649	0.544	5,808
052-106-011-00	308 W HOUGHTON AVE	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,600	56.60	\$126,878	\$22,145	\$77,855	\$136,194	0.572	1,680
052-402-011-30	325 W HOUGHTON AVE	04/22/21	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$67,500	48.21	\$148,462	\$19,124	\$120,876	\$168,190	0.719	1,824
052-402-012-20	317 W HOUGHTON AVE	05/19/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,600	60.50	\$162,554	\$20,310	\$99,690	\$184,973	0.539	1,992
052-403-001-10	205 W HOUGHTON AVE	03/04/21	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$298,500	\$60,459	\$189,541	\$309,546	0.612	13,640
Totals:			\$797,500			\$797,500	\$401,800		\$957,167		\$637,062	\$1,036,059		
							Sale. Ratio =>	50.38				E.C.F. =>	0.650	
							Std. Dev. =>	6.28				Ave. E.C.F. =>	0.659	

2023 WAS .769

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
052-500-001-00	2525 GRIFFIN ROAD	01/01/22	\$416,901	WD	03-ARM'S LENGTH	\$416,901	\$140,900	33.80	\$441,604	\$150,000	\$286,601	\$524,468	0.509	25,502
052-500-004-00	610 PARKWAY DRIVE	01/01/22	\$512,051	WD	03-ARM'S LENGTH	\$512,051	\$178,400	34.84	\$574,300	\$190,898	\$321,153	\$489,572	0.656	19,676
052-500-005-00	612 PARKWAY	01/01/22	\$597,420	WD	03-ARM'S LENGTH	\$579,420	\$208,100	35.92	\$623,573	\$174,500	\$404,920	\$707,685	0.572	25,025
052-630-036-00	460 S VALLEY STREET	01/01/22	\$649,407	WD	03-ARM'S LENGTH	\$649,407	\$192,200	29.60	\$571,892	\$146,250	\$503,157	\$765,443	0.657	38,400
Totals:			\$2,175,779			\$2,157,779	\$719,600		\$2,211,369		\$1,496,131	\$2,487,268		
Sale Ratio =>													33.35	
Std. Dev. =>													2.77	
E.C.F. =>													0.602	USE
Ave. E.C.F. =>													0.599	
2022 WAS .556														

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
052-500-001-00	2525 GRIFFIN ROAD	01/01/22	\$416,901	WD	03-ARM'S LENGTH	\$416,901	\$140,900	33.80	\$441,604	\$150,000	\$286,601	\$524,468	0.509	25,502
052-500-004-00	610 PARKWAY DRIVE	01/01/22	\$512,051	WD	03-ARM'S LENGTH	\$512,051	\$178,400	34.84	\$574,300	\$190,898	\$321,153	\$489,572	0.656	19,676
052-500-005-00	612 PARKWAY	01/01/22	\$597,420	WD	03-ARM'S LENGTH	\$579,420	\$208,100	35.92	\$623,573	\$174,500	\$404,920	\$707,685	0.572	25,025
052-630-036-00	460 S VALLEY STREET	01/01/22	\$649,407	WD	03-ARM'S LENGTH	\$649,407	\$192,200	29.60	\$571,892	\$146,250	\$503,157	\$765,443	0.657	38,400
Totals:			\$2,175,779			\$2,157,779	\$719,600		\$2,211,369		\$1,496,131	\$2,487,268		
Sale Ratio =>													33.35	
Std. Dev. =>													2.77	
E.C.F. =>													0.602	USE
Ave. E.C.F. =>													0.599	
2022 WAS .556														

2023 WBC ECF IRONS PARK

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
052-635-004-00	391 IRONS PARK DRIVE	10/14/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,000	40.30	\$125,384	\$25,199	\$108,801	\$145,406	0.748
052-635-008-00	361 IRONS PARK DRIVE	11/12/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$69,700	57.60	\$156,312	\$25,828	\$95,172	\$189,382	0.503
052-635-009-00	359 IRONS PARK DRIVE	08/14/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$67,900	48.53	\$152,412	\$25,828	\$114,072	\$183,721	0.621
052-635-014-00	345 IRONS PARK DRIVE	09/02/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,600	37.48	\$114,914	\$25,199	\$109,801	\$130,210	0.843
052-635-017-00	339 IRONS PARK DRIVE	09/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$119,811	\$25,199	\$124,801	\$137,318	0.909
Totals:			\$679,900			\$679,900	\$293,800		\$668,833		\$552,647	\$786,038	
							Sale. Ratio =>	43.21				E.C.F. =>	0.703
							Std. Dev. =>	9.40				Ave. E.C.F. =>	0.725

2022 was .689

2023 ECF RES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ad. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-104-006-00	134 S SIXTH STREET	07/16/20	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$40,000	32.79	\$123,222	\$19,404	\$102,596	\$150,679	0.681	1,540
052-112-007-00	227 S SECOND STREET	07/07/21	\$67,000	WD	03-ARMS LENGTH	\$67,000	\$30,800	45.97	\$72,953	\$19,404	\$47,596	\$77,720	0.612	808
052-114-001-50	424 W WRIGHT STREET	11/03/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$29,700	39.60	\$76,617	\$34,980	\$40,020	\$60,431	0.662	780
052-114-010-00	213 S FOURTH STREET	08/20/20	\$100,000	WD		\$100,000	\$47,000	47.00	\$116,208	\$19,404	\$80,596	\$140,499	0.574	1,907
052-116-008-00	229 S SIXTH STREET	06/16/21	\$134,900	WD	03-ARMS LENGTH	\$134,900	\$41,400	30.69	\$96,729	\$19,404	\$115,496	\$112,228	1.029	1,557
052-124-004-00	330 S FOURTH STREET	09/22/21	\$143,500	WD	03-ARMS LENGTH	\$143,500	\$29,700	20.70	\$89,095	\$19,404	\$124,198	\$101,148	1.227	1,146
052-124-005-00	320 S FOURTH STREET	09/22/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$29,300	41.86	\$69,574	\$24,114	\$45,886	\$65,980	0.695	766
052-124-006-00	334 S FOURTH STREET	09/15/21	\$68,000	WD	03-ARMS LENGTH	\$68,000	\$19,700	28.97	\$47,972	\$19,404	\$48,596	\$41,463	1.172	580
052-124-012-00	324 W RIPLEY STREET	06/21/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$40,300	29.85	\$118,562	\$38,994	\$66,006	\$115,483	0.831	1,344
052-125-004-00	320 S THIRD STREET	07/31/20	\$97,350	WD	03-ARMS LENGTH	\$97,350	\$21,000	27.15	\$74,173	\$19,404	\$57,946	\$79,491	0.729	1,056
052-125-004-00	320 S THIRD STREET	12/30/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$31,900	35.44	\$74,173	\$19,404	\$70,596	\$79,491	0.888	1,056
052-155-005-00	411 S SEVENTH STREET	12/20/21	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$30,600	26.61	\$72,815	\$22,344	\$92,656	\$73,253	1.265	1,056
052-156-005-00	415 S SIXTH STREET	09/01/21	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$51,100	36.53	\$124,131	\$44,688	\$95,212	\$115,302	0.826	1,105
052-156-008-00	401 S SIXTH STREET	05/20/20	\$88,000	WD	03-ARMS LENGTH	\$88,000	\$44,700	50.80	\$111,315	\$23,155	\$64,845	\$127,954	0.507	1,720
052-203-011-00	122 S LIVINGSTON STREET	03/16/22	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$43,200	41.14	\$103,383	\$34,986	\$70,014	\$99,270	0.705	1,617
052-204-012-00	105 N BURGESS STREET	06/29/21	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$81,100	36.04	\$189,129	\$35,986	\$189,014	\$222,269	0.850	3,238
052-206-018-00	234 N FIRST STREET	03/04/22	\$155,000	MLC	03-ARMS LENGTH	\$155,000	\$26,900	17.35	\$63,525	\$9,702	\$145,298	\$78,118	1.860	1,414
052-207-033-00	225 N BURGESS	12/07/21	\$97,300	WD	03-ARMS LENGTH	\$97,300	\$61,900	63.62	\$147,452	\$23,853	\$73,447	\$179,389	0.409	1,728
052-207-034-00	210 N BURGESS STREET	11/20/20	\$118,000	WD	03-ARMS LENGTH	\$118,000	\$52,300	44.32	\$130,374	\$29,557	\$88,443	\$146,324	0.604	2,478
052-207-059-00	202 N BURGESS STREET	06/10/21	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$108,200	44.16	\$249,580	\$24,402	\$220,598	\$326,819	0.675	2,495
052-208-010-00	342 E HOUGHTON AVE	05/12/21	\$209,000	WD	03-ARMS LENGTH	\$209,000	\$55,700	26.65	\$232,973	\$64,953	\$144,047	\$243,861	0.591	2,621
052-213-002-00	400 E HOUGHTON AVE	03/12/21	\$61,000	WD	03-ARMS LENGTH	\$61,000	\$28,800	47.21	\$74,919	\$26,633	\$34,367	\$70,081	0.490	1,194
052-213-009-00	127 PAGE STREET	08/27/20	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$33,100	33.10	\$85,427	\$16,170	\$83,830	\$100,518	0.834	1,544
052-218-002-00	212 N VALLEY STREET	06/22/20	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$40,000	38.10	\$100,624	\$21,210	\$83,790	\$115,260	0.727	1,056
052-305-003-00	443 N FAIRVIEW	12/16/21	\$147,400	WD	03-ARMS LENGTH	\$147,400	\$55,000	37.31	\$133,774	\$54,537	\$92,863	\$115,003	0.807	1,742
052-323-004-00	324 N FOURTH STREET	10/20/20	\$105,900	WD	03-ARMS LENGTH	\$105,900	\$38,700	36.54	\$97,951	\$19,404	\$66,496	\$114,001	0.759	864
052-324-001-00	303 N FOURTH STREET	08/02/21	\$96,000	WD	03-ARMS LENGTH	\$96,000	\$41,300	43.02	\$102,101	\$38,966	\$57,034	\$91,633	0.622	1,361
052-324-014-00	405 N FOURTH STREET	02/22/21	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$40,100	66.83	\$110,729	\$29,106	\$30,894	\$118,466	0.261	1,040
052-324-014-00	405 N FOURTH STREET	09/10/21	\$147,400	WD	03-ARMS LENGTH	\$147,400	\$43,100	29.24	\$110,729	\$29,106	\$118,294	\$118,466	0.999	1,040
052-324-016-00	409 N FOURTH STREET	08/11/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$41,600	34.67	\$97,750	\$19,404	\$100,596	\$113,710	0.885	1,040
052-351-004-00	480 N THIRD STREET	02/22/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$56,800	37.87	\$135,007	\$46,570	\$103,430	\$128,356	0.806	1,904
052-352-007-00	364 N SECOND STREET	05/27/21	\$72,500	WD	03-ARMS LENGTH	\$72,500	\$26,200	36.14	\$73,532	\$21,260	\$51,240	\$75,866	0.675	864
052-352-010-00	362 N SECOND STREET	03/05/21	\$74,000	WD	03-ARMS LENGTH	\$74,000	\$26,300	35.54	\$68,464	\$19,404	\$54,596	\$71,205	0.767	1,110
052-352-015-00	517 N FIRST STREET	10/13/21	\$90,000	WD	03-ARMS LENGTH	\$88,250	\$27,400	31.05	\$65,133	\$19,404	\$68,846	\$66,370	1.037	960
052-353-006-00	129 LINDSAY STREET	11/23/21	\$82,500	WD	03-ARMS LENGTH	\$82,500	\$34,600	41.94	\$81,354	\$19,404	\$63,096	\$89,913	0.702	1,208
052-354-002-00	337 N SECOND STREET	12/23/21	\$83,000	WD	03-ARMS LENGTH	\$83,000	\$19,800	23.86	\$65,043	\$19,404	\$63,596	\$66,239	0.960	850
052-380-006-00	316 LINDSAY STREET	01/15/21	\$44,600	MLC	03-ARMS LENGTH	\$44,600	\$23,000	51.57	\$59,174	\$19,404	\$25,196	\$57,721	0.437	576
052-380-024-00	331 N FIFTH STREET	11/02/20	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$36,600	44.63	\$94,628	\$19,404	\$62,596	\$109,179	0.573	1,211
052-380-026-00	415 LINDSAY STREET	08/20/20	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$40,900	37.18	\$105,929	\$28,489	\$61,511	\$112,395	0.725	1,699
052-380-028-00	322 N FIFTH STREET	02/28/22	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$44,800	32.02	\$107,645	\$44,299	\$95,601	\$91,939	1.040	1,316
052-400-003-00	317 N FIFTH STREET	03/25/22	\$126,000	WD	03-ARMS LENGTH	\$126,000	\$33,800	26.83	\$78,760	\$17,349	\$108,651	\$89,131	1.219	1,242
052-400-004-00	315 N FIFTH STREET	11/25/20	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$35,000	22.01	\$122,104	\$16,464	\$142,536	\$153,324	0.930	1,198
052-400-018-00	631 LINDSEY ST	09/02/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$32,200	46.00	\$76,161	\$22,606	\$47,394	\$77,729	0.610	1,120
052-400-019-00	321 SIDNEY STREET	11/25/20	\$79,900	WD	03-ARMS LENGTH	\$79,900	\$19,700	24.66	\$73,424	\$24,562	\$55,338	\$70,917	0.780	899
052-453-006-00	227 N FOURTH STREET	02/25/22	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$45,600	23.38	\$106,260	\$22,050	\$172,950	\$122,221	1.415	1,799
052-454-001-00	227 N FOURTH STREET	08/25/21	\$299,000	WD	03-ARMS LENGTH	\$299,000	\$77,400	25.89	\$180,165	\$32,718	\$266,282	\$214,001	1.244	2,323
052-454-006-02	210 N FIFTH STREET	11/05/21	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$43,600	18.96	\$171,127	\$48,510	\$181,480	\$177,964	1.020	1,376
052-461-008-00	198 N THIRD STREET	06/01/20	\$149,200	WD	03-ARMS LENGTH	\$149,200	\$59,100	39.61	\$150,141	\$37,485	\$111,715	\$163,507	0.683	1,532
052-461-008-00	198 N THIRD STREET	03/22/21	\$164,000	WD	03-ARMS LENGTH	\$164,000	\$59,500	36.04	\$150,141	\$37,485	\$126,515	\$163,507	0.774	1,532
052-462-014-00	152 N SECOND STREET	05/10/21	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$59,500	35.36	\$114,666	\$17,767	\$122,233	\$122,637	0.869	1,548
052-480-009-00	614 ANNIE STREET	04/12/21	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$38,200	33.22	\$90,695	\$22,050	\$92,950	\$99,630	0.933	960
052-480-009-00	614 ANNIE STREET	01/10/22	\$127,000	WD	03-ARMS LENGTH	\$127,000	\$38,200	30.08	\$90,695	\$22,050	\$104,950	\$99,630	1.053	960
052-630-025-25	514 HIDDEN CREEK	08/31/20	\$236,000	WD	03-ARMS LENGTH	\$236,000	\$101,900	43.18	\$253,458	\$24,696	\$211,304	\$332,020	0.636	2,829

2023 WBC ECF TOWN & COUNTRY

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.
052-645-005-00	2476 WEST BRANCH DRIVE	12/09/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$54,700	43.41	\$117,498	\$8,400	\$117,600	\$159,267	0.738
052-645-008-00	2464 WEST BRANCH DRIVE	09/21/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,700	45.27	\$121,237	\$8,400	\$103,600	\$164,726	0.629
Totals:			\$238,000			\$238,000	\$105,400	44.29	\$238,735		\$221,200	\$323,993	
2022 WAS .685							Sale. Ratio =>	44.29				E.C.F. =>	0.683
							Std. Dev. =>	1.31				Ave. E.C.F. =>	0.684

2023 ECF VICTORIAN MANOR

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.
052-640-001-50	491 VICTORIAN COURT	05/28/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$64,000	37.76	\$158,217	\$17,870	\$151,630	\$201,359	0.753
052-640-007-00	430 VICTORIA CT	07/10/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$66,400	35.70	\$160,534	\$18,908	\$167,092	\$203,194	0.822
052-640-016-50	265 WDNEMERE	07/31/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$60,300	33.69	\$147,039	\$9,468	\$169,532	\$197,376	0.859
Totals:			\$534,500			\$534,500	\$190,700		\$465,790		\$488,254	\$601,928	
2023 WAS .697							Sale. Ratio =>	35.68				E.C.F. =>	0.711
							Std. Dev. =>	2.04				Ave. E.C.F. =>	0.711

2023 ECF WEST RIVER PARK

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.
052-655-002-00	473 WEST RIVER PARK DR	12/07/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$60,300	34.48	\$143,561	\$27,998	\$146,902	\$149,114	0.985
052-655-006-00	493 W RIVER PARK DR	04/21/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$70,000	33.02	\$184,512	\$27,998	\$184,002	\$201,954	0.911
052-655-014-00	448 WEST RIVER PARK DR	03/30/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$82,700	54.23	\$197,088	\$27,998	\$124,502	\$218,181	0.571
052-655-022-00	419 W RIVER PARK	06/04/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$76,700	42.63	\$182,749	\$27,998	\$151,902	\$199,679	0.761
Totals:			\$719,300			\$719,300	\$289,700		\$707,910		\$607,308	\$768,926	
							Sale. Ratio =>	40.28				E.C.F. =>	0.790
							Std. Dev. =>	9.73				Ave. E.C.F. =>	0.807

2023 WAS .775