2024 WBC Industrual Land Study

\$ 300.00	\$293	per FF=>			12.26	Std. Dev. =>				later available	Industrial Parcels with Natural Gas, Sewer and Water available	Industrial Parcels
sn		Average			37.09	Sale. Ratio =>						2023 was \$500 FF
	3,016.0	\$414,050	\$882,812	\$1,880,238		\$871,200	\$2,349,000		\$2,877,000	Totals:		
561.0	264.0	\$26,400	\$170,251	\$536,149	56.66	\$385,300	\$680,000	03-ARM'S LENGTH	\$680,000 WD	06/13/22	651 COLUMBUS DRIVE	052-520-001-00
200.0	330.0	\$49,728	\$45,194	\$229,534	41.78	\$94,000	\$225,000	03-ARM'S LENGTH	\$225,000 WD	12/13/21	3069 BEECHWOOD ROAD	051-331-033-00
349.2	773.0	\$65,328	\$24,259	\$216,069	35.20	\$61,600	\$175,000	03-ARM'S LENGTH	\$300,000 WD	11/15/21	2823 E INDUSTRIAL DR	051-300-006-00
0.0	849.0	\$71,234	\$281,167	\$285,067	22.89	\$113,300	\$495,000	03-ARM'S LENGTH	\$898,000 WD	07/01/21	2874 S M-76	014-032-089-30
0.0	300.0	\$150,000	\$145,575	\$289,425	29.75	\$84,800	\$285,000	03-ARM'S LENGTH	\$285,000 WD	10/11/21	2182 S DAM ROAD	014-029-002-60
0.0	500.0	\$51,360	\$216,366	\$323,994	27.03	\$132,200	\$489,000	03-ARM'S LENGTH	\$489,000 WD	07/18/22	2234 S DAM ROAD	014-029-002-50
Depth	Effec. Front	Est. Land Value	Land Residual	Cur. Appraisal	Asd/Adj. Sale	Asa. when sold Asa/Adj. Sale	Adj. Sale S	. lerms of Sale	Sale Price instr.	Sale Date	Street Address	Parcel Number

s	Average per FF=>			65.40 #DIV/01	Sale. Ratio => Std. Dev. =>					νίe	Industrial parcels with no Sewer and Water available	Industrial parcels
660.0	\$61,875	\$5,750	\$156,125		\$65,400	\$100,000		0	\$100,000	Totals:		
660.0	\$5,750 \$61,875	\$5,750	\$156,125	65.40	\$65,400	\$100,000	\$100,000 MLC 03-ARM'S LENGTH	O MLC		10/04/21	010-025-011-00 5210 HENDERSON LAKE ROAD	010-025-011-00
Effec. Front Depth	Est. Land Value	Land Residual	Cur. Appraisal	Asd/Adj. Sale	Adj. Sale \$ Asd. when Sold	Adj. Sale \$	Sale Date Sale Price Instr. Terms of Sale	instr.	Sale Price	Sale Date	Street Address	Parcel Number

For 2023 Studies Use \$300 per FF or \$12,500 per Acre for parcesl with all Industrial Ameneties. Use Commercial Out County Rate of \$175 per FF

2024 WBC Commercial Land Study

\$309	per FF=>			12.91	Std. Dev. =>						0 per FF	For 2024 USE \$300 per FF
	Average			41.98	Sale. Ratio =>						as \$300	Houghton Side was \$300
862.8	\$265,235	\$266,439	\$586,387		\$301,200	\$717,400		90	\$717,400	Totals:		
133.0	\$66,500	\$10,191	\$66,500	59.93	\$83,900	\$140,000	03-ARM'S LENGTH	00 WD	\$140,000 WD	10/28/21	700 COLUMBUS DRIVE	052-660-013-00
114.8	\$57,385	\$98,376	\$109,009	20.87	\$31,300	\$150,000	19-MULTI PARCEL ARI	00 WD	\$150,000	01/28/22	155 N FOURTH	052-459-003-00
31.0	\$23,250	\$5,655	\$105,095	49.49	\$43,300	\$87,500	03-ARM'S LENGTH	00 FC	\$87,500 LC	12/31/21	125 S FIFTH STREET	052-105-001-00
60.0	\$15,000	\$12,105	\$152,895	40.27	\$60,400	\$150,000	03-ARM'S LENGTH	00 WD	\$150,000	01/21/22	126 E MAIN STREET	051-108-001-00
264.0	\$46,600	\$89,900	\$46,600	45.38	\$40,800	\$89,900	19-MULTI PARCEL ARI	00 WD	\$89,900	05/25/21	2635 N M-33	002-006-004-00
260.0	\$56,500	\$50,212	\$106,288	41.50	\$41,500	\$100,000	03-ARM'S LENGTH	00 WD	\$100,000 WD	08/12/22	1931 S M-33	001-019-009-00
Effec. Front	Est. Land Value	Land Residual	Cur. Appraisal	Asd/Adj. Sale	Asd. when Sold	Adj. Sale \$	Terms of Sale	Instr.	Sale Price	Sale Date	Street Address	Parcel Number

\$1,003	per FF=>			19.50	Std. Dev. =>						00 per FF	For 2024 Use \$1000 per FF
	Average			26.59	Sale. Ratio =>						vas \$1000	Houghton Main was \$1000
1,518.2	\$1,095,503	\$1,523,127	\$4,147,727		\$1,183,400	\$4,450,500		500	\$4,450,500	Totals:		
200.0	\$185,700	\$283,640	\$1,242,060	38.66	\$518,000	\$1,340,000	03-ARM'S LENGTH	000 MLC	\$1,340,000	07/12/22	2106 S M-76	052-629-005-70
48.0	\$48,000	\$60,416	\$132,584	34.41	\$49,900	\$145,000	03-ARM'S LENGTH	000 WD	\$145,000	05/14/21	619 W HOUGHTON AVENUE	052-413-011-00
21.0	\$15,750	\$16,926	\$118,824	60.50	\$72,600	\$120,000	03-ARM'S LENGTH	000 WD	\$120,000	05/19/21	317 W HOUGHTON AVENUE	052-402-012-20
132.0	\$52,800	\$37,499	\$105,801	72.71	\$65,800	\$90,500	03-ARM'S LENGTH	500 MLC	\$90,500	08/10/21	508 E HOUGHTON AVENUE	052-214-001-00
109.8	\$82,313	\$130,538	\$216,775	35.43	\$93,900	\$265,000	03-ARM'S LENGTH	000 MLC	\$265,000	07/28/22	122 W HOUGHTON AVENUE	052-108-002-00
420.4	\$94,590	\$320,000	\$94,590	24.81	\$79,400	\$320,000	03-ARM'S LENGTH	000 WD	\$320,000	12/28/21	2432 W M-55	014-029-020-30
477.0	\$500,850	\$558,829	\$2,086,253	13.09	\$264,400	\$2,020,000	03-ARM'S LENGTH	000 WD	\$2,020,000	10/15/21	2085 W M-55	014-029-002-10
110.0	\$115,500	\$115,279	\$150,840	26.27	\$39,400	\$150,000	03-ARM'S LENGTH	\$150,000 WD	\$150,0	10/07/22	3274 W M-76	011-024-018-00
Effec. Front	Est. Land Value	Land Residual	Cur. Appraisal	sd/Adj. Sale	Asd. when Sold A	Adj. Sale \$	Terms of Sale	Instr.	Sale Price	Sale Date	Street Address	Parcel Number

## Excess land values shall be the vacant Agricultural Rate. For 2023 We are Using \$2700 per Acre

014-200-003-30 2333 S M-76 Not Used Poor lot shallow most	006-020-021-60	051-202-027-00	052-402-011-30	052-106-011-00	014-029-006-00	<b>Outliers Not Used</b>
014-200-003-30 2333 S M-76 Not Used Poor lot shallow mostly swamp	3519 E SAGE LAKE ROAD	114 N WILLIAMS	325 W HOUGHTON AVENUE	308 W HOUGHTON AVENUE	2259 S M-76	ă.
08/10/22	08/31/22	05/21/21	04/22/21	10/08/21	05/11/22	
\$131,000 WD	\$210,000 WD	\$96,000 WD	\$140,000 MLC	\$100,000 WD	\$450,000 WD	
03-ARM'S LENGTH	19-MULTI PARCEL ARI	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	
\$131,000	\$210,000	\$96,000	\$140,000	\$100,000	\$450,000	
\$71,900	\$32,500	\$69,800	\$67,500	\$56,600	\$564,600	
54.89	15.48	72.71	48.21	56.60	125.47	
\$144,885	\$62,530	\$139,359	\$155,676	\$111,037	\$923,104	
\$70,615	\$167,770	(\$22,984)	(\$1,426)	(\$2,037)	\$40,302	
\$84,500	\$20,300	\$20,375	\$14,250	\$9,000	\$0	
230.0	203.0	110.0	19.0	12.0	504.0	

614 ANNIE STREET 01/10/22	614 ANNIE STREET 04/12/21	05/20/22 \$132,000 052-462-014-00 152 N SECOND STREET 05/10/21 \$140,000	210 N FIFTH STREET 11/05/21	052-454-001-00 227 N FOURTH STREET 08/25/21 \$299	321 SIDNEY STREET 02/25/22	232 N SECOND STREET 02/23/23	631 LINDSAY STREET 09/02/21	317 N FIFTH STREET 03/25/22	327 N SECOND STREET 02/28/22	12/23/21	453 N FIRST STREET 12/14/22	517 N FIRST STREET 10/13/21	384 N SECOND STREET 05/27/21	402 N SECOND ST 10/12/22	400 N THIRD STREET 02/22/22	08/11/21	09/10/21	303 N FOURTH STREET 08/02/21	315 N THIRD STREET 11/20/22		07/14/22	400 STATE STREET 05/06/22	151 ALTO COURT 07/01/22	152 ALTO COURT 12/07/22	226 N VALLEY ST 11/30/22	123 S VALLEY STREET 02/28/23	113 S VALLEY STREET 12/30/22	222 N BURGESS STREET 08/01/22	052-206-006-00 251 N BURGESS STREET 04/08/22 \$12/	105 N BURGESS STREET 06/29/21	122 S LIVINGSTON STREET 03/16/22	415 S SIXTH STREET 09/01/21	411 S SEVENTH STREET 12/20/21	411 S EIGHTH STREET 10/26/22	303 S SEVENTH STREET 03/03/23	05/24/22	320 S THIRD STREET 12/30/21	324 W RIPLEY STREET 06/21/21	334 S FOURTH STREET 09/15/21	052-124-005-00 330 S FOURTH STREET 09/22/21 \$7	320 S FOURTH STREET 05/28/21	ET 08/19/22	REET 06/16/21	222 S SECOND 09/23/22	052-107-009-00 121 S SECOND STREET 04/29/22 \$12
		000 WD						\$126,000 WD				\$90,000 WD	\$72,500 WD		\$150,000 WD			\$96,000 WD				\$50,000 WD	\$95,000 WD	\$90,000 WD				\$139 900 WD			\$105,000 WD				\$135,000 WD			\$135,000 WD	\$68,000 WD	\$70,000 WD					\$126,000 WD
03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	O3 ARM S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	19-MULTI PARCEL ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH			O3-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH			03-ARM'S I FNGTH
\$127,000	\$115,000	\$132,000	\$230,000	\$299,000	\$195,000	\$120,500	\$70,000	\$139,900	\$83,000	\$82,500	\$128,000	\$88,250	\$72,500	\$125,900	\$150,000	\$120,000	\$147,400	\$150,000	\$115,000	\$147,400	\$25,000	\$50,000	\$95,000	\$90,000	\$80,000	\$145,000	\$190,000	\$140,000	\$125,000	\$225,000	\$105,000	\$139,900	\$115,000	\$66.850	\$128,000	\$142,500	\$90,000	\$135,000	\$68,000	\$70,000	\$143,500	\$142,900	\$133,400	\$103,000	
\$38,200	\$38,300	\$43,700	\$43,600	\$77,400	\$45,600	\$47 100	\$32,800	\$44,800	\$19,800	\$34,600	\$29,000	\$27,400	\$26,200	\$32,400	\$56,800	\$41,600	\$43 100	\$46,900	\$38,900	\$55,000	\$8,700	\$28,000	\$34,500	\$41,200	\$31,700	\$42,700	\$51,300	\$51,000	\$47,900	\$81,100	\$43,200	\$51,100	\$30,500	\$35,000	\$23,700	\$49,500	\$31,900	\$40,300	\$19,700	\$29,300	\$29,700	\$44,600	\$41,400	\$32,700	8
30.08	33.33	33.11	18.96	25.89	23.38	39.00	46.00	32.02	23.86	41.94	22.66	31.05	36.14	25.73	37.87	34.67	20.01	31.27	33.83	37.31	34.80	56.00	36.32	45.78	39.63	29.45	36.6/	36.43	38.32	36.04	41.14	36.53	26.61	27.93	18.52	34.74	35.44	29.85	28.97	41.86	20.70	31.21	31.03	60.79	30.00
\$107,550	\$107 550	\$114,085	\$201,240	\$216.563	\$126.945	\$133,333	\$93,918	\$123,933	\$76,256	\$96,561	\$111,443	\$76,362	\$86,515	\$82,459	\$156.728	\$116.983	\$130,767	\$122,270	\$100,887	\$153,241	\$19,404	\$70,411	\$84,572	\$102,907	\$81,232	\$107.871	\$133,392	\$134,459	\$104,040	\$226,723	\$120,177	\$143,634	\$85,207	\$88,201	\$60,356	\$127,792	\$87,618	\$138,124	\$65,960	\$81,071	\$106,217	\$116.236	\$115,715	\$120,170	4400 440
\$41,500	\$39 500	\$36,143	\$77,270	\$112,719	\$90,105	\$11 651	\$48,546	\$50,894	\$26,148	\$5,343	\$35,961	\$31,292	\$5,389	\$62,845	\$39.847	\$22,421	\$45,720	\$47,134	\$35,281	\$48,696	\$25,000	\$6,706	\$49,236	\$25,901	\$18,760	\$65,941	\$30,616	\$23,475	\$56,736	\$34,263	\$19,809	\$40,954	\$57 137	\$73,259	\$85,284	\$41,168	\$21,786	\$35,684	\$21,444	\$8,333	\$56,687	\$46,068	980,75¢	\$25,234	A
\$22,050	\$17,640	\$18,228	\$48,510	\$30,282	\$22,050	\$12,030	\$16,464	\$34,927	\$19,404	\$19,404	\$19,404	\$19,404	\$19,404	\$19,404	\$46 570	\$19 404	\$30,000	\$19,404	\$21,168	\$54,537	\$19,404	\$27,117	\$38,808	\$38,808	\$19,992	\$46,834	\$24,108	\$17,934	\$35,776	\$35,986	\$34,986	\$44,688	\$22,344	\$26,460	\$17,640	\$26,460	\$19,404	\$38,808	\$19,404	\$19,404	\$19,404	\$19 404	\$19,004	\$19,404	מוני של מוני של מוני של מוני של מוני של מוני של של מוני של של מוני של
75.0	60.0	62.0	165.0	103.0	75.0	/5.0	56.0	132.0	66.0	66.0	66.0	66.0	66.0	0.88	264.0	99.0	0.261	66.0	72.0	371.0	66.0	131.8	132.0	132.0	68.0	1//.0	82.0	61.0	128.0	136.0	119.0	152.0	76.0	90.0	60.0	90.0	66.0	132.0	66.0	66.0	66.0	66.0	241.0	66.0	ice i lolle

\$364	per FF=>	q		7.74	Std. Dev. =>	S					2023 was 294
	Average	A		33.67	Sale. Ratio =>	S					
6,624.4	\$1,769,295	\$2,408,940	\$7,544,855		\$2,755,500	\$8,184,500		\$8,207,750	Totals:		
24.0	\$7,056	\$7,762	\$96,244	42.81	\$41,500	\$96,950	03-ARM'S LENGTH	\$96,950 WD	11/01/21	052-670-008-00 443 W RIVER PARK	052-670-008-00
24.0	\$7,056	\$31,851	\$96,755	36.94	\$44,900	\$121,550	03-ARM'S LENGTH	\$121,550 WD	07/18/22	441 W RIVER PARK	052-670-007-00
88.0	\$25,872	\$9,443	\$98,929	34.30	\$28,300	\$82,500	03-ARM'S LENGTH	\$82,500 WD	06/25/21	579 S FOURTH STREET	052-665-025-00
132.0	\$38,808	\$44,597	\$134,111	26.73	\$37,400	\$139,900	03-ARM'S LENGTH	\$139,900 WD	03/22/22	559 S FOURTH STREET	052-665-023-00
66.0	\$19,404	\$15,265	\$132,639	39.30	\$50,500	\$128,500	03-ARM'S LENGTH	\$128,500 WD	04/21/22	052-665-012-00 315 S FOURTH STREET	052-665-012-00
133.0	\$39,102	\$32,446	\$106,656	42.70	\$42,700	\$100,000	03-ARM'S LENGTH	\$100,000 WD	05/06/22	451 MORISON STREET	052-665-009-00
73.0	\$21,462	\$36,019	\$97,443	33.84	\$37,900	\$112,000	03-ARM'S LENGTH	\$112,000 WD	07/15/22	340 COURT STREET	052-660-003-00
95.2	\$27,998	\$35,817	\$197,181	40.54	\$83,100	\$205,000	03-ARM'S LENGTH	\$205,000 WD	04/08/22	421 W RIVER PARK	
95.2	\$27,998	\$9,829	\$198,069	42.63	\$76,700	\$179,900	03-ARM'S LENGTH	\$179,900 WD	06/04/21	419 W RIVER PARK	052-655-022-00
95.2	\$27,998	\$47,897	\$155,001	34.48	\$60,300	\$174,900	03-ARM'S LENGTH	\$174,900 WD	12/07/21	473 WEST RIVER PARK DR	
28.6	\$8,400	\$12,738	\$125,662	41.38	\$53,800	\$130,000	03-ARM'S LENGTH	\$130,000 WD	10/25/22	052-645-007-00 2468 WEST BRANCH DR	052-645-007-00
85.7	\$25,199	\$45,929	\$129,270	34.40	\$51,600	\$150,000	03-ARM'S LENGTH	\$150,000 WD	09/01/21	339 IRONS PARK DRIVE	052-635-017-00
85.7	\$25,199	\$23,838	\$135,361	40.30	\$54,000	\$134,000	03-ARM'S LENGTH	\$134,000 WD	10/14/21	391 IRONS PARK DRIVE	
500.0	\$80,850	\$90,000	\$80,850	40.44	\$36,400	\$90,000	03-ARM'S LENGTH	\$90,000 WD	12/13/22		052-630-053-00

2024 WBC Commercial Land Study

\$1,003	per FF=>			19.50	Std. Dev. =>					oo per rr	TOI 2024 OSE \$1000 per FF
	Average			26.59	Sale. Ratio =>					To accept	For 2024 His \$10
1,518.2	\$1,095,503	\$1,523,127	\$4,147,727		\$1,183,400	\$4,450,500		\$4,450,500	Totals:		Househton Main
200.0	\$185,700	\$283,640	\$1,242,060	38.66	\$518,000	\$1,340,000	03-ARM'S LENGTH	\$1,340,000 MLC	0//12/22	21/16 2 IVI-76	032-023-003-70
48.0	\$48,000	\$60,416	\$132,584	34.41	\$49,900	\$145,000	03-ARM'S LENGTH	\$145,000 WD	05/14/21	STORY WOUGHTON AVENUE	052 620 005 20
21.0	\$15,750	\$16,926	\$118,824	60.50	\$72,600	\$120,000	03-ARM'S LENGTH		05/19/21	31/ W HOUGHTON AVENUE	052-402-012-20
132.0	\$52,800	\$37,499	\$105,801	72.71	\$65,800	\$90,500	03-ARM'S LENGTH		08/10/21	308 E HOUGH ION AVENUE	052-227-007-00
109.8	\$82,313	\$130,538	\$216,775	35.43	\$93,900	\$265,000	03-ARM'S LENGTH		07/28/22	122 W HOUGHTON AVENUE	052-108-002-00
420.4	\$94,590	\$320,000	\$94,590	24.81	\$79,400	\$320,000	03-ARM'S LENGTH		12/28/21	2432 W M-55	052 108 002 00
477.0	\$500,850	\$558,829	\$2,086,253	13.09	\$264,400	\$2,020,000	03-ARM'S LENGTH		10/15/21	2085 W WI-55	014-029-002-10
110.0	\$115,500	\$115,279	\$150,840	26.27	\$39,400	\$150,000	03-ARM'S LENGTH		10/07/22	32/4 W M-76	011-024-018-00
Effec. Front	119	Land Residual	ur. Appraisal	Asd/Adj. Sale Cu	Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value	Adj. Sale \$	Terms of Sale	Sale Price Instr.	Sale Date	Street Address	Parcel Number
\$309	per FF=>			12.91	Std. Dev. =>					10 per FF	For 2024 USE \$300 per FF
	Average			41.98	Sale. Ratio =>						Houghton Side
862.8	\$265,235	\$266,439	\$586,387		\$301,200	\$717,400		\$717,400	Totals:		
133.0	\$66,500	\$10,191	\$66,500	59.93	\$83,900	\$140,000	03-ARM'S LENGTH	\$140,000 WD	10/28/21	700 COLUMBUS DRIVE	052-660-013-00
114.8	\$57,385	\$98,376	\$109,009	20.87	\$31,300	\$150,000	19-MULTI PARCEL ARI	\$150,000 WD	01/28/22	155 N FOURTH	052-459-003-00
31.0	\$23,250	\$5,655	\$105,095	49.49	\$43,300	\$87,500	03-ARM'S LENGTH	\$87,500 LC	12/31/21	125 S FIFTH STREET	052-105-001-00
60.0	\$15,000	\$12,105	\$152,895	40.27	\$60,400	\$150,000	03-ARM'S LENGTH	\$150,000 WD	01/21/22	126 E MAIN STREET	051-108-001-00
264.0	\$46,600	\$89,900	\$46,600	45.38	\$40,800	\$89,900	19-MULTI PARCEL ARI	\$89,900 WD	05/25/21	2635 N M-33	002-006-004-00
260.0		\$50,212		41.50	\$41,500	\$100,000	03-ARM'S LENGTH	\$100,000 WD	08/12/22	1931 S M-33	001-019-009-00
Effec. Front		Land Residual Est. Land Value		Asd/Adj. Sale C	Asd. when Sold Asd/Adj. Sale Cur. Appraisal	Adj. Sale \$	Terms of Sale	Sale Price Instr.	Sale Date	Street Address	Parcel Number

Excess land values shall be the vacant Agricultural Rate. For 2023 We are Using \$2700 per Acre

014-200-003-30 2333 S M-76 Not Used Poor lot shallow most	00-020-021-00	005 005 007 60	051-202-011-30	052-100-011-00	053-106-011-00	Outliers Not Used
014-200-003-30 2333 S M-76 Not Used Poor lot shallow mostly swamp	3519 E SAGE LAKE ROAD	בביים ב כיים ביים היים ביים ביים ביים ביים ביים ב	114 NI WILLIAMS	305 W HOUGHTON AVENUE	2259 5 M-76	
08/10/22	08/31/22	17/17/50	04/22/21	17/80/01	05/11/22	
\$131,000 WD	\$210,000 WD	796,000 WD	\$140,000 MLC	CAM DOD'OOTS		
03-ARM'S LENGTH	19-MULTI PARCEL ARI	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	03-ARM'S LENGTH	
\$131,000	\$210,000	\$96,000	\$140,000	\$100,000	\$450,000	
\$71,900	\$32,500	\$69,800	\$67,500	\$56,600	\$564,600	
54.89	15.48	72.71	48.21	56.60	125.47	
\$144,885	\$62,530	\$139,359	\$155,676	\$111,037	\$923,104	
\$70,615	\$167,770	(\$22,984)	(\$1,426)	(\$2,037)	\$40,302	
\$84,500	\$20,300	\$20,375	\$14,250	\$9,000	\$0	
230.0	203.0	110.0	19.0	12.0	504.0	

2024 WBC Industrial ECF

Terms of Sale Date   Sale Da		0.650	Ave. E.C.F. =>	1			13.65	Std. Dev. =>						2023 was .602
Sale Date         Sale Date         Instr.         Terms of Sale         Adj. Sale (Sale, 901 WD)         Asd. when Sold (Asd, Adj. Sale)         Cur. Appraisal (Land + Yard)         Bidg. Residual (Cost Man. S. E.C.F. File (Cost Man. S. E.C.F. File (Sale, 901) WD)         Cost Man. S. E.C.F. File (Sale, 901) WD         Sale, 901 WD         Sale, 868 WD         0.478 WD         Cost Man. S. E.C.F. File (Sale, 901) WD         Sale, 901 WD         \$266, 901 S558, 890 0.678         \$265, 901 S558, 890 0.678         \$262, 900 0.679         \$300, 902 WD         \$300, 902 WD         \$300, 902 WD         \$400, 902 S872, 574 S860, 902 S872, 574         \$588, 804 S860, 761 0.679         \$400, 902 WD         \$400, 902	use			_			43.99	Sale. Ratio =>						
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale Sale, 914 (Ag)         Asd. when Sold         Asd. Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         File           01/01/22         \$416,901         WD         03-ARM/S LENGTH         \$416,901         \$140,900         33.80         \$486,452         \$150,000         \$266,901         \$558,890         0.478           01/01/23         \$462,574         WD         03-ARM/S LENGTH         \$462,574         \$232,900         \$0.35         \$426,452         \$90,000         \$372,574         \$558,890         0.679           01/01/23         \$150,913         WD         03-ARM/S LENGTH         \$462,574         \$330,400         47.96         \$622,878         \$104,700         \$341,734         0.679           1         01/01/23         \$130,932         WD         03-ARM/S LENGTH         \$150,913         \$89,900         59.57         \$147,323         \$58,644         \$92,289         \$147,341         0.626           431         01/01/23         \$213,093         WD         03-ARM/S LENGTH         \$130,932         \$92,600         70.72         \$150,530         \$70,932         \$150,430         0.472           1			\$4,077,434	\$2,665,451		\$3,225,288		\$1,511,500	\$3,436,124		\$3,436,124			
Sale Date         Sale Date         Instr.         Terms of Sale         Adj. Sale S         Add. When Sold         Asd. When Sold         Asd. When Sold         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         File           01/01/23         \$416,901         WD         03-ARM'S LENGTH         \$416,901         \$140,900         33.80         \$486,452         \$150,000         \$266,901         \$558,890         0.678           01/01/23         \$462,574         WD         03-ARM'S LENGTH         \$462,574         \$232,900         \$0.35         \$426,452         \$90,000         \$372,574         \$558,890         0.667           01/01/23         \$688,864         WD         03-ARM'S LENGTH         \$462,574         \$330,400         47.96         \$622,878         \$104,700         \$860,761         0.679           1         01/01/23         \$130,932         WD         03-ARM'S LENGTH         \$150,913         \$39,900         \$9.57         \$147,323         \$58,624         \$92,289         \$147,341         0.626           1         08/11/23         \$225,000         WD         19-MULTI PARCEL ARM'S LENGTH         \$230,900         57.33         \$175,230         \$73,349         \$151,651         \$169,238         0.896           1	38,400	0.764	11.2	\$623,783	\$87,750	\$578,947	42.67	\$303,600	\$711,533	03-ARM'S LENGTH	\$711,533 WD	01/01/23	2-630-036-00 460 S VALLEY STREET	052-630-036-00
Sale Date         Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale Sale, Man. Sale Asd. when Sold         Asd. when Sold         Asd. Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. Sale, Sale, Sale         Cost Man. Sale, Sale         E.C.F. File           01/01/23         5445,901         WD         03-ARM/S LENGTH         \$446,901         \$140,900         33.80         \$486,452         \$150,000         \$266,901         \$558,890         0.478           01/01/23         \$462,574         WD         03-ARM/S LENGTH         \$462,574         \$232,900         \$0.35         \$426,452         \$90,000         \$372,574         \$558,890         0.67           01/01/23         \$568,864         WD         03-ARM/S LENGTH         \$688,864         \$330,400         47.96         \$622,878         \$104,700         \$584,164         \$860,761         0.679           01/01/23         \$130,932         WD         03-ARM/S LENGTH         \$150,913         \$89,900         59.57         \$147,323         \$586,624         \$92,289         \$147,341         0.626           131         01/01/23         \$130,932         WD         03-ARM/S LENGTH         \$130,932         \$92,600         70.72         \$150,529         \$60,000	38,400	0.617		\$503,157	\$146,250	\$637,447	29.60	\$192,200	\$649,407	03-ARM'S LENGTH		01/01/22	052-630-036-00 460 S VALLEY STREET	052-630-036-00
dress         Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale Sale Akd, when Sold         Addj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         Fil           ROAD         01/01/22         \$416,901         WD         03-ARMYS LENGTH         \$445,901         \$140,900         33.80         \$486,452         \$150,000         \$266,901         \$558,890         0.678           ROAD         01/01/23         \$462,574         WD         03-ARMYS LENGTH         \$462,574         \$232,900         50.35         \$426,452         \$90,000         \$372,574         \$558,890         0.678           01/01/23         \$688,864         WD         03-ARMYS LENGTH         \$688,864         \$330,400         47.96         \$622,878         \$104,700         \$584,164         \$860,761         0.679           DRIVE         01/01/23         \$150,933         WD         03-ARMYS LENGTH         \$150,913         \$89,900         59.57         \$147,323         \$58,624         \$92,289         \$47,341         0.626           2431         01/01/23         \$130,932         WD         03-ARMYS LENGTH         \$130,932         \$92,600         70.72         \$150,559         \$60,000         \$70,932 <td>30,450</td> <td>0.896</td> <td>w</td> <td>\$151,651</td> <td>\$73,349</td> <td>\$175,230</td> <td>57.33</td> <td>\$129,000</td> <td>\$225,000</td> <td>19-MULTI PARCEL ARM'S LENGTH</td> <td></td> <td>08/11/23</td> <td>052-619-013-20 201 N EIGHTH STREET</td> <td>052-619-013-20</td>	30,450	0.896	w	\$151,651	\$73,349	\$175,230	57.33	\$129,000	\$225,000	19-MULTI PARCEL ARM'S LENGTH		08/11/23	052-619-013-20 201 N EIGHTH STREET	052-619-013-20
dress         Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$ Asd. when Sold         Asd/Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Fid. Price         Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Fid. Price         Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Fid. Price         Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Fid. Price         Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Adj. Sale Sale Pair         Adj. Sale Sale Pair         Adj. Sale Cur. Appraisal Land+Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Price         Adj. Sale Sale Pair         Adj. Sale Sale Pair         Adj. Sale Sale Pair         Adj. Sale Sale Pair         Adj. Sale Sale Pair Sale Sale Pair         Adj. Sale Sale Pair Sale Sale Pair Sale Sale Sale Pair Sal	5,760	0.472	0	\$70,932	\$60,000	\$150,559	70.72	\$92,600	\$130,932	03-ARM'S LENGTH	\$130,932 WD	01/01/23	2431	052-500-008-00
dress         Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$ Asd, when Sold         Asd/Adj. Sale Cur. Appraisal Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sold         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sold         Adj. Sale Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sold         Adj. Sale Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sold         Adj. Sale Sold         Adj. Sale Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sold         Adj. Sale Sold         Adj. Sale Sold         Adj. Sale Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F. Fid.         Fid. Sale Sold         Adj. S	7,750	0.626		\$92,289	\$58,624	\$147,323	59.57	\$89,900	\$150,913	03-ARM'S LENGTH	~	01/01/23	614 PARKWAY DRIVE	052-500-006-00
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. Filed Cost Man. \$ E.C.F. Fi	25,025	0.679	2500	\$584,164	\$104,700	\$622,878	47.96	\$330,400	\$688,864	03-ARM'S LENGTH		01/01/23	612 PARKWAY	052-500-005-00 612 PARKWAY
s 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. Flo 0 1/01/22 \$416,901 WD 03-ARM'S LENGTH \$416,901 \$140,900 33.80 \$486,452 \$150,000 \$266,901 \$558,890 0.478	25,502	0.667		\$372,574	\$90,000	\$426,452	50.35	\$232,900	\$462,574	03-ARM'S LENGTH		01/01/23	2525 GRIFFIN ROAD	052-500-001-00
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.	25,502	0.478	_	\$266,901	\$150,000	\$486,452	33.80	\$140,900	\$416,901	03-ARM'S LENGTH		01/01/22	2525 GRIFFIN ROAD	052-500-001-00
	Floor Area		S		Land + Yard						Sale Price Instr	Sale Date	Street Address	Parcel Number

2024 WBC Residential ECF

Parcel Number Street Address	Sale Date	Sale Price Instr	. Terms of Sale	2024 WBC Residential ECF Adj. Sale \$ Asd. v	hen Sold	Asd/Adj. Sale C	1000	2400	1	Cost Man. \$ E	E.C.F. Floo	Floor Area
	04/29/22		03-ARM'S LENGTH	\$126,000	\$32,700	25.95	\$120,170	\$19,404	\$106,596		0.842	1,296
052-116-008-00 229 S SIXTH STREET	06/16/21	\$134,900 WD	03-ARM'S LENGTH	\$133,400	\$41,400	31.03	\$115,715	\$19,404	\$113,996	\$120,994 0	0.942	1,557
	08/19/22		03-ARM'S LENGTH	\$142,900	\$44,600	31.21	\$116,236	\$20,622	\$122,278		1.018	1,328
052-124-004-00 320 S FOURTH STREET	05/28/21	\$143,500 WD	03-ARM'S LENGTH	\$70,000	\$29,700	20.70	\$106,217	\$19,404	\$124,096	\$71,084 0	0.640	766
	09/15/21		03-ARM'S LENGTH	\$68,000	\$19,700	28.97	\$65,960	\$19,404	\$48,596		0.831	580
	06/21/21		03-ARM'S LENGTH	\$135,000	\$40,300	29.85	\$138,124	\$39,008	\$95,992		0.771	1,344
	12/30/21		03-ARM'S LENGTH	\$90,000	\$31,900	35.44	\$87,618	\$19,404	\$70,596		0.824	1,056
	05/24/22		03-ARM'S LENGTH	\$142,500	\$49,500	34.74	\$127,792	\$26,460	\$116,040		0.912	1,410
	02/28/23		03-ARM'S LENGTH	\$128,000	\$23,700	18.52	\$60,356	\$19,782	\$108,218		2.123	957
052-152-009-00 303 S SEVENTH STREET	10/26/22	\$66.850 MLC	03-ARM'S LENGTH	\$66,850	\$35,000	37.85	\$64,338	\$22,344	\$44,506	\$52,756 0	0.844	1,056
	12/20/21		03-ARM'S LENGTH	\$115,000	\$30,600	26.61	\$85,207	\$22,344	\$92,656		1.173	1,056
	09/01/21		03-ARM'S LENGTH	\$139,900	\$51,100	36.53	\$143,634	\$44,688	\$95,212		0.766	1,105
	03/16/22		03-ARM'S LENGTH	\$105,000	\$43,200	41.14	\$120,177	\$34,986	\$70,014		0.654	1,617
	06/29/21	\$225,000 WD	03-ARM'S LENGTH		\$81,100	36.04	\$226,723	\$35,986	\$189,014		0.789	3,238
052-205-002-00 141 CARPENTER STREET	12/28/22	\$125,000 LC	19-MULII PARCEL ARM'S LENG IH	\$125,000	\$47,900	36.43	\$134,040	\$17 934	\$122,066	\$146.388 0	0.901	1,520
	03/04/22		03-ARM'S LENGTH	\$155,000	\$26,900	17.35	\$76,734	\$9,702	\$145,298		1.725	1,414
	12/07/21		03-ARM'S LENGTH	\$97,300	\$61,900	63.62	\$178,359	\$24,427	\$72,873		0.377	1,728
052-207-036-00 219 N VALLEY STREET	05/27/22	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$45,500	60.67	\$118,557	\$19,992	\$55,008		0.444	1,179
052-207-056-00 222 N BURGESS STREET	08/01/22	\$139,900 WD	03-ARM'S LENGTH	\$139,900	\$108.200	36.6/	\$304,837	\$24,599	\$220,598	\$352,305 0	0.626	2,495
	05/12/21		03-ARM'S LENGTH	\$209,000	\$55,700	26.65	\$277,077	\$67,801	\$141,199		0.537	2,621
052-208-014-00 113 S VALLEY STREET	12/30/22	\$180,000 LC	03-ARM'S LENGTH	\$180,000	\$61,100	33.94	\$152,813	\$50,525	\$129,475		1.008	1,568
	02/28/23		03-ARM'S LENGTH	\$145,000	\$42,700	29.45	\$107,871	\$28,812	\$116,188		1.170	1,040
052-217-007-00 122 N VALLEY STREET	11/30/22	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$31,700	39.63	\$81,232	\$19,992	\$60,008	\$76,935 0	0.780	900
	12/07/22		03-ARM'S LENGTH	\$90,000	\$41,200	45.78	\$102,907	\$38,808	\$51,192		0.636	858
	07/01/22		03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$84,572	\$39,128	\$55,872		0.979	672
052-305-003-00 443 N FAIRVIEW	12/16/21	\$147,400 WD	03-ARM'S LENGTH	\$147,400	\$55,000	37.31	\$153,241	\$54,537	\$92,863	\$124,000 0	0.749	1,742
	12/19/22		03-ARM'S LENGTH	\$75,000	\$40,900	54.53	\$120,536	\$21,756	\$53,244		0.429	1,248
052-323-031-10 355 N THIRD STREET	10/04/22	\$115,000 WD	03-ARM'S LENGTH	\$115,000	\$38,900	33.83	\$100,887	\$21,168	\$93,832		0.937	768
	11/29/22		03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$122,270	\$19,404	\$130,596	\$129,229 1	1.011	1,294
052-324-011-00 405 N FOURTH STREET	09/10/21	\$147,400 WD	03-ARM'S LENGTH	\$147,400	\$43,100	29.24	\$130,767	\$29,106	\$118,294		0.926	1,040
	08/11/21		03-ARM'S LENGTH	\$120,000	\$41,600	34.67	\$116,983	\$19,404	\$100,596		0.821	1,040
	02/22/22		03-ARM'S LENGTH	\$150,000	\$56,800	37.87	\$156,728	\$46,570	\$103,430		0.747	1,904
052-352-004-00 402 N SECOND ST	10/12/22	\$125,900 WD	03-ARM'S LENGTH	\$125,900	\$32,400	36.14	\$82,459	\$19,404	\$51,094	\$81.795 0	0.625	864
052-352-015-00 517 N FIRST STREET	10/13/21	\$90,000 WD	03-ARM'S LENGTH	\$88,250	\$27,400	31.05	\$76,362	\$19,404	\$68,846		0.962	960
052-352-024-00 453 N FIRST STREET	12/14/22	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$29,000	22.66	\$111,443	\$19,404	\$108,596		0.939	1,110
	11/23/21		03-ARM'S LENGTH	\$82,500	\$34,600	41.94	\$96,561	\$19,404	\$63,096		0.651	1,208
	12/23/21	\$83,000 WD	03-ARM'S LENGTH	\$83,000	\$19,800	23.86	\$76,256	\$19,404	\$63,596	\$62,736 0	0.890	\$76
052-380-028-00 322 N FIETH STREET	02/28/22	\$139,900 WD	03-ARM'S LENGTH	\$139.900	\$44.800	32.02	\$123,933	\$45.028	\$94.872		0.957	1,316
	03/25/22		03-ARM'S LENGTH	\$126,000	\$33,800	26.83	\$93,918	\$17,419	\$108,581		1.130	1,242
052-400-018-00 631 LINDSAY STREET	09/02/21	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$32,200	46.00	\$89,353	\$22,649	\$47,351		0.565	1,120
	02/23/23		03-ARM'S LENGTH	\$120,500	\$47,100	39.09	\$122,079	\$28,414	\$92,086		0.783	752
052-453-006-00 321 SIDNEY STREET	02/25/22	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$45,600	23.38	\$126,945	\$22,050	\$172,950	\$131,778 1	1.312	1,799
	11/05/21		03-ARM'S LENGTH	\$230,000	\$43,600	18.96	\$201,240	\$48,510	\$181,490		0.946	1,376
052-461-002-10 210 SIDNEY STREET	05/20/22	\$132,000 WD	03-ARM'S LENGTH	\$132,000	\$43,700	33.11	\$114,085	\$19,637	\$112,363	\$118,653 0	0.947	1,200

	Ave. E.C.F. => 0.851	Ave. E.C.F.				10.83	Std. Dev. =>	St					
use	0.829	E.C.F. =>				33.69	Sale. Ratio =>	Si					
	,958	\$7,489,95	\$6,207,935		\$7,714,670		\$2,685,200	\$7,971,200		\$7,994,450	Totals:		
2	1,780 0.617	\$91,780	\$56,628	\$25,872	\$98,929	34.30	\$28,300	\$82,500	03-ARM'S LENGTH	\$82,500 WD	06/25/21	052-665-025-00 579 S FOURTH STREET	52-665-025-00
1,104	),727 0.844	\$119,72	\$101,092	\$38,808	\$134,111	26.73	\$37,400	\$139,900	03-ARM'S LENGTH	\$139,900 WD	03/22/22	052-665-023-00 559 S FOURTH STREET	52-665-023-00
1,162	2,255 0.767	\$142,255	\$109,096	\$19,404	\$132,639	39.30	\$50,500	\$128,500	03-ARM'S LENGTH	\$128,500 WD	04/21/22	052-665-012-00 315 S FOURTH STREET	52-665-012-00
925	),323 0.638	\$130,323	\$83,096	\$19,404	\$123,141	27.32	\$28,000	\$102,500	03-ARM'S LENGTH	\$102,500 WD	12/17/21	052-665-010-00 301 S FOURTH STREET	52-665-010-00
	1,867 0.718	\$84,867	\$60,898	\$39,102	\$106,656	42.70	\$42,700	\$100,000	03-ARM'S LENGTH	\$100,000 WD	05/06/22	451 MORISON STREET	052-665-009-00
	,452 0.950	\$94,	\$89,741	\$22,259	\$97,443	33.84	\$37,900	\$112,000	03-ARM'S LENGTH	\$112,000 WD	07/15/22	340 COURT STREET	
1,056	,058 0.439	\$132,	\$57,950	\$22,050	\$127,168	60.88	\$48,700	\$80,000	03-ARM'S LENGTH	\$80,000 WD	05/23/22	052-480-012-00 710 ANNIE STREET	52-480-012-00
	\$107,412 0.977	\$107,	\$104,950	\$22,050	\$107,550	30.08	\$38,200	\$127,000	03-ARM'S LENGTH	\$127,000 WD	01/10/22	614 ANNIE STREET	052-480-009-00
960	,412 0.865	\$107,	\$92,950	\$22,050	\$107,550	33.22	\$38,200	\$115,000	03-ARM'S LENGTH	\$115,000 WD	04/12/21	614 ANNIE STREET	
1,	1,621 0.806	\$151,621	\$122,223	\$17,777	\$138,467	35.36	\$49,500	\$140,000	03-ARM'S LENGTH	\$140,000 WD	05/10/21	052-462-014-00 152 N SECOND STREET	52-462-014-00

2024 WBC Commercial ECF

	0.684	Ave. E.C.F. => 0.684				12.09	Std. Dev. =>	S					2023 was .65
use	0.713 ι	E.C.F. =>				41.54	Sale. Ratio =>	S					
		\$3,244,175	\$2,314,581		\$2,999,539		\$1,340,700	\$3,227,500		\$3,227,500	Totals:		
53,248	0.826	\$1,099,423	\$908,070	\$431,930	\$1,146,555	38.66	\$518,000	\$1,340,000	03-ARM'S LENGTH	07/12/22 \$1,340,000 MLC	07/12/22	2106 S M-76	052-629-005-70 2106 S M-76
7,704	0.585	\$244,977	\$143,314	\$11,686	\$170,921	52.19	\$80,900	\$155,000	03-ARM'S LENGTH	\$155,000 WD	05/02/23	052-619-016-00 331 N SEVENTH STREET	052-619-016-00
4,347	0.830		\$95,892	\$24,108	\$99,169	22.83	\$27,400	\$120,000	03-ARM'S LENGTH	\$120,000 MLC	09/08/23	113 N FIRST STREET	052-462-009-60
2,867	0.825	\$180,373	\$148,855	\$26,145	\$121,294	32.91	\$57,600	\$175,000	03-ARM'S LENGTH	\$175,000 WD	05/22/23	503 W HOUGHTON AVE	052-414-001-00
6,649	0.746	\$297,785	\$222,000	\$153,000	\$346,560	33.23	\$124,600	\$375,000	03-ARM'S LENGTH	\$375,000 MLC	12/28/22	821 W HOUGHTON AVE	052-411-011-00
1,992	0.508	\$196,098	\$99,690	\$20,310	\$147,774	60.50	\$72,600	\$120,000	03-ARM'S LENGTH	\$120,000 WD	05/19/21	052-402-012-20 317 W HOUGHTON AVE	052-402-012-20
1,824	0.673	\$179,498	\$120,876	\$19,124	\$135,798	48.21	\$67,500	\$140,000	03-ARM'S LENGTH	\$140,000 MLC	04/22/21	325 W HOUGHTON AVE	052-402-011-30
5,920	0.501	\$366,395	\$183,513	\$66,487	\$304,644	57.72	\$144,300	\$250,000	03-ARM'S LENGTH	\$250,000 WD	03/21/23	052-204-017-00 128 CARPENTER STREET	052-204-017-00
4,640	0.956	\$173,023	\$165,416	\$99,584	\$212,049	35.43	\$93,900	\$265,000	03-ARM'S LENGTH	\$265,000 MLC	07/28/22	122 W HOUGHTON AVE	052-108-002-00
1,680	0.560	\$138,926	\$77,855	\$22,145	\$112,447	56.60	\$56,600	\$100,000	03-ARM'S LENGTH	\$100,000 WD	10/08/21	308 W HOUGHTON AVE	052-106-011-00
5,808	0.513	\$135,338	\$69,423	\$30,577	\$118,547	54.00	\$54,000	\$100,000	03-ARM'S LENGTH	\$100,000 WD	11/30/21	129 S FOURTH STREET	052-105-006-00
1,763	0.682	\$116,858	\$79,677	\$7,823	\$83,781	49.49	\$43,300	\$87,500	03-ARM'S LENGTH	\$87,500 LC	12/31/21	426 W HOUGHTON	052-105-001-00
Floor Area	E.C.F.	Cost Man. \$	Bldg. Residual	Appraisal Land + Yard		Asd/Adj. Sale Cur.	Asd. when Sold	Adj. Sale\$	Terms of Sale	Sale Price Instr.	Sale Date	Street Address	Parcel Number
							2024 ANDC COMMERCIAL ECL	CUZH WADE					

2024 WBC Victorian Manor ECF

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Darrol Number	Ä	Sale Date	Sale Price Inst	Sale Date Sale Price Instr. Terms of Sale Adi. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. A	Adi. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area	E.C.F. F	oor Area
Faite Number	Ottoet Addieso	Sale Date				1000	77.71	4165 337	613 450	לישה בבח	\$310 775 (	730	1 482
052-640-009-50	052-640-009-50 458 VICTORIAN COURT	11/08/21	\$240,000 WD	11/08/21 \$240,000 WD 03-ARM'S LENGTH	\$240,000	\$65,300	27.21	\$165,327	\$13,450	\$226,500	CZZ'OTCC	0.750	1,402
075-040-000	TOO ALCHOMOTING COOK	12/00/22	A						1	מו ניי	ליור זוני	770	1 400
052-640-011-00	052-640-011-00 253 WINDIMERE COURT	10/04/22	\$259,900 WD	10/04/22 \$259,900 WD 03-ARM'S LENGTH	\$256,600	\$70,200	27.36	\$167,365	\$13,215	\$243,385	\$325,114 U./45	0.745	1,40L
		Totals:	\$499,900		\$496,600	\$135,500		\$332,692		\$469,935	\$635,339		
						Sale, Ratio =>	27.29				E.C.F. => (	0.740 use	e
2022 was 711						Std. Dev. =>	0.11				Ave. E.C.F. => 0.739	0.739	

2024 WBC Birch Point ECF

w	0.793	Ave. E.C.F. => 0.793				4.15	Std. Dev. =>						2023 was .773
4	0.794 use	E.C.F. =>				39.54	Sale. Ratio =>						
		\$257,419	\$204,388		\$192,999		\$86,400	\$218,500		\$218,500	Totals: \$218,500		
9	0.779	\$115,379	\$89,894	\$7,056	\$96,244	42.81	\$41,500	\$96,950	11/01/21 \$96,950 WD 03-ARM'S LENGTH	\$96,950 WD	11/01/21	352-670-008-00 443 W RIVER PARK	052-670-008-00
9	0.806	\$142,040	\$114,494	\$7,056	\$96,755	36.94	\$121,550 \$44,900 36.94 \$96,755 \$7,056 \$114,494 \$142,040 0.806 828	\$121,550	07/18/22 \$121,550 WD 03-ARM'S LENGTH	\$121,550 WD	07/18/22	052-670-007-00 441 W RIVER PARK	052-670-007-00
•"	E.C.F	Cost Man. \$	Bldg. Residual	Land + Yard	Cur. Appraisal	Asd/Adj. Sale	Asa. When sold	Adj. Sale \$	raise multiper Street Multips Sale Date Sale Price Instr. Terms of Sale	Sale File IIIsti	Sale Date	Street Madress	I dieci ivaliliaci

2024 WBC West River Park ECF

					1000								
Parcel Number	Street Address	Sale Date	Sale Price Ins	Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. I	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$ E.C.F. I	E.C.F.	Floor Area
052-655-002-00	052-655-002-00 473 WEST RIVER PARK DR	12/07/21	\$174,900 WD	12/07/21 \$174,900 WD 03-ARM'S LENGTH	\$174,900	\$60,300	34.48	\$155,00	1 \$27,998	\$146,902	\$160,763	0.914	1,144
052-655-022-00	052-655-022-00 419 W RIVER PARK	06/04/21	\$179,900 WD	06/04/21 \$179,900 WD 03-ARM'S LENGTH	\$179,900	\$76,700	42.63	\$198,069	\$27,998	\$151,902	\$215,280	0.706	1,309
052-655-023-00	052-655-023-00 421 W RIVER PARK	04/08/22	\$205,000 WD	04/08/22 \$205,000 WD 03-ARM'S LENGTH	\$205,000	\$83,100	40.54	\$197,181	\$27,998	\$177,002	\$214,156	0.827	1,298
		Totals:	\$559,800		\$559,800	\$220,100		\$550,251		\$475,806	\$590,199		
						Sale. Ratio =>	39.32				E.C.F. =>	0.806	use
2023 was .79						Std. Dev. =>	4.24				Ave. E.C.F. =>	0.815	

2024 WBC Town & Country Condo

	2023 was .683		Totals: \$130,000	052-645-007-00 2468 WEST BRANCH DR 10/25/22 \$130,000 WD 03-ARM'S LENGTH	rarcei Number Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Ap
				03-ARM'S LENGTH	Terms of Sale
			\$130,000	\$130,000	Adj. Sale \$
	Std. Dev. =>	Sale. Ratio =>	\$53,800	\$53,800	Asd. when Sold
	#DIV/0!	41.38		41.38	Asd/Adj. Sale
			\$125,662	\$125,662	Cur. Appraisal
				\$8,400	Land + Yard
			\$121,600	\$121,600	praisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Are
	Ave. E.C.F. => 0.708	E.C.F. =>	\$171,687	\$171,687 0.708	Cost Man. \$
-	0.708	0.708 use		0.708	E.C.F.
		use		1,488	Floor Area

2024 WBC Irons Park Condo ECF

Parcel Number         Street Address         Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$ Asd. when Sold Asd. whe		0.745	Ave. E.C.F. => 0.745				6.32	Std. Dev. =>						2023 was .703
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor E.E.C.F. Floor Cost Man. \$ E.C	use	0.746	E.C.F. =>				42.28	Sale. Ratio =>						
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$         Asd, when Sold         Asd/Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         Floo           10/14/21         \$137,000         WD         03-ARMI'S LENGTH         \$137,000         \$62,900         45.91         \$133,355         \$25,199         \$111,801         \$156,703         0.694           10/14/21         \$134,000         WD         03-ARMI'S LENGTH         \$134,000         \$54,000         40.30         \$135,361         \$25,199         \$108,801         \$156,703         0.694           09/26/23         \$195,000         WD         03-ARMI'S LENGTH         \$195,000         \$79,500         40.77         \$169,414         \$25,878         \$169,122         \$204,176         0.828           07/20/23         \$140,000         WD         03-ARMI'S LENGTH         \$140,000         \$71,600         \$1.14         \$152,406         \$25,199         \$114,801         \$180,949         0.634           09/01/21         \$150,000         WD         03-ARMI'S LENGTH         \$150,000         \$51,600         \$34.40         \$129,270         \$25,199         \$124,801         \$148,038         0.843			\$844,057	\$629,326		\$720,046		\$319,600	\$756,000		56,000			
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$ Asd. when Sold         Asd/Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$ E.C.F.         Floo           10/14/21         \$137,000         WD         03-ARMIS LENGTH         \$137,000         \$62,900         45.91         \$133,595         \$25,199         \$111,801         \$156,703         0.694           10/14/21         \$134,000         WD         03-ARMIS LENGTH         \$134,000         \$54,000         40.30         \$135,361         \$25,199         \$108,801         \$156,703         0.694           09/26/23         \$195,000         WD         03-ARMIS LENGTH         \$195,000         \$79,500         40.77         \$169,414         \$25,878         \$169,122         \$204,176         0.828           07/20/23         \$140,000         WD         03-ARMIS LENGTH         \$140,000         \$71,600         51.14         \$152,406         \$25,199         \$114,801         \$180,949         0.634	826	0.843	1	\$124,801	\$25,199	\$129,270	34.40	\$51,600	\$150,000	03-ARM'S LENGTH	50,000 WD	09/01/21 \$1	339 IRONS PARK DRIVE	052-635-017-00
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale \$         Asd, when Sold         Asd/Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         Floo           :         05/26/23         \$137,000         WD         03-ARMIS LENGTH         \$137,000         \$62,900         45.91         \$133,595         \$25,199         \$111,801         \$154,191         0.725           :         10/14/21         \$134,000         WD         03-ARMIS LENGTH         \$134,000         \$54,000         40.30         \$135,361         \$25,199         \$108,801         \$156,703         0.694           :         09/26/23         \$195,000         WD         03-ARMIS LENGTH         \$195,000         \$79,500         40.77         \$169,414         \$25,878         \$169,122         \$204,176         0.828	1,056	0.634	\$180,949	\$114,801	\$25,199	\$152,406	51.14	\$71,600	\$140,000	03-ARM'S LENGTH	40,000 WD	07/20/23 \$1	355 IRONS PARK DRIVE	052-635-011-00
Sale Date         Sale Price         Instr.         Terms of Sale         Adj. Sale         Asd. when Sold         Asd/Adj. Sale         Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man.         E.C.F.         Floor           :         05/26/23         \$137,000         WD         03-ARM'S LENGTH         \$137,000         \$62,900         45.91         \$133,595         \$25,199         \$111,801         \$154,191         0.725         1           :         10/14/21         \$134,000         WD         03-ARM'S LENGTH         \$134,000         \$54,000         40.30         \$135,361         \$25,199         \$108,801         \$156,703         0.694	1,584	0.828	\$204,176	\$169,122	\$25,878	\$169,414	40.77	\$79,500	\$195,000	03-ARM'S LENGTH	95,000 WD	09/26/23 \$1	361 IRONS PARK DRIVE	052-635-008-00
Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. 9 E 05/26/23 \$137,000 WD 03-ARM'S LENGTH \$137,000 \$62,900 45.91 \$133,595 \$25,199 \$111,801 \$154,19	968	0.694	\$156,703	\$108,801	\$25,199	\$135,361	40.30	\$54,000	\$134,000	03-ARM'S LENGTH	34,000 WD	10/14/21 \$1	391 IRONS PARK DRIVE	052-635-004-00
r 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. ;	1,056	0.725	\$154,191	\$111,801	\$25,199	\$133,595	45.91	\$62,900	\$137,000	03-ARM'S LENGTH	37,000 WD	05/26/23 \$1	411 IRONS PARK DRIVE	052-635-003-00
	Floor Area	E.C.F.	Cost Man. \$		Land + Yard		Asd/Adj. Sale	Asd. when Sold	Adj. Sale \$	Terms of Sale	e Price Instr.	Sale Date Sa	Street Address	Parcel Number