

2024 WBC Industrial Land Study

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

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
010-025-011-00	5210 HENDERSON LAKE ROAD	10/04/21	\$100,000	MIC	03-ARM'S LENGTH	\$100,000	\$65,400	65.40	\$156,125	\$5,750	\$61,875	660.0	330.0
Totals:			\$100,000			\$100,000	\$65,400	65.40	\$156,125	\$5,750	\$61,875	660.0	
Industrial parcels with no Sewer and Water available							Sale. Ratio =>	65.40			Average		
							Std. Dev. =>	#DIV/0!			per FF=>	\$9	

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

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
001-019-009-00	1931 S M-33	08/12/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,500	41.50	\$106,288	\$50,212	\$56,500	26.00
002-006-004-00	2635 N M-33	05/25/21	\$89,900	WD	19-MULTI PARCEL ARI	\$89,900	\$40,800	45.38	\$46,600	\$89,900	\$46,600	26.40
051-108-001-00	126 E MAIN STREET	01/21/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,400	40.27	\$152,885	\$12,105	\$15,000	6.00
052-105-001-00	125 S FIFTH STREET	12/31/21	\$87,500	LC	03-ARM'S LENGTH	\$87,500	\$43,300	49.49	\$105,095	\$5,655	\$23,250	31.0
052-459-003-00	155 N FOURTH	01/28/22	\$150,000	WD	19-MULTI PARCEL ARI	\$150,000	\$31,300	20.87	\$109,009	\$98,376	\$57,385	114.8
052-660-013-00	700 COLUMBUS DRIVE	10/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$83,900	59.93	\$66,500	\$10,191	\$66,500	133.0
Totals:			\$717,400			\$717,400	\$301,200					
Houghton Side was \$300							Sale. Ratio =>	41.98				
For 2024 USE \$300 per FF							Std. Dev. =>	12.91				
										Average	\$265,235	862.8
										per FF=>	\$309	

Sale. Ratio =>	41.98
Std. Dev. =>	12.91

Average  
per FF=> \$309

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	Effect. Front
011-024-018-00	3274 W M-76	10/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,400	26.27	\$150,840	\$115,279	\$115,500	110.0
014-029-002-10	2085 W M-55	10/15/21	\$2,020,000	WD	03-ARM'S LENGTH	\$2,020,000	\$264,400	13.09	\$2,086,253	\$558,829	\$500,850	477.0
014-029-020-30	2432 W M-55	12/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$94,590	24.81	\$94,590	\$320,000	\$94,590	420.4
052-108-002-00	122 W HOUGHTON AVENUE	07/28/22	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$79,400	35.43	\$216,775	\$130,538	\$82,313	109.8
052-214-001-00	508 E HOUGHTON AVENUE	08/10/21	\$90,500	MLC	03-ARM'S LENGTH	\$90,500	\$65,800	72.71	\$105,801	\$37,499	\$52,800	132.0
052-402-012-20	317 W HOUGHTON AVENUE	05/19/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,600	60.50	\$118,824	\$16,926	\$15,750	21.0
052-413-011-00	619 W HOUGHTON AVENUE	05/14/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,900	34.41	\$132,584	\$60,416	\$48,000	48.0
052-629-005-70	2106 S M-76	07/12/22	\$1,340,000	MLC	03-ARM'S LENGTH	\$1,340,000	\$518,000	38.66	\$1,242,060	\$283,640	\$185,700	200.0
Totals:			\$4,450,500			\$4,450,500	\$1,183,400		\$4,147,727	\$1,523,127	\$1,095,503	1,518.2
Houghton Main was \$1000												
or 2024 Use \$1000 per Ff												
							Sale Ratio ==>	26.59				Average
							Std. Dev. ==>	19.50				per Ff==>
												\$1.003

Sale. Ratio =>	26.59
Std. Dev. =>	19.50

Average  
per FF=> \$1,003

014-029-006-00	2259 S M-76	05/11/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$564,600	125.47	\$923,104	\$40,302	\$0	504.0
052-106-011-00	308 W Houghton Avenue	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$111,037	56.60	\$111,037	(\$2,037)	\$9,000	12.0
052-402-011-30	024/221 Houghton Avenue	04/24/21	\$140,000	MDC	03-ARM'S LENGTH	\$140,000	\$67,500	48.21	\$155,676	(\$1,426)	\$14,250	19.0
051-202-027-00	114 N WILLIAMS	05/21/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$69,800	72.71	\$139,359	(\$22,984)	\$20,375	110.0
006-020-021-60	3519 E SAGE LAKE ROAD	08/31/22	\$210,000	WD	19-MULTI PARCEL ARI	\$210,000	\$32,500	15.48	\$62,530	\$167,770	\$20,300	203.0

08/10/22

\$131,000 W/D

### 03-ARM'S LENGTH

\$131,000

\$71,900

54.89

\$144,885

\$70,615

\$84,500

230.0



2024 WBC Residential Land Value

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
052-107-009-00	121 S SECOND STREET	04/29/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$32,700	25.95	\$120,170	\$25,234	\$19,404	66.0
052-111-004-10	229 S SECOND	09/23/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$62,100	60.29	\$152,280	\$21,574	\$70,854	241.0
052-116-008-00	222 S SIXTH STREET	06/16/21	\$134,900	WD	03-ARM'S LENGTH	\$133,400	\$41,400	31.03	\$115,715	\$37,089	\$19,404	66.0
052-124-002-00	308 S FOURTH STREET	08/19/22	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$44,600	31.21	\$116,236	\$46,068	\$19,404	66.0
052-124-004-00	320 S FOURTH STREET	05/28/21	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$29,700	20.70	\$106,217	\$56,687	\$19,404	66.0
052-124-005-00	330 S FOURTH STREET	09/22/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,300	41.86	\$81,071	\$8,333	\$19,404	66.0
052-124-006-00	334 S FOURTH STREET	09/15/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$19,700	28.97	\$65,960	\$21,444	\$19,404	66.0
052-124-012-00	324 W RIPLEY STREET	06/21/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,300	29.85	\$138,124	\$35,684	\$38,808	132.0
052-125-004-00	320 S THIRD STREET	12/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$31,900	35.44	\$87,618	\$21,786	\$19,404	66.0
052-151-003-00	303 S EIGHTH STREET	05/24/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$49,500	34.74	\$127,792	\$41,168	\$26,460	90.0
052-152-007-00	335 S SEVENTH STREET	02/28/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$23,700	18.52	\$60,356	\$85,284	\$17,640	60.0
052-152-009-00	303 S SEVENTH STREET	03/03/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,000	25.93	\$88,201	\$73,259	\$26,460	90.0
052-154-004-00	411 S EIGHTH STREET	10/26/22	\$66,850	M/LC	03-ARM'S LENGTH	\$135,000	\$25,300	37.85	\$64,338	\$24,856	\$22,344	76.0
052-155-005-00	411 S SEVENTH STREET	12/20/21	\$115,000	WD	03-ARM'S LENGTH	\$66,850	\$30,600	26.61	\$85,207	\$52,137	\$22,344	76.0
052-156-005-00	415 S SIXTH STREET	09/01/21	\$139,900	WD	03-ARM'S LENGTH	\$115,000	\$51,100	36.53	\$143,634	\$40,954	\$44,688	152.0
052-203-011-00	122 S LIVINGSTON STREET	03/16/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,200	41.14	\$120,177	\$19,809	\$34,986	119.0
052-204-012-00	105 N BURGESS STREET	06/29/21	\$225,000	WD	03-ARM'S LENGTH	\$125,000	\$81,100	36.04	\$226,723	\$34,263	\$35,986	136.0
052-205-002-00	141 CARPENTER STREET	12/28/22	\$125,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$47,900	38.32	\$104,040	\$56,736	\$35,776	128.0
052-206-006-00	251 N BURGESS STREET	04/08/22	\$160,000	WD	03-ARM'S LENGTH	\$140,000	\$51,000	36.43	\$134,459	\$23,475	\$17,934	61.0
052-207-056-00	222 N BURGESS STREET	08/01/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$51,300	36.67	\$133,392	\$30,616	\$24,108	82.0
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	\$74,021	\$46,834	177.0
052-208-018-00	123 S VALLEY STREET	02/28/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,700	29.45	\$107,871	\$65,941	\$28,812	98.0
052-218-005-00	226 N VALLEY ST	11/30/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,700	39.63	\$81,232	\$18,760	\$19,992	68.0
052-250-004-00	152 ALTO COURT	12/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,200	45.78	\$102,907	\$25,901	\$38,808	132.0
052-250-008-00	151 ALTO COURT	07/01/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$84,572	\$49,236	\$38,808	132.0
052-303-005-10	400 STATE STREET	05/06/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,000	56.00	\$70,411	\$6,706	\$27,117	131.8
052-304-007-00		07/14/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,700	34.80	\$19,404	\$25,000	\$19,404	66.0
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	\$48,696	\$54,537	371.0
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	\$35,281	\$21,168	72.0
052-323-038-00	315 N THIRD STREET	11/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$122,270	\$47,134	\$19,404	66.0
052-324-001-00	303 N FOURTH STREET	08/02/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$41,300	43.02	\$117,609	\$17,199	\$38,808	132.0
052-324-014-00	405 N FOURTH STREET	09/10/21	\$147,400	WD	03-ARM'S LENGTH	\$147,400	\$43,100	29.24	\$130,767	\$45,739	\$29,106	99.0
052-324-016-00	409 N FOURTH STREET	08/11/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,600	34.67	\$116,983	\$22,421	\$19,404	66.0
052-351-004-00	400 N THIRD STREET	02/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,800	37.87	\$156,728	\$39,842	\$46,570	264.0
052-352-004-00	402 N SECOND ST	10/12/22	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$32,400	25.73	\$82,459	\$62,845	\$19,404	66.0
052-352-007-00	384 N SECOND STREET	05/27/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$26,200	36.14	\$86,515	\$5,389	\$19,404	66.0
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	\$31,292	\$19,404	66.0
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	\$35,961	\$19,404	66.0
052-353-006-00	129 LINDSAY STREET	11/23/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$34,600	41.94	\$96,561	\$5,343	\$19,404	66.0
052-354-002-00	337 N SECOND STREET	12/23/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$19,800	23.86	\$76,256	\$26,148	\$19,404	66.0
052-380-028-00	322 N FIFTH STREET	02/28/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$44,800	32.02	\$123,933	\$50,894	\$34,927	132.0
052-400-003-00	317 N FIFTH STREET	03/25/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$33,800	26.83	\$93,918	\$48,546	\$16,464	56.0
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	\$2,697	\$12,230	75.0
052-451-012-00	232 N SECOND STREET	02/23/23	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$47,100	39.09	\$122,079	\$11,651	\$13,230	45.0
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	\$90,105	\$22,050	75.0
052-454-001-00	227 N FOURTH STREET	08/25/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$77,400	25.89	\$216,563	\$112,719	\$30,382	103.0
052-454-006-02	210 N FIFTH STREET	11/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$43,600	18.96	\$201,240	\$37,270	\$48,510	165.0
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	\$36,143	\$18,228	62.0
052-462-014-00	152 N SECOND STREET	05/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,500	35.36	\$138,467	\$19,173	\$17,640	60.0
052-480-009-00	614 ANNIE STREET	04/12/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,200	33.22	\$107,550	\$29,500	\$22,050	75.0
052-480-009-00	614 ANNIE STREET	01/10/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$38,200	30.08	\$107,550	\$41,500	\$22,050	75.0



052-630-053-00		12/13/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,400	40.44	\$80,850	\$90,000	\$80,850	500.0
052-635-004-00	391 IRONS PARK DRIVE	10/14/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,000	40.30	\$135,361	\$23,838	\$25,199	85.7
052-635-017-00	339 IRONS PARK DRIVE	09/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$129,270	\$45,929	\$25,199	85.7
052-645-007-00	2468 WEST BRANCH DR	10/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,800	41.38	\$125,662	\$12,738	\$8,400	28.6
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	\$155,001	\$47,897	\$27,998	95.2
052-655-022-00	419 W RIVER PARK	06/04/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$76,700	42.63	\$198,069	\$9,829	\$27,998	95.2
052-655-023-00	421 W RIVER PARK	04/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,100	40.54	\$197,181	\$35,817	\$27,998	95.2
052-660-003-00	340 COURT STREET	07/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$37,900	33.84	\$97,443	\$36,019	\$21,462	73.0
052-665-009-00	451 MORISON STREET	05/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,700	42.70	\$106,656	\$32,446	\$39,102	133.0
052-665-012-00	315 S FOURTH STREET	04/21/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$50,500	39.30	\$132,639	\$15,265	\$19,404	66.0
052-665-023-00	559 S FOURTH STREET	03/22/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$37,400	26.73	\$134,111	\$44,597	\$38,808	132.0
052-665-025-00	579 S FOURTH STREET	06/25/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$28,300	34.30	\$98,929	\$9,443	\$25,872	88.0
052-670-007-00	441 W RIVER PARK	07/18/22	\$121,550	WD	03-ARM'S LENGTH	\$121,550	\$44,900	36.94	\$96,755	\$31,851	\$7,056	24.0
052-670-008-00	443 W RIVER PARK	11/01/21	\$96,950	WD	03-ARM'S LENGTH	\$96,950	\$41,500	42.81	\$96,244	\$7,762	\$7,056	24.0
Totals:			\$8,207,750			\$8,184,500	\$2,755,500	33.67	\$7,544,855	\$2,408,940	\$1,769,295	6,624.4
2023 was 294							Sale. Ratio => Std. Dev. =>	7.74			Average per FF=>	\$364

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

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
011-024-018-00	3274 W M-76	10/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,400	26.27	\$150,840	\$115,279	\$115,500	110.0
014-029-002-10	2085 W M-55	10/15/21	\$2,020,000	WD	03-ARM'S LENGTH	\$2,020,000	\$264,400	13.09	\$2,086,253	\$558,829	\$500,850	477.0
014-029-020-30	2432 W M-55	10/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$79,400	24.81	\$94,590	\$320,000	\$94,590	420.4
052-108-002-00	122 W HOUGHTON AVENUE	07/28/22	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$39,900	35.43	\$216,775	\$130,538	\$62,313	109.8
052-214-001-00	508 E HOUGHTON AVENUE	08/10/21	\$90,500	MLC	03-ARM'S LENGTH	\$90,500	\$65,800	72.71	\$105,801	\$37,499	\$52,800	132.0
052-402-012-20	317 W HOUGHTON AVENUE	05/19/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,600	60.50	\$118,824	\$16,926	\$15,750	21.0
052-413-011-00	619 W HOUGHTON AVENUE	05/14/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,900	34.41	\$132,584	\$60,416	\$48,000	48.0
052-629-005-70	2106 S M-76	07/12/22	\$1,340,000	MLC	03-ARM'S LENGTH	\$1,340,000	\$518,000	38.66	\$1,242,060	\$283,640	\$185,700	200.0
Totals:			\$4,450,500			\$4,450,500	\$1,183,400	26.59	\$4,147,727	\$1,523,127	\$1,095,503	1,518.2
Houghton Main												
For 2024 Use \$1000 per FF							Sale. Ratio =>	19.50			Average	
							Std. Dev. =>				per FF=>	\$1,003

[illegible]

2024 WBC Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Curr. 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	\$486,452	\$150,000	\$266,901	\$558,890	0.478	25,502
052-500-001-00	2525 GRIFFIN ROAD	01/01/23	\$462,574	WD	03-ARM'S LENGTH	\$462,574	\$232,900	50.35	\$426,452	\$90,000	\$372,574	\$558,890	0.667	25,502
052-500-005-00	612 PARKWAY	01/01/23	\$688,864	WD	03-ARM'S LENGTH	\$688,864	\$330,400	47.96	\$622,878	\$104,700	\$584,164	\$860,761	0.679	25,025
052-500-006-00	614 PARKWAY DRIVE	01/01/23	\$150,913	WD	03-ARM'S LENGTH	\$150,913	\$89,900	59.57	\$147,323	\$58,624	\$92,289	\$147,341	0.626	7,750
052-500-008-00	2431	01/01/23	\$130,932	WD	03-ARM'S LENGTH	\$130,932	\$92,600	70.72	\$150,559	\$60,000	\$70,932	\$150,430	0.472	5,760
052-619-013-20	201 N EIGHTH STREET	08/11/23	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$129,000	57.33	\$175,230	\$73,349	\$151,651	\$169,238	0.896	30,450
052-630-036-00	460 S VALLEY STREET	01/01/22	\$649,407	WD	03-ARM'S LENGTH	\$649,407	\$192,200	29.60	\$637,447	\$146,250	\$503,157	\$815,942	0.617	38,400
052-630-036-00	460 S VALLEY STREET	01/01/23	\$711,533	WD	03-ARM'S LENGTH	\$711,533	\$303,600	42.67	\$578,947	\$87,750	\$623,783	\$815,942	0.764	38,400
Totals:			\$3,436,124			\$3,436,124	\$1,511,500	43.99	\$3,225,288		\$2,665,451	\$4,077,434	0.654 use	
2023 was 602							Sale. Ratio => Std. Dev. =>	13.65				Ave. E.C.F. =>	0.650	



2024 WBC Residential ECF

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
052-107-009-00	121 S SECOND STREET	04/29/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$32,700	25.95	\$120,170	\$19,404	\$106,596	\$126,590	0.842	1,286
052-112-007-00	229 S SECOND STREET	07/07/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$30,800	45.97	\$86,098	\$19,404	\$47,596	\$83,786	0.568	808
052-116-008-00	227 S SIXTH STREET	06/16/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$41,400	31.03	\$115,715	\$19,404	\$110,994	\$120,994	0.942	1,557
052-124-002-00	308 S FOURTH STREET	08/19/22	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$44,600	31.21	\$116,296	\$20,622	\$122,278	\$120,118	1.018	1,328
052-124-004-00	320 S FOURTH STREET	05/28/21	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$29,700	20.70	\$106,217	\$19,404	\$124,096	\$109,062	1.138	1,146
052-124-005-00	330 S FOURTH STREET	09/22/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,300	41.86	\$81,071	\$24,488	\$45,512	\$71,084	0.640	766
052-124-006-00	334 S FOURTH STREET	09/15/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$19,700	28.97	\$65,960	\$19,404	\$48,596	\$58,487	0.831	580
052-124-012-00	324 W RIPLEY STREET	06/21/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,300	29.85	\$138,124	\$39,008	\$95,992	\$124,518	0.771	1,344
052-125-004-00	320 S THIRD STREET	12/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$31,900	35.44	\$87,618	\$19,404	\$70,596	\$85,696	0.824	1,056
052-131-003-00	303 S EIGHTH STREET	05/07/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$49,500	34.74	\$127,792	\$26,460	\$116,040	\$127,302	0.912	1,410
052-132-007-00	335 S SEVENTH STREET	02/28/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$23,700	18.52	\$60,356	\$19,782	\$108,218	\$50,972	2.123	732
052-132-009-00	303 S SEVENTH STREET	03/03/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,000	25.93	\$88,201	\$29,452	\$105,548	\$73,805	1.430	852
052-134-004-00	411 S EIGHTH STREET	10/26/22	\$66,550	M/C	03-ARM'S LENGTH	\$66,850	\$25,300	37.85	\$64,338	\$22,344	\$44,506	\$52,756	0.844	1,056
052-135-005-00	411 S SEVENTH STREET	12/20/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$30,600	26.61	\$85,207	\$22,344	\$92,656	\$78,974	1.173	1,056
052-203-011-00	122 S LIVINGSTON STREET	03/16/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,200	41.14	\$120,177	\$34,986	\$70,014	\$107,024	0.654	1,617
052-204-012-00	105 N BURGESS STREET	12/28/22	\$125,000	LC	03-ARM'S LENGTH	\$125,000	\$51,100	36.53	\$143,634	\$44,688	\$95,212	\$124,304	0.766	1,105
052-205-002-00	141 CARPENTER STREET	06/29/21	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$47,900	38.32	\$104,040	\$35,776	\$89,224	\$99,077	0.901	1,620
052-206-006-00	251 N BURGESS STREET	04/08/22	\$160,000	WD	03-ARM'S LENGTH	\$140,000	\$51,900	36.43	\$134,459	\$17,934	\$122,066	\$146,388	0.834	1,326
052-206-018-00	234 N FIRST STREET	03/04/22	\$155,000	M/C	03-ARM'S LENGTH	\$155,000	\$26,900	17.35	\$76,734	\$9,702	\$145,298	\$84,211	1.725	1,414
052-207-033-00	250 N BURGESS	12/07/21	\$97,300	WD	03-ARM'S LENGTH	\$97,300	\$61,900	63.62	\$178,359	\$24,427	\$72,873	\$193,382	0.377	1,178
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	\$123,825	0.444	1,179
052-207-056-00	222 N BURGESS STREET	08/01/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$51,300	36.67	\$133,392	\$24,599	\$115,501	\$136,675	0.844	1,674
052-207-059-00	202 N BURGESS STREET	06/10/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,200	44.16	\$304,837	\$24,402	\$220,598	\$352,305	0.626	2,495
052-208-010-00	342 E HOUGHTON AVE	10/12/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$55,700	26.65	\$277,077	\$67,801	\$141,199	\$282,910	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	\$128,503	1.008	1,568
052-208-018-00	123 S VALLEY STREET	02/28/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,700	29.45	\$107,871	\$28,812	\$116,188	\$99,320	1.170	1,040
052-217-007-00	122 N VALLEY STREET	12/07/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$29,100	60.63	\$74,441	\$23,520	\$63,971	\$63,971	0.383	841
052-218-005-00	226 N VALLEY ST	11/30/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,700	39.63	\$81,232	\$19,992	\$60,008	\$76,935	0.780	900
052-250-004-00	152 ALTO COURT	12/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,200	45.78	\$102,907	\$38,808	\$51,192	\$80,526	0.636	838
052-250-008-00	151 ALTO COURT	07/01/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$84,572	\$39,128	\$55,872	\$57,090	0.979	672
052-303-005-10	400 STATE STREET	05/06/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,000	56.00	\$70,411	\$27,117	\$92,883	\$54,389	0.421	884
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	\$124,095	0.749	1,742
052-306-003-00	351 STATE STREET	12/19/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,900	54.53	\$120,536	\$21,756	\$53,244	\$124,095	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	\$100,150	0.937	768
052-323-038-00	315 N THIRD STREET	11/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$122,270	\$19,404	\$130,596	\$129,229	1.011	1,294
052-324-001-00	303 N FOURTH STREET	08/02/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$41,300	43.02	\$117,609	\$38,978	\$57,022	\$98,783	0.577	1,361
052-324-014-00	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	\$127,715	0.926	1,040
052-324-016-00	409 N FOURTH STREET	08/11/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,600	34.67	\$116,983	\$19,404	\$100,596	\$122,587	0.821	1,040
052-351-004-00	400 N THIRD STREET	02/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,800	37.87	\$156,728	\$46,570	\$103,430	\$138,389	0.747	1,904
052-352-007-00	384 N SECOND STREET	05/27/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$26,200	36.14	\$86,515	\$21,406	\$51,094	\$81,795	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	\$115,555	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	\$115,627	0.939	1,110
052-353-006-00	129 LINDSAY STREET	11/23/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$34,600	41.94	\$96,561	\$19,404	\$63,096	\$96,931	0.651	1,208
052-354-002-00	337 N SECOND STREET	12/23/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$19,800	23.86	\$76,256	\$19,404	\$63,596	\$71,422	0.890	850
052-380-006-00	316 LINDSAY STREET	02/07/23	\$43,200	LC	03-ARM'S LENGTH	\$43,200	\$27,100	62.73	\$68,944	\$19,404	\$23,796	\$62,236	0.952	576
052-380-028-00	322 N FIFTH STREET	02/28/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$44,800	32.02	\$123,933	\$45,028	\$94,872	\$99,127	0.987	1,316
052-400-003-00	317 N FIFTH STREET	03/25/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$33,800	26.83	\$93,918	\$17,419	\$108,581	\$96,104	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	\$47,551	\$83,799	0.565	1,120
052-451-012-00	321 N SECOND STREET	02/23/22	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$47,100	39.09	\$122,079	\$28,414	\$92,086	\$117,670	0.783	752
052-453-006-00	232 SIDNEY STREET	02/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$45,600	23.38	\$126,945	\$22,050	\$172,550	\$131,778	1.312	1,799
052-454-001-00	227 N FOURTH STREET	08/25/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$77,400	25.89	\$216,563	\$32,910	\$266,090	\$230,720	1.153	2,323
052-454-006-02	210 N FIFTH STREET	11/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$43,600	18.96	\$201,240	\$48,510	\$181,490	\$191,872	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	\$112,563	\$118,653	0.947	1,200



052-462-014-00	152 N SECOND STREET	05/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,500	35.36	\$138,467	\$17,777	\$122,223	\$151,621	0.806	1,548
052-480-009-00	614 ANNIE STREET	04/12/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,200	33.22	\$107,550	\$22,050	\$92,950	\$107,412	0.865	960
052-480-009-00	614 ANNIE STREET	01/10/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$38,200	30.08	\$107,550	\$22,050	\$104,950	\$107,412	0.977	960
052-480-012-00	710 ANNIE STREET	05/23/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,700	60.88	\$127,168	\$22,050	\$57,950	\$132,058	0.439	1,056
052-660-003-00	340 COURT STREET	07/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$37,900	33.84	\$97,443	\$22,259	\$89,741	\$94,452	0.950	1,358
052-665-009-00	451 MORISON STREET	05/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,700	42.70	\$106,656	\$39,102	\$60,898	\$84,867	0.718	898
052-665-010-00	301 S FOURTH STREET	12/17/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$28,000	27.32	\$123,141	\$19,404	\$83,096	\$130,323	0.638	925
052-665-012-00	315 S FOURTH STREET	04/21/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$50,500	39.30	\$132,639	\$19,404	\$109,096	\$142,255	0.767	1,162
052-665-023-00	559 S FOURTH STREET	03/22/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$37,400	26.73	\$134,111	\$38,808	\$101,092	\$119,727	0.844	1,104
052-665-025-00	579 S FOURTH STREET	06/25/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$28,300	34.30	\$98,929	\$25,872	\$56,628	\$91,780	0.617	907

Totals: \$7,994,450

\$7,971,200

\$2,685,200

Sale Ratio =>  
Std. Dev. =>

33.69  
10.83

\$7,714,670

\$6,207,935

E.C.F. => 0.829 use  
Ave. E.C.F. => 0.851



2024 WBC Commercial ECF

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	\$83,781	\$7,823	\$79,677	\$116,858	0.682	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	\$118,547	\$30,577	\$69,423	\$135,338	0.513	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	\$112,447	\$22,145	\$77,855	\$138,926	0.560	1,680
052-108-002-00	122 W HOUGHTON AVE	07/28/22	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$93,900	35.43	\$212,049	\$99,584	\$165,416	\$173,023	0.956	4,640
052-204-017-00	128 CARPENTER STREET	03/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,300	57.72	\$304,644	\$66,487	\$183,513	\$366,395	0.501	5,920
052-402-011-30	325 W HOUGHTON AVE	04/22/21	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$67,500	48.21	\$135,798	\$19,124	\$120,876	\$179,498	0.673	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	\$147,774	\$20,310	\$99,690	\$196,098	0.508	1,992
052-411-011-00	821 W HOUGHTON AVE	12/28/22	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$124,600	33.23	\$346,560	\$153,000	\$222,000	\$297,785	0.746	6,649
052-414-001-00	503 W HOUGHTON AVE	05/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,600	32.91	\$121,294	\$26,145	\$148,855	\$180,373	0.825	2,867
052-462-009-60	113 N FIRST STREET	09/08/23	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$27,400	22.83	\$99,169	\$24,108	\$95,892	\$115,478	0.830	4,347
052-619-016-00	331 N SEVENTH STREET	05/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,900	52.19	\$170,921	\$11,686	\$143,314	\$244,977	0.585	7,704
052-629-005-70	2106 S M-76	07/12/22	\$1,340,000	MLC	03-ARM'S LENGTH	\$1,340,000	\$518,000	38.66	\$1,146,555	\$431,930	\$908,070	\$1,099,423	0.826	53,248
Totals:			\$3,227,500			\$3,227,500	\$1,340,700	41.54	\$2,999,539		\$2,314,581	\$3,244,175	0.713 use	
2023 was .65							Sale. Ratio =>	12.09				Ave. E.C.F. =>	0.684	
							Std. Dev. =>							

2024 WBC Victorian Manor ECF

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
052-640-009-50	458 VICTORIAN COURT	11/08/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,300	27.21	\$165,327	\$13,450	\$226,550	\$310,225	0.730	1,482
052-640-011-00	253 WINDIMERE COURT	10/04/22	\$259,900	WD	03-ARM'S LENGTH	\$256,600	\$70,200	27.36	\$167,365	\$13,215	\$243,385	\$325,114	0.749	1,482
Totals:			\$499,900			\$496,600	\$135,500	27.29	\$332,692		\$469,935	\$635,339		
2023 was 711							Sale. Ratio =>	0.11				E.C.F. =>	0.740	use
							Std. Dev. =>					Ave. E.C.F. =>	0.739	



2024 WBC Birch Point ECF

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	
052-670-007-00	441 W RIVER PARK	07/18/22	\$121,550	WD	03-ARM'S LENGTH	\$121,550	\$44,900	36.94	\$96,755	\$7,056	\$114,494	\$142,040	0.806	828	
052-670-008-00	443 W RIVER PARK	11/01/21	\$96,950	WD	03-ARM'S LENGTH	\$96,950	\$41,500	42.81	\$96,244	\$7,056	\$89,894	\$115,379	0.779	828	
Totals:			\$218,500			\$218,500	\$86,400		\$192,999		\$204,388	\$257,419			
													Sale. Ratio =>		39.54
													Std. Dev. =>		4.15
2023 was .773															

2023 was .773

2024 WBC West River Park ECF

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
052-655-002-00	473 WEST RIVER PARK DR	12/07/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$60,300	34.48	\$155,001	\$27,998	\$146,902	\$160,763	0.914	1,144
052-655-022-00	419 W RIVER PARK	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	421 W RIVER PARK	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	39.32	\$550,251		\$475,806	\$590,199		
Sale, Ratio =>													E.C.F. =>	0.806 use
Std. Dev. =>													Ave. E.C.F. =>	0.815
2023 was .79														



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

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-635-003-00	411 IRONS PARK DRIVE	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	1,056
052-635-004-00	391 IRONS PARK DRIVE	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	968
052-635-008-00	361 IRONS PARK DRIVE	09/26/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,500	40.77	\$169,414	\$25,878	\$169,122	\$204,176	0.828	1,584
052-635-011-00	355 IRONS PARK DRIVE	07/20/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$152,406	\$25,199	\$114,801	\$180,949	0.634	1,056
052-635-017-00	339 IRONS PARK DRIVE	09/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$129,270	\$25,199	\$124,801	\$148,038	0.843	826
Totals:			\$756,000			\$756,000	\$319,600		\$720,046		\$629,326	\$844,057		
Sale. Ratio =>													42.28	
Std. Dev. =>													6.32	
E.C.F. =>													0.746	use
Ave. E.C.F. =>													0.745	
2023 was .703														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-635-003-00	411 IRONS PARK DRIVE	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	1,056
052-635-004-00	391 IRONS PARK DRIVE	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	968
052-635-008-00	361 IRONS PARK DRIVE	09/26/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,500	40.77	\$169,414	\$25,878	\$169,122	\$204,176	0.828	1,584
052-635-011-00	355 IRONS PARK DRIVE	07/20/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$152,406	\$25,199	\$114,801	\$180,949	0.634	1,056
052-635-017-00	339 IRONS PARK DRIVE	09/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$129,270	\$25,199	\$124,801	\$148,038	0.843	826
Totals:			\$756,000			\$756,000	\$319,600		\$720,046		\$629,326	\$844,057		
Sale. Ratio ==>													42.28	
Std. Dev. ==>													6.32	
E.C.F. ==>													0.746	use
Ave. E.C.F. ==>													0.745	
2023 was .703														