

ACREAGE

**1.00 Ac** .50 - 1.05

16-21-100-009	09/10/20	WD	\$12,700	\$3,800	29.92	\$12,700	1.50	\$8,467	BIG PRAIRIE
16-20-400-019	01/29/21	WD	\$4,000	\$3,000	75.00	\$4,000	1.00	\$4,000	BIG PRAIRIE
			<b>\$4,000</b>			<b>\$16,700</b>	<b>2.50</b>	<b>\$6,680</b>	
							<b>USED</b>	<b>\$5,000</b>	

**1.50 Ac** 1.06 - 1.55

16-21-100-009	09/10/20	WD	\$12,700	\$3,800	29.92	\$12,700	1.50	\$8,467	BIG PRAIRIE
			<b>\$12,700</b>			<b>\$12,700</b>	<b>1.50</b>	<b>\$8,467</b>	
							<b>USED</b>	<b>\$4,800</b>	

**2.00 Ac** 1.56 - 2.05

09-10-100-004	12/15/20	WD	\$7,500	\$3,100	41.33	\$7,500	1.76	\$4,261	DENVER
15-12-200-002	10/18/21	WD	\$10,000	\$5,500	55.00	\$10,000	2.00	\$5,000	EVERETT
			<b>\$17,500</b>			<b>\$17,500</b>	<b>3.76</b>	<b>\$4,654</b>	
							<b>USED</b>	<b>\$4,600</b>	

**2.5 Ac** 2.06 - 2.55

21-300-011	10/04/21	CD	\$25,000	\$5,000	20.00	\$25,000	2.50	\$10,000	BIG PRAIRIE
			<b>\$25,000</b>			<b>\$25,000</b>	<b>2.50</b>	<b>\$10,000</b>	
							<b>USED</b>	<b>\$4,200</b>	

**3.00 Ac** 2.56 - 3.50

No Data							<b>USED</b>	<b>\$3,800</b>	
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**4.00 Ac** 3.56 - 4.50

09-29-200-023	03/22/21	WD	\$15,900	\$6,200	38.99	\$15,900	3.68	\$4,321	DENVER
15-11-100-034	06/03/20	WD	\$10,000	\$5,700	57.00	\$10,000	3.85	\$2,597	EVERETT
10-13-400-039	07/31/20	WD	\$16,000	\$5,900	36.88	\$16,000	4.25	\$3,765	LINCOLN
11-05-200-025	09/04/20	WD	\$19,500	\$6,700	34.36	\$19,500	4.49	\$4,343	WILCOX
			<b>\$61,400</b>			<b>\$61,400</b>	<b>16.27</b>	<b>\$3,774</b>	
							<b>USED</b>	<b>\$3,700</b>	

<b>5.00 Ac</b>		4.56 - 6.50							
04-01-100-007	09/17/20	WD	\$17,000	\$6,800	40.00	\$17,000	4.75	\$3,579	BARTON
11-05-200-022	07/20/20	WD	\$13,000	\$6,500	50.00	\$13,000	4.80	\$2,708	WILCOX
11-30-200-002	10/05/21	WD	\$12,500	\$5,900	47.20	\$12,500	5.00	\$2,500	WILCOX
11-20-300-028	05/26/21	WD	\$18,000	\$7,000	38.89	\$18,000	5.50	\$3,273	WILCOX
15-07-200-008	09/02/21	WD	\$16,900	\$9,200	54.44	\$16,900	5.83	\$2,899	EVERETT
03-10-300-013	02/25/21	WD	\$18,000	\$7,500	41.67	\$18,000	5.90	\$3,051	HOME
			<b>\$95,400</b>			<b>\$95,400</b>	<b>31.78</b>	<b>\$3,002</b>	
							<b>USED</b>	<b>\$3,400</b>	

<b>7.00 Ac</b>		6.56 - 8.99							
11-18-400-012	03/08/21	WD	\$25,000	\$9,600	38.40	\$25,000	7.80	\$3,205	WILCOX
			<b>\$25,000</b>			<b>\$25,000</b>	<b>7.80</b>	<b>\$3,205</b>	
							<b>USED</b>	<b>\$3,200</b>	

<b>10.00 Ac</b>		9.00 - 13.99							
07-29-300-008	07/23/20	WD	\$24,900	\$11,900	47.79	\$24,900	9.50	\$2,621	MONROE
06-03-100-007	11/05/20	WD	\$35,000	\$10,800	30.86	\$35,000	9.55	\$3,665	MERRILL
04-25-300-007	10/12/20	WD	\$27,000	\$15,100	55.93	\$27,000	9.65	\$2,798	BARTON
10-11-400-014	06/29/20	WD	\$25,000	\$11,400	45.60	\$25,000	10.20	\$2,451	LINCOLN
16-06-100-004	09/18/20	WD	\$22,000	\$15,000	68.18	\$22,000	9.75	\$2,256	BIG PRAIRIE
02-35-300-016	04/14/21	WD	\$30,000	\$14,500	48.33	\$30,000	9.76	\$3,074	LILLEY
04-04-300-011	11/13/20	WD	\$27,000	\$12,800	47.41	\$27,000	9.84	\$2,744	BARTON
16-34-100-032	04/27/21	WD	\$34,000	\$19,800	58.24	\$34,000	9.86	\$3,448	BIG PRAIRIE
10-25-100-010	08/06/21	WD	\$43,000	\$11,700	27.21	\$43,000	9.90	\$4,343	LINCOLN
16-06-200-004	03/22/22	WD	\$27,500	\$16,000	58.18	\$27,500	10.00	\$2,750	BIG PRAIRIE
16-27-400-010	02/04/22	WD	\$22,000	\$16,000	72.73	\$22,000	10.00	\$2,200	BIG PRAIRIE
10-18-300-001	12/14/20	WD	\$39,500	\$12,100	30.63	\$39,500	10.00	\$3,950	LINCOLN
12-34-300-006	08/11/20	WD	\$24,900	\$13,500	54.22	\$24,900	10.00	\$2,490	GOODWELL
06-13-300-010	01/25/22	WD	\$29,000	\$12,400	42.76	\$29,000	10.00	\$2,900	MERRILL
07-27-100-005	12/23/21	WD	\$37,500	\$21,800	58.13	\$37,500	10.00	\$3,750	MONROE
04-01-300-006	10/30/20	WD	\$17,500	\$12,600	72.00	\$17,500	10.01	\$1,748	BARTON
03-07-400-010	03/02/22	WD	\$28,500	\$12,200	42.81	\$28,500	10.10	\$2,822	HOME
10-11-400-014	06/29/20	WD	\$25,000	\$11,400	45.60	\$25,000	10.20	\$2,451	LINCOLN
04-28-100-011	04/20/20	WD	\$21,000	\$13,300	63.33	\$21,000	10.37	\$2,025	BARTON
11-05-100-015	11/22/21	WD	\$20,000	\$11,800	59.00	\$20,000	10.60	\$1,887	WILCOX
11-32-100-003	02/26/21	WD	\$28,000	\$15,000	53.57	\$28,000	12.00	\$2,333	WILCOX
15-28-400-011	11/10/21	WD	\$32,000	\$16,800	52.50	\$32,000	12.45	\$2,570	EVERETT
			<b>\$620,300</b>			<b>\$620,300</b>	<b>223.74</b>	<b>\$2,772</b>	
							<b>USED</b>	<b>\$2,800</b>	

<b>15.00 Ac</b>		14.00 - 18.99							
J-11-400-027	02/16/21	WD	\$50,000	\$15,300	30.60	\$50,000	14.40	\$3,472	LINCOLN
10-14-100-001	10/13/21	WD	\$32,500	\$17,100	52.62	\$32,500	15.00	\$2,167	LINCOLN
11-17-100-017	09/01/21	WD	\$30,000	\$16,600	55.33	\$30,000	15.00	\$2,000	WILCOX
11-21-400-011	07/23/21	WD	\$45,000	\$18,700	41.56	\$45,000	15.00	\$3,000	WILCOX
10-29-400-021	12/23/20	WD	\$35,000	\$17,600	50.29	\$35,000	15.29	\$2,289	LINCOLN
07-22-200-008	04/22/21	WD	\$32,500	\$13,900	42.77	\$32,500	17.90	\$1,816	
03-08-300-004	03/18/22	WD	\$66,500	\$20,500	30.83	\$66,500	18.24	\$3,646	HOME
06-05-100-027	08/20/20	WD	\$15,000	\$5,900	39.33	\$15,000	18.30	\$820	MERRILL
			<b>\$291,500</b>			<b>\$291,500</b>	<b>110.83</b>	<b>\$2,630</b>	
							<b>USED</b>	<b>\$2,600</b>	
<b>20.00 Ac</b>		19.00 -23.99							
15-23-400-004	09/24/20	WD	\$55,000	\$20,000	36.36	\$55,000	19.00	\$2,895	EVERETT
15-24-200-014	07/23/20	WD	\$67,000	\$27,300	40.75	\$67,000	19.70	\$3,401	EVERETT
07-19-400-008	08/21/20	WD	\$40,000	\$21,600	54.00	\$40,000	19.75	\$2,025	MONROE
02-26-300-003	12/03/20	WD	\$40,000	\$28,000	70.00	\$40,000	19.90	\$2,010	LILLEY
10-11-300-004	06/29/21	WD	\$60,500	\$20,500	33.88	\$60,500	20.00	\$3,025	LINCOLN
15-15-200-019	02/07/22	WD	\$84,000	\$22,500	26.79	\$84,000	20.00	\$4,200	EVERETT
15-14-200-022	05/22/20	WD	\$65,000	\$24,000	36.92	\$65,000	20.00	\$3,250	EVERETT
03-07-400-016	10/26/21	WD	\$60,000	\$23,800	39.67	\$60,000	20.02	\$2,997	HOME
15-20-300-007	04/29/20	WD	\$51,000	\$24,000	47.06	\$51,000	20.03	\$2,546	EVERETT
15-13-100-011	04/28/21	WD	\$59,000	\$22,600	38.31	\$59,000	20.08	\$2,938	EVERETT
-16-400-022	05/06/20	WD	\$62,000	\$27,700	44.68	\$62,000	22.43	\$2,764	NORWICH
07-24-300-019	06/24/21	WD	\$54,900	\$27,700	50.46	\$54,900	23.70	\$2,316	MONROE
			<b>\$698,400</b>			<b>\$698,400</b>	<b>244.61</b>	<b>\$2,855</b>	
							<b>USED</b>	<b>\$2,550</b>	
<b>25.00 AC</b>		24.00 - 28.99							
11-20-300-026	07/12/21	WD	\$77,000	\$30,400	39.48	\$77,000	27.00	\$2,852	WILCOX
			<b>\$77,000</b>			<b>\$77,000</b>	<b>27.00</b>	<b>\$2,852</b>	
							<b>USED</b>	<b>\$2,450</b>	
<b>30.00 Ac</b>		29.00 - 38.99							
10-36-400-004	03/16/21	WD	\$80,000	\$27,700	34.63	\$80,000	29.50	\$2,712	LINCOLN
01-16-200-006	12/29/20	WD	\$65,000	\$32,000	49.23	\$65,000	34.56	\$1,881	TROY
11-19-400-006	10/16/20	WD	\$69,900	\$33,600	48.07	\$69,900	35.00	\$1,997	WILCOX
			<b>\$214,900</b>			<b>\$214,900</b>	<b>99.06</b>	<b>\$2,169</b>	
							<b>USED</b>	<b>\$2,400</b>	

<b>40.00 Ac</b>		39.00 - 48.99									
04-22-400-002	08/20/20	WD	\$75,000	\$39,400	52.53	\$75,000	39.00	\$1,923	BARTON		
03-31-300-008	02/23/22	WD	\$72,580	\$35,700	49.19	\$72,580	39.51	\$1,837	HOME		
03-18-200-021	03/18/22	WD	\$150,000	\$32,500	21.67	\$150,000	39.83	\$3,766	HOME		
08-35-400-008	09/25/20	WD	\$97,000	\$42,400	43.71	\$97,000	39.90	\$2,431	NORWICH		
16-02-400-001	07/20/21	WD	\$75,000	\$44,000	58.67	\$75,000	40.00	\$1,875	BIG PRAIRIE		
07-23-200-011	01/28/21	WD	\$125,000	\$37,400	29.92	\$125,000	40.00	\$3,125			
07-24-300-004	11/11/20	CD	\$80,000	\$37,400	46.75	\$80,000	40.00	\$2,000	MONROE		
12-26-200-006	11/12/20	WD	\$50,000	\$41,000	82.00	\$50,000	40.00	\$1,250	GOODWELL		
15-01-300-016	11/24/20	WD	\$115,000	\$36,900	32.09	\$115,000	40.97	\$2,807	EVERETT		
16-10-100-012	06/18/21	WD	\$138,000	\$55,600	40.29	\$138,000	46.10	\$2,993	BIG PRAIRIE		
			<b>\$977,580</b>			<b>\$977,580</b>	<b>405.31</b>	<b>\$2,412</b>			
							<b>USED</b>	<b>\$2,200</b>			
<b>50.00 Ac</b>		49.00 - 94.99									
07-25-200-016	12/11/20	MLC	\$117,000	\$53,200	45.47	\$117,000	58.60	\$1,997	MONROE		
03-19-300-002	10/21/20	WD	\$115,000	\$52,600	45.74	\$115,000	65.37	\$1,759	HOME		
10-25-200-001	07/16/20	WD	\$168,750	\$67,300	39.88	\$168,750	80.00	\$2,109	LINCOLN		
15-16-200-001	11/11/20	WD	\$180,000	\$62,500	34.72	\$180,000	80.00	\$2,250	EVERETT		
			<b>\$580,750</b>			<b>\$580,750</b>	<b>283.97</b>	<b>\$2,045</b>			
							<b>USED</b>	<b>\$2,000</b>			
<b>100.00 Ac</b>		95.00 - 120.00									
16-19-300-004	09/10/21	WD	\$190,000	\$73,500	38.68	\$190,000	95.00	\$2,000	BIG PRAIRIE		
			<b>\$190,000</b>			<b>\$190,000</b>	<b>95.00</b>	<b>\$2,000</b>			
							<b>USED</b>	<b>\$1,600</b>			
<b>OVER 120.00 Ac</b>											
11-13-300-003	06/29/21	WD	\$539,900	\$161,000	29.82	\$539,900	190.76	\$2,830	WILCOX		
			<b>\$539,900</b>			<b>\$539,900</b>	<b>190.76</b>	<b>\$2,830</b>			

		USE			
acres	\$ per acre	2023	\$ per acre	2022	
1.00	\$5,000	\$5,000	\$5,280	\$5,280	
1.50	\$4,800	\$7,200	\$5,190	\$7,785	
2.00	\$4,600	\$9,200	\$5,100	\$10,200	
2.50	\$4,200	\$10,500	\$4,700	\$11,750	
3.00	\$3,800	\$11,400	\$4,300	\$12,900	
4.00	\$3,700	\$14,800	\$3,950	\$15,800	
5.00	\$3,400	\$17,000	\$3,675	\$18,375	
7.00	\$3,200	\$22,400	\$3,400	\$23,800	
10.00	\$2,800	\$28,000	\$2,820	\$28,200	
15.00	\$2,600	\$39,000	\$2,800	\$42,000	
20.00	\$2,550	\$51,000	\$2,575	\$51,500	
25.00	\$2,450	\$61,250	\$2,560	\$64,000	
30.00	\$2,400	\$72,000	\$2,370	\$71,100	
40.00	\$2,200	\$88,000	\$2,230	\$89,200	
50.00	\$2,000	\$100,000	\$2,220	\$111,000	
100.00	\$1,600	\$160,000	\$1,430	\$143,000	



RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost/Man.-S.	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)
52 275 011 00	727 S CHESTNUT ST	06/08/21	\$80,000	WD	\$80,000	\$42,000	52.50	\$89,895	\$16,052	\$63,843	\$105,189	0.688	1,176	\$54.38	4000	12.8223
52 015 023 00	685 DURHAM ST	04/09/20	\$137,500	WD	\$137,500	\$61,400	44.65	\$150,635	\$52,376	\$68,259	\$139,970	0.608	1,104	\$77.11	4000	12.7996
52 266 006 00	617 S CHESTNUT ST	10/05/20	\$69,900	WD	\$69,900	\$29,400	42.06	\$79,900	\$3,650	\$66,250	\$108,620	0.610	1,382	\$47.94	4000	12.6228
52 261 029 00	504 S CHESTNUT ST	08/05/21	\$59,000	LC	\$59,000	\$25,400	43.05	\$66,966	\$4,728	\$89,308	\$89,308	0.613	1,249	\$43.82	4000	12.3352
52 134 011 00	142 E LINCOLN AVE	05/24/21	\$50,000	WD	\$50,000	\$27,300	54.60	\$56,033	\$6,795	\$43,205	\$70,140	0.616	1,397	\$53.31	4000	12.0169
52 118 007 00	218 W SLOSSON AVE	11/30/21	\$81,000	WD	\$81,000	\$39,400	41.85	\$89,777	\$14,195	\$66,805	\$107,667	0.620	1,296	\$51.55	4000	11.5675
52 126 010 00	336 W STIMSON AVE	08/23/21	\$76,250	WD	\$76,250	\$32,000	41.97	\$83,865	\$17,502	\$97,898	\$157,511	0.622	2,208	\$44.34	4000	11.4625
52 261 016 10	116 E LINCOLN ST	01/28/22	\$42,000	WD	\$42,000	\$18,300	43.57	\$45,402	\$6,829	\$35,171	\$98,808	0.625	1,412	\$48.73	4000	11.1224
52 123 005 00	320 N CHESTNUT ST	02/04/22	\$45,000	WD	\$45,000	\$21,300	47.33	\$48,609	\$4,853	\$40,147	\$62,330	0.644	750	\$46.89	4000	9.6069
52 268 004 00	119 W OSCEOLA AVE	09/30/21	\$130,000	WD	\$130,000	\$55,300	42.54	\$140,046	\$18,936	\$111,964	\$173,803	0.644	1,680	\$66.65	4000	9.1956
52 129 014 00	318 W UPTON AVE	07/08/21	\$63,000	WD	\$63,000	\$48,900	77.62	\$67,900	\$7,458	\$55,542	\$86,142	0.645	2,626	\$21.15	4000	9.1386
52 131 006 00	335 W TODD AVE	04/07/21	\$125,000	WD	\$125,000	\$53,300	42.64	\$132,297	\$17,345	\$107,655	\$163,749	0.657	2,059	\$52.29	4000	7.8717
52 127 010 00	300 W 5TH AVE	06/03/21	\$73,000	WD	\$73,000	\$30,900	42.33	\$77,206	\$9,300	\$63,700	\$96,732	0.659	1,226	\$51.96	4000	7.7636
52 130 003 00	317 W SLOSSON AVE	08/16/21	\$159,900	WD	\$159,900	\$66,700	42.31	\$168,270	\$12,723	\$147,177	\$221,577	0.664	2,720	\$54.11	4000	7.1929
52 300 002 10	106 HERITAGE PL	12/29/21	\$109,900	WD	\$109,900	\$45,400	41.31	\$115,528	\$4,307	\$105,593	\$158,434	0.666	1,152	\$91.66	4000	6.9677
52 131 002 00	317 W TODD AVE	02/01/21	\$150,000	WD	\$150,000	\$57,700	38.47	\$156,938	\$7,874	\$142,126	\$212,342	0.669	3,590	\$39.59	4000	6.6828
52 270 007 00	311 W LINCOLN AVE	08/10/21	\$153,000	WD	\$153,000	\$56,200	36.73	\$158,483	\$20,341	\$132,659	\$196,783	0.674	1,640	\$80.89	4000	6.2018
52 270 009 40	304 W CHURCH AVE	10/08/21	\$162,000	WD	\$162,000	\$59,800	36.91	\$174,113	\$25,700	\$136,300	\$200,531	0.680	1,448	\$94.13	4000	5.6461
52 261 018 00	402 S CHESTNUT ST	09/09/20	\$95,000	WD	\$95,000	\$29,700	31.26	\$97,926	\$5,536	\$89,464	\$131,610	0.680	1,096	\$81.63	4000	5.6387
52 113 003 00	117 W TODD AVE	03/23/21	\$76,250	WD	\$76,250	\$28,800	37.77	\$77,970	\$5,190	\$71,060	\$103,675	0.685	1,652	\$43.01	4000	5.0745
52 360 012 00	617 W CHURCH AVE	02/05/21	\$165,000	WD	\$165,000	\$56,400	34.18	\$167,312	\$17,597	\$147,403	\$213,269	0.691	1,848	\$79.76	4000	4.4996
52 175 008 00	231 TOMAHAWK LN	06/04/21	\$175,000	WD	\$175,000	\$57,400	32.80	\$177,029	\$28,904	\$146,096	\$211,004	0.692	1,354	\$107.20	4000	4.3771
52 261 016 50	120 E LINCOLN AVE	06/29/21	\$117,000	WD	\$117,000	\$36,600	31.28	\$118,054	\$17,776	\$109,224	\$157,091	0.695	1,908	\$57.25	4000	4.0864
52 103 011 00	220 DAVENPORT ST	11/29/21	\$72,000	WD	\$72,000	\$28,800	40.00	\$72,355	\$5,709	\$66,291	\$94,937	0.698	1,282	\$53.81	4000	3.7894
52 125 003 00	215 W NORTH AVE	05/18/21	\$60,000	WD	\$60,000	\$25,700	42.83	\$60,540	\$8,237	\$51,763	\$73,779	0.702	948	\$54.60	4000	3.4561
52 142 012 00	544 W UPTON AVE	01/29/21	\$85,000	WD	\$85,000	\$31,800	37.41	\$86,938	\$9,232	\$75,768	\$107,288	0.706	1,218	\$62.21	4000	2.9942
52 122 002 00	125 W STIMSON AVE	07/16/20	\$120,000	WD	\$120,000	\$31,900	26.58	\$119,133	\$8,627	\$111,373	\$175,416	0.708	1,601	\$69.56	4000	2.8647
52 137 012 00	436 W 5TH AVE	04/05/21	\$75,000	WD	\$75,000	\$30,300	40.40	\$74,321	\$14,486	\$60,514	\$85,235	0.710	960	\$63.04	4000	2.6189
52 275 004 01	123 W CHURCH AVE	09/24/21	\$155,000	WD	\$155,000	\$56,600	36.52	\$152,056	\$14,670	\$140,330	\$195,707	0.717	2,704	\$51.90	4000	1.9112
52 175 013 00	304 TOMAHAWK LN	05/05/21	\$231,000	WD	\$231,000	\$76,700	33.20	\$224,991	\$12,405	\$218,595	\$302,829	0.722	2,587	\$84.50	4000	1.4312
52 115 002 00	213 W SLOSSON AVE	06/08/21	\$95,000	WD	\$95,000	\$38,400	40.42	\$91,645	\$9,976	\$85,024	\$116,338	0.731	1,216	\$69.92	4000	0.5316
52 600 013 00	605 GLENN ST	01/08/21	\$142,900	WD	\$142,900	\$50,400	35.27	\$137,592	\$11,762	\$131,138	\$179,245	0.732	1,776	\$73.84	4000	0.4542
52 130 014 00	324 W TODD AVE	03/08/22	\$85,000	WD	\$85,000	\$38,400	45.37	\$81,765	\$8,285	\$76,715	\$104,672	0.733	872	\$87.98	4000	0.3249
52 015 043 00	550 DURHAM ST	02/11/22	\$175,000	WD	\$175,000	\$79,600	45.49	\$168,431	\$21,906	\$153,094	\$208,725	0.733	2,584	\$59.25	4000	0.2683
52 131 004 00	321 W TODD AVE	05/06/21	\$130,000	WD	\$130,000	\$44,500	34.23	\$125,013	\$16,458	\$113,542	\$154,637	0.734	1,745	\$65.07	4000	0.1905
52 600 001 00	435 W LINCOLN AVE	12/23/20	\$134,500	WD	\$130,236	\$47,900	36.78	\$125,197	\$19,660	\$110,576	\$150,338	0.736	1,392	\$79.44	4000	0.0637
52 130 016 00	225 S PARK ST	02/12/21	\$90,000	M/C	\$90,000	\$31,400	34.89	\$84,891	\$6,426	\$83,574	\$111,774	0.748	1,190	\$70.23	4000	1.1554
52 109 009 00	218 DAVENPORT ST	01/29/21	\$58,000	WD	\$58,000	\$20,400	35.17	\$54,524	\$5,850	\$52,150	\$69,336	0.752	786	\$66.35	4000	1.5978
52 360 003 02	602 MAPLEWOOD AVE	12/23/20	\$142,900	WD	\$142,900	\$37,200	26.03	\$134,274	\$14,371	\$128,529	\$170,802	0.753	1,440	\$89.26	4000	1.6348
52 134 015 50	121 S SEARS ST	05/24/21	\$131,000	WD	\$131,000	\$44,200	33.74	\$122,360	\$17,779	\$118,221	\$156,098	0.757	1,500	\$78.81	4000	2.1195
52 261 026 51	430 S CHESTNUT ST	06/10/21	\$142,000	WD	\$142,000	\$35,900	25.28	\$127,899	\$8,438	\$133,562	\$170,172	0.785	2,452	\$54.47	4000	4.8708
52 270 002 10	348 W LINCOLN AVE	07/20/21	\$135,000	WD	\$135,000	\$30,300	22.44	\$120,902	\$10,535	\$124,465	\$157,218	0.792	912	\$136.47	4000	5.5517
52 350 005 00	422 HILLSIDE CT	12/23/20	\$149,400	WD	\$149,400	\$45,800	30.66	\$138,592	\$12,900	\$136,500	\$174,926	0.794	1,769	\$77.16	4000	5.7792
52 015 018 00	540 E CHURCH AVE	03/25/22	\$153,000	WD	\$153,000	\$42,700	27.91	\$138,975	\$45,207	\$107,793	\$133,573	0.807	1,531	\$70.41	4000	7.0844
52 264 007 00	224 W OSCEOLA AVE	10/25/21	\$150,000	WD	\$150,000	\$52,200	34.80	\$131,123	\$14,720	\$135,280	\$165,816	0.816	2,475	\$54.66	4000	7.9688
52 015 020 00	640 DURHAM ST	09/13/21	\$150,000	WD	\$150,000	\$50,400	33.60	\$131,595	\$20,334	\$129,666	\$158,491	0.818	1,232	\$105.25	4000	8.1971
52 256 002 00	317 E BITTNER AVE	10/13/21	\$65,900	WD	\$65,900	\$23,700	35.96	\$58,053	\$12,761	\$53,139	\$64,519	0.824	845	\$62.89	4000	8.7469
52 009 015 00	112 TIOGA ST	10/05/21	\$170,000	WD	\$170,000	\$45,100	26.53	\$146,048	\$17,946	\$152,054	\$182,481	0.833	1,330	\$114.33	4000	9.7102
52 270 010 40	621 W UPTON AVE	12/27/21	\$115,000	WD	\$115,000	\$39,500	34.35	\$98,286	\$11,589	\$103,411	\$129,500	0.837	1,688	\$61.26	4000	10.1181
52 019 010 40	328 W CHURCH AVE	10/19/20	\$145,500	WD	\$145,500	\$45,000	31.36	\$125,910	\$37,330	\$106,170	\$126,182	0.841	1,040	\$102.09	4000	10.5247
52 015 019 00	608 DURHAM ST	09/29/21	\$195,900	WD	\$195,900	\$59,400	30.32	\$167,103	\$32,394	\$204,714	\$240,843	0.843	1,468	\$117.51	4000	10.6515
52 015 050 50	419 DAILEY DR	08/13/21	\$140,000	WD	\$140,000	\$39,300	28.07	\$116,943	\$18,952	\$121,048	\$139,588	0.867	1,392	\$86.96	4000	13.1024
52 132 001 00	311 S SEARS ST	11/24/20	\$139,000	WD	\$139,000	\$40,300	28.99	\$115,351	\$14,948	\$124,052	\$143,024	0.867	1,485	\$83.54	4000	13.1195
52 112 006 02	133 W SLOSSON AVE	08/11/22	\$110,000	WD	\$110,000	\$0	0.00	\$90,390	\$6,960	\$101,040	\$151,997	0.871	1,369	\$73.81	4000	13.4901
52 256 003 00	402 S MORSE ST	11/19/21	\$89,000	WD	\$89,000	\$28,900	32.47	\$74,403	\$5,573	\$83,427	\$95,199	0.876	1,130	\$73.83	4000	14.0185
52 272 010 01	510 S PATTERSON RD	05/27/21	\$135,000	WD	\$135,000	\$0	0.00	\$109,439	\$8,584	\$126,416	\$143,668	0.880	1,344	\$94.06	4000	14.3762
52 115 004 00	223 W SLOSSON AVE	10/15/21	\$130,000	WD	\$130,000	\$39,200	30.15	\$105,039	\$11,877	\$119,123	\$134					

2022 for 2023  
Commercial Industrial  
ECF LAND VALUE

COMMERCIAL LAND VALUES				ACRE	SQ ACRE		SF COST	
				0.06	2,500	\$	3,400	1.36
<b>CITIES/PATTERSON PER ACRE</b>				0.11	5,000	\$	6,700	1.34
	up to .5	\$59,000	\$1.36	0.17	7,500	\$	9,300	1.24
	>.5 to 3 ACRES	\$52,000	\$1.20	0.23	10,000	\$	11,400	1.14
	>3 to 5 ACRES	\$6,000	\$0.14	0.29	12,500	\$	13,000	1.04
	>5 ACRES	\$5,000	\$0.11	0.34	15,000	\$	14,100	0.94
				0.46	20,000	\$	16,800	0.84
<b>VILLAGES PER ACRE</b>				0.57	25,000	\$	18,500	0.74
	FIRST ACRE	\$27,000		0.69	30,000	\$	19,200	0.64
	>1 to 5 ACRES	\$11,000		0.92	40,000	\$	21,600	0.54
	>5 ACRES	\$6,000		1.15	50,000	\$	22,000	0.44
				1.38	60,000	\$	20,400	0.34
<b>RURAL PER ACRE</b>				2.00	87,120	\$	20,909	0.24
	0-5 ACRES	\$6,000		3.00	130,680	\$	18,295	0.14
	>5 ACRES	\$5,000		4.00	174,240	\$	24,394	0.14
				5.00	217,800	\$	30,492	0.14
				10.00	435,600	\$	47,916	0.11
				15.00	653,400	\$	71,874	0.11
				20.00	871,200	\$	95,832	0.11
				25.00	1,089,000	\$	119,790	0.11
<b>INDUSTRIAL LAND VALUES</b>				ACRE	SQ ACRE		SF COST	
<b>CITY/INDUSTRIAL PARK/CITY SERVICED PER ACRE</b>				0.06	2,500	\$	2,400	0.96
	FIRST .5 ACRE	\$41,000	0.96	0.11	5,000	\$	4,700	0.94
	>.5 to 4 ACRES	\$22,500	0.52	0.17	7,500	\$	6,600	0.88
	>4 ACRES	\$4,500	0.10	0.23	10,000	\$	8,200	0.82
				0.29	12,500	\$	9,500	0.76
				0.34	15,000	\$	10,500	0.70
<b>VILLAGES PER ACRE</b>				0.46	20,000	\$	12,800	0.64
	FIRST ACRE	\$36,000		0.57	25,000	\$	14,500	0.58
	>1 to 4 ACRES	\$7,000		0.69	30,000	\$	15,600	0.52
	>4 ACRES	\$4,200		0.92	40,000	\$	18,400	0.46
				1.15	50,000	\$	20,000	0.40
<b>RURAL PER ACRE</b>				1.38	60,000	\$	20,400	0.34
	0-5 ACRES	\$5,000		2.00	87,120	\$	24,394	0.28
	5-20 ACRES	\$3,300		3.00	130,680	\$	28,750	0.22
	MORE THAN 20 ACRES	USE AG NON-TILLABLE LV		4.00	174,240	\$	27,878	0.16
				5.00	217,800	\$	21,780	0.10
				10.00	435,600	\$	43,560	0.10
				15.00	653,400	\$	65,340	0.10
				20.00	871,200	\$	87,120	0.10
				25.00	1,089,000	\$	108,900	0.10

adj 0.10

adj 0.06

