

2025 Assessment Roll

Residential/Agriculture E.C.F.

Sales Study from 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
006-059-008-00	4401 N FOSTER CITY RD	07/02/24	\$75,000	WD	09-FAMILY	\$75,000	\$65,600	\$131,240	\$52,100	\$22,900	\$62,377	0.367	
FT 003-229-004-00		02/21/24	\$125,100	WD	03-ARM'S LENGTH	\$125,100	\$57,000	\$117,721	\$49,300	\$75,800	\$80,653	0.940	
WT 006-059-006-00	4419 CAMP BELL RD	10/30/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$219,500	\$438,958	\$68,902	\$330,998	\$291,671	1.135	
BT 001-009-013-00	6715 FORDVILLE RD NORTH	07/06/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,000	\$182,777	\$111,006	\$58,994	\$76,351	0.773	
006-003-006-00	1406 CAMP FIVE ROAD	11/10/22	\$77,900	WD	03-ARM'S LENGTH	\$77,900	\$35,700	\$75,113	\$25,539	\$52,361	\$63,556	0.824	
Totals:			\$847,900			\$847,900	\$449,800			\$541,053	\$574,608		
								Sale. Ratio =>	53.05			E.C.F. =>	0.942
								Std. Dev. =>	4.49			Ave. E.C.F. =>	0.768

WT- Waucesha
 FT- Felch
 BT - Breen Township