

2025 Assessment Roll

Village-Residential 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 | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|-------------|------------------|--------------------------|--------------|
| 041-581-011-00 | 201 FIFTH STREET | 05/19/22 | \$87,000 | WD | 03-ARM'S LENGTH | \$87,000 | \$22,900 | 26.32 | \$63,565 | \$3,854 | \$83,146 | \$79,192 | 1.050 |
| 041-581-015-00 | 212 FOURTH STREET | 03/29/24 | \$89,500 | WD | 03-ARM'S LENGTH | \$89,500 | \$27,300 | 30.50 | \$61,227 | \$2,829 | \$86,671 | \$77,451 | 1.119 |
| 041-582-004-00 | 107 FIFTH STREET | 08/04/23 | \$72,500 | WD | 03-ARM'S LENGTH | \$72,500 | \$28,900 | 39.86 | \$68,764 | \$8,657 | \$63,843 | \$79,718 | 0.801 |
| 041-586-020-00 | 106 THIRD STREET | 11/20/23 | \$82,000 | WD | 03-ARM'S LENGTH | \$82,000 | \$30,600 | 37.32 | \$69,926 | \$6,114 | \$75,886 | \$84,631 | 0.897 |
| Totals: | | | \$331,000 | | | \$331,000 | \$109,700 | | \$263,482 | | \$309,546 | \$320,992 | |
| | | | | | | | | Sale. Ratio => | 40.95 | | | E.C.F. => | 0.964 |
| | | | | | | | | Std. Dev. => | 46.95 | | | Ave. E.C.F. => | 0.947 |