

Whittemore Comm ECF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
141-O10-001-006-00	408 S BULLOCK ST	05/17/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$28,100	46.83
031-019-300-001-10	235 MONUMENT	04/28/23	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$255,053	
064-M10-000-008-00	5151 N US-23	05/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,900	
121-N30-003-017-00	719 W BAY ST	05/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$65,600	65.60
064-P40-001-022-00	5299 N US 23	01/24/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$105,600	
064-V10-010-008-10	106 E DWIGHT AVE	07/01/22	\$64,650	WD	19-MULTIPARCEL	\$64,650	\$13,800	
064-V10-011-002-00	115 E DWIGHT	06/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,300	
070-014-300-009-00	322 N WASHINGTON AVE	10/07/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,400	45.60
070-014-200-005-10	3890 M-65	05/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$106,400	
073-L60-999-007-00	4973 N MAIN ST	09/28/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,000	
130-036-300-011-00	1119 W LAKE	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,100	51.03
120-021-300-010-00	1230 E US-23	06/30/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$180,500	
121-O40-026-002-00	114 W STATE ST	06/28/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$46,500	
132-J10-999-002-10	705 INDUSTRIAL	07/19/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,800	
072-031-400-001-00	5002 SOUTH BRANCH RD	09/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,200	56.73
Totals:			\$3,273,650			\$3,273,650	\$1,310,253	
							Sale. Ratio =>	40.02
							Std. Dev. =>	#DIV/0!

USING 0.765

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$56,298	\$6,600	\$53,400	\$91,189	0.586
	\$118,621	\$126,379	\$238,517	0.530
\$162,586	\$65,630	\$159,370	\$169,503	0.940
\$97,923	\$58,800	\$41,200	\$68,397	0.602
\$323,111	\$105,115	\$304,885	\$381,112	0.800
\$73,556	\$47,377	\$17,273	\$23,530	0.734
\$161,157	\$46,200	\$113,800	\$200,974	0.566
\$23,593	\$12,500	\$12,500	\$22,186	0.566
\$334,665	\$177,248	\$222,752	\$275,205	0.809
\$47,819	\$8,000	\$47,000	\$69,614	0.675
\$257,940	\$133,499	\$166,501	\$207,402	0.803
\$513,820	\$174,988	\$525,012	\$592,364	0.886
\$131,185	\$20,911	\$108,089	\$192,787	0.561
\$72,238	\$26,742	\$73,258	\$79,538	0.921
\$203,487	\$103,447	\$196,553	\$200,080	0.982
\$2,459,378		\$2,167,972	\$2,812,398	
		E.C.F. =>	0.771	
		Ave. E.C.F. =>	0.586	