

Whittemore Residential \$/FF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
141-A10-003-007-00	NW THIRD ST	01/27/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$2,600
141-M10-005-004-00	200 NORTH ST	02/21/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$46,800
141-M10-009-003-00	115 NORTH ST	10/13/23	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$35,000
141-O10-001-011-00	405 SECOND ST	04/07/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,300
141-O20-009-004-00	311 W STATE	03/09/23	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$34,800	\$21,800
141-O20-009-006-00	W STATE	08/05/22	\$900	QC	03-ARM'S LENGTH	\$900	\$2,600
141-O20-011-001-00	220 SECOND ST	06/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,500
141-O20-014-001-00	104 W THIRD ST	08/19/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$28,400
Totals:			\$455,300			\$455,100	\$210,000
						Sale. Ratio =>	
						Std. Dev. =>	

Using \$108/FF

Outliers

141-A10-001-003-50	101 N BULLOCK ST	10/24/22	\$25,000	MLC	03-ARM'S LENGTH	\$24,500	\$16,200
141-O20-016-001-00	400 WHITTEMORE ST	08/26/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$24,400

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
173.33	\$5,148	\$1,500	\$5,148	66.0	132.0	0.20	0.20	\$23	\$7,500
44.15	\$93,580	\$27,864	\$15,444	132.0	246.0	0.75	0.75	\$211	\$37,401
41.18	\$69,872	\$31,430	\$16,302	286.0	306.0	0.60	0.18	\$110	\$52,647
40.38	\$72,529	\$26,731	\$9,360	120.0	120.0	0.33	0.33	\$223	\$80,758
62.64	\$43,623	\$4,437	\$13,260	170.0	260.0	0.51	0.31	\$26	\$8,751
288.89	\$5,148	\$900	\$5,148	66.0	130.0	0.20	0.20	\$14	\$4,569
48.67	\$73,079	\$10,423	\$8,502	109.0	132.0	0.33	0.33	\$96	\$31,585
45.81	\$56,727	\$20,405	\$15,132	194.0	260.0	1.16	1.16	\$105	\$17,621
\$419,706		\$123,690	\$88,296	1,143.0		4.07	3.45		
46.14			Average			Average		Average	
90.85			per FF=>	\$108		per Net Acre=>	30,428.04	per SqFt=>	
66.12	\$32,430	(\$3,718)	\$4,212	54.0	165.0	0.21	0.21	(\$69)	(\$18,137)
61.00	\$48,785	\$809	\$9,594	123.0	177.9	0.50	0.50	\$7	\$1,612

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.17	66.00	4	2024000377		RESIDENTIAL	402	RATE A
\$0.86	132.00	4	2023000699		RESIDENTIAL	401	RATE A
\$1.21	286.00	4	2023005375	141-M10-009-004-00, 140-011-200-021-00	RESIDENTIAL	401	RATE A
\$1.85	120.00	4	2022001209		RESIDENTIAL	401	RATE A
\$0.20	170.00	4	2023000939	141-O20-009-006-00	RESIDENTIAL	401	RATE A
\$0.10	66.00	4	2022005568		RESIDENTIAL	402	RATE A
\$0.73	109.00	4	2023003478		RESIDENTIAL	401	RATE A
\$0.40	194.00	4	2022005149		RESIDENTIAL	401	RATE A

\$0.70

(\$0.42)	54.00	4	2022006453		RESIDENTIAL	401	RATE A
\$0.04	123.00	4	2022005262		RESIDENTIAL	401	RATE A