

WHITTEMORE COMM - INDUSTRIAL \$/FF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
064-W40-000-022-00	N US -23	06/28/23	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$5,600	41.48	
021-S20-000-003-00	733 S STATE ST	05/25/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	
132-T40-000-009-00	1190 W LAKE ST	03/01/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$48,300	83.28	
064-V10-009-006-00	317 S STATE ST	05/29/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,900	62.90	
Totals:			\$271,500			\$271,500	\$169,900		
								Sale. Ratio =>	62.58
								Std. Dev. =>	17.71

USING \$150/FF

USING SALES FROM SURROUNDING AREA DUE TO LACK OF SALES

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale
\$13,500	\$11,200	114.0	340.0	\$118	2023003506	
\$17,463	\$27,283	151.6	200.0	\$115	2023002823	
\$58,000	\$95,747	285.7		\$203	2024000904	
\$12,788	\$26,400	88.0		\$145	2024002916	
\$101,751	\$160,630	639.3				
	Average					
	per FF=>			\$159		