

Whittemore RES AG ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
140-010-100-006-00	514 S BULLOCK ST	11/20/24	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$31,100
141-M10-005-002-00	213 E STATE	10/11/24	\$48,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$48,000	\$27,800
141-M10-009-003-00	115 NORTH ST	10/13/23	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$39,600
141-O20-008-005-00	209 W STATE	05/13/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,300
141-O20-011-001-00	220 SECOND ST	06/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,600
141-S10-000-003-00	6960 SCHOOL	06/24/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,600
040-010-400-012-00	1880 S M-65	06/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,700
040-013-300-004-00	2491 TOWERLINE RI	08/30/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,400
040-023-400-004-00	2986 TOWERLINE RI	08/29/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,700
Totals:			\$891,000			\$891,000	\$415,800
							Sale. Ratio =>
							Std. Dev. =>

Using 0.670

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
49.37	\$62,246	\$8,316	\$54,684	\$98,055	0.558	1,592	\$34.35	4
57.92	\$55,413	\$21,384	\$26,616	\$61,871	0.430	1,130	\$23.55	4
46.59	\$78,950	\$22,572	\$62,428	\$102,505	0.609	1,296	\$48.17	4
54.60	\$54,581	\$14,669	\$35,331	\$72,567	0.487	1,676	\$21.08	4
51.47	\$77,126	\$11,772	\$63,228	\$118,825	0.532	1,914	\$33.03	4
43.06	\$73,186	\$10,800	\$74,200	\$113,429	0.654	960	\$77.29	4
45.92	\$119,390	\$14,644	\$115,356	\$154,493	0.747	1,469	\$78.53	4
41.30	\$152,860	\$27,720	\$157,280	\$184,572	0.852	1,344	\$117.02	4
46.29	\$157,402	\$31,344	\$138,656	\$185,926	0.746	1,456	\$95.23	4
	\$831,154		\$727,779	\$1,092,244			\$58.70	
46.67				E.C.F. =>	0.666		Std. Deviation=>	0.08111896
5.38				Ave. E.C.F. =>	0.545		Ave. Variance=>	6.1950

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
1.2684	1+ STORY	\$8,316	
11.4819	1ST/RANCH	\$21,384	141-M10-005-003-00, 141-M10-005-008-00
6.4016	1+ STORY	\$22,572	141-M10-009-004-00, 140-011-200-021-00
5.8133	1+ STORY	\$12,960	
1.2897	1+ STORY	\$11,772	
10.9148	1ST/RANCH	\$10,800	
2.1592	1+ STORY	\$13,736	
8.3864	1 STORY/ RANCH	\$27,720	040-013-300-005-00
2.2510	1 STORY/ RANCH	\$30,744	

12.1310

Coefficient of Var=> 11.36678638