

# Whittemore \$/FF Residential 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
040-015-400-003-00	S M-65	09/11/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$5,550
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
<b>Totals:</b>			<b>\$900,500</b>			<b>\$900,500</b>	<b>\$421,350</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

## Using \$130/ FF

Using sales from surrounding township to supplement the sales study to more accurately represent the market

## Outliers

140-010-100-010-00	516 S BULLOCK ST	08/06/24	\$36,000	LC	03-ARM'S LENGTH	\$36,000	\$27,900
141-A10-003-007-00	112 NW THIRD ST	01/27/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$3,600

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
49.37	\$62,246	\$9,070	\$8,316	77.0	264.0	0.47	0.47	\$118	\$19,422
57.92	\$55,413	\$13,971	\$21,384	198.0	369.0	0.56	0.19	\$71	\$25,038
46.59	\$78,950	\$28,622	\$22,572	286.0	306.0	0.60	0.18	\$100	\$47,943
54.60	\$54,581	\$8,379	\$12,960	120.0	130.0	0.36	0.36	\$70	\$23,405
51.47	\$77,126	\$9,646	\$11,772	109.0	132.0	0.33	0.33	\$88	\$29,230
43.06	\$73,186	\$22,614	\$10,800	100.0	104.8	0.24	0.24	\$226	\$93,834
45.92	\$119,390	\$24,346	\$13,736	163.5	264.0	0.99	0.99	\$149	\$24,567
58.42	\$11,088	\$9,500	\$11,088	132.0	392.0	1.19	1.19	\$72	\$7,997
41.30	\$152,860	\$59,860	\$27,720	330.0	550.0	2.00	1.00	\$181	\$29,930
46.29	\$157,402	\$43,342	\$30,744	366.0	287.3	2.41	2.41	\$118	\$17,954
	<b>\$842,242</b>	<b>\$229,350</b>	<b>\$171,092</b>	<b>1,881.5</b>		<b>9.14</b>	<b>7.35</b>		
<b>46.79</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>5.38</b>			<b>per FF=&gt;</b>	<b>\$122</b>		<b>per Net Acre=&gt;</b>	<b>25,082.02</b>		<b>per SqFt=&gt;</b>

77.50	\$55,845	(\$11,529)	\$8,316	77.0	231.0	0.41	0.41	(\$150)	(\$28,257)
240.00	\$7,128	\$1,500	\$7,128	66.0	132.0	0.20	0.20	\$23	\$7,500

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0.45	77.00	4	2024006076		RESIDENTIAL
\$0.57	198.00	4	2024005708	141-M10-005-003-00, 141-M10-005-008-00	RESIDENTIAL
\$1.10	286.00	4	2023005375	141-M10-009-004-00, 140-011-200-021-00	RESIDENTIAL
\$0.54	120.00	4	2024002549		RESIDENTIAL
\$0.67	109.00	4	2023003478		RESIDENTIAL
\$2.15	100.00	4	2024003445		RESIDENTIAL
\$0.56	163.52	4	2023002989		RESIDENTIAL
\$0.18	132.00	4	2023004714		RESIDENTIAL
\$0.69	330.00	4	2024004683	040-013-300-005-00	RESIDENTIAL
\$0.41	366.00	4	2023004596		RESIDENTIAL

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**\$0.58**

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(\$0.65)	77.00	4	2024004124		RESIDENTIAL
\$0.17	66.00	4	2024000377		RESIDENTIAL