

2026 COMMERCIAL VILLAGE DOWNTOWN (1) AND MIDTOWN (2) LAND ANALYSIS (ABSTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-41-010-084-00	204 N BRIDGE	03/13/24	\$150,000	\$150,000	\$74,100	49.40	\$192,461	\$37,539	\$80,000	40.0	100.0	\$938	200	COMM VILL DOWNTOWN	201
05-41-030-014-20	642 WILLOW DR	10/31/23	\$550,000	\$550,000	\$114,200	20.76	\$432,936	\$280,564	\$163,500	109.0	169.0	\$2,574	200	COMM VILL MIDTOWN	201
05-41-125-002-00	115 W CAYUGA	06/07/24	\$500,000	\$500,000	\$189,100	37.82	\$544,494	\$180,506	\$225,000	150.0	300.0	\$1,203	200	COMM VILL MIDTOWN	201
Totals:			\$1,200,000	\$1,200,000	\$377,400		\$1,169,891	\$498,609	\$468,500	299.0					
						Sale. Ratio =>	31.45	Average							

FRONT FOOT USED (ROUNDED): \$1,700

OUTLIER NOT USED

05-41-010-077-00	216 N BRIDGE	07/28/23	\$500,000	\$500,000	\$106,700	21.34	\$297,922	\$302,078	\$100,000	50.0	100.0	\$6,042	200	COMM VILLAGE DOWNTOWN	201
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2026 COMMERCIAL TOWNSHIP (5) AND VILLAGE SOUTH TOWN (3) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Effec. Front	Depth	Est. Land Value	Dollars/FF	ECF Area	Land Table	Class
05-41-030-016-20	142 S DIVISION	07/14/23	\$175,000	\$175,000	\$21,200	12.11	200.0	660.0		875.0	200	COMM SOUTH	202
05-41-030-031-20		04/26/23	\$75,000	\$75,000	\$16,400	21.87	205.0	660.0		365.9	200	COMM SOUTH	202
			\$250,000		\$37,600				AVE PER FF	\$620			
						Sale. Ratio=>	15.04						

FRONT FOOT USED (ROUNDED): \$600