

2025 Assessment Roll
 Residential E.C.F.
 Sales Study 4/1/2022-3/31/2024

West of Paint River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
052-304-013-00	101 WAGNER ST	03/22/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,350	48.47	\$72,697	\$5,441	\$69,559	\$89,914	0.774		
052-305-006-00	221 GRANT AVE	09/08/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$44,660	48.02	\$89,311	\$2,176	\$90,824	\$116,491	0.780		
052-430-017-00	504 ADAMS ST	10/14/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$66,830	46.73	\$133,661	\$5,770	\$137,230	\$170,977	0.803		
052-302-008-00	317 WAGNER ST	12/08/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$28,550	44.61	\$57,107	\$10,882	\$53,118	\$61,798	0.860		
Totals:			\$525,000			\$525,000	\$241,330		\$482,656		\$350,731	\$439,180			
								Sale. Ratio =>	45.86					E.C.F. =>	0.799
								Std. Dev. =>	305997.12					Ave. E.C.F. =>	0.670