

Neighborhoods Used: 005.ADDISON VILLAGE

331 N STEER ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-131-4910-00       08/31/2021 005       401       90,000       12,279  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       51       77,721       87,723       0.886



216 WALNUT ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-000-6024-00       08/18/2021 005       401       90,000       9,414  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       61       80,586       138,470       0.582



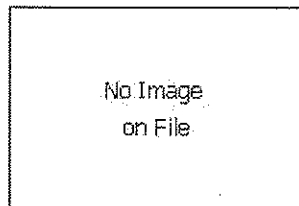
117 MILL ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-131-4630-00       07/20/2021 005       401       155,000       11,840  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       OTHER           71       143,160       264,934       0.540



118 N TALBOT ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-000-3051-00       05/26/2021 005       401       165,000       8,920  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       SINGLE STORY     61       156,080       112,801       1.384



324 W MAIN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-131-4670-00       03/25/2021 005       401       59,500       7,815  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       OTHER           61       51,685       92,676       0.558



118 N TALBOT ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-000-3051-00       12/15/2020 005       401       30,000       8,920  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       SINGLE STORY     61       21,080       112,801       0.187



18191 JUNCTION RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-131-4300-00       10/22/2020 005       401       195,000       19,166  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           61       175,834       204,785       0.859



215 RAILROAD ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
WD1-131-4590-00       09/14/2020 005       401       133,000       6,435  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       75       126,564       183,697       0.689



Neighborhoods Used: 005.ADDISON VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
215 E MAIN ST WD1-001-0011-00	08/18/2020 005	401	104,000	9,589	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	61	94,411	108,656	0.869



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
244 W MAIN ST WD1-131-4705-00	07/22/2020 005	401	90,000	7,035	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	61	82,965	123,299	0.673



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
117 MILL ST WD1-131-4630-00	04/02/2020 005	401	104,600	11,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	71	92,760	264,934	0.350

















Neighborhoods Used: 006.CEMENT CITY

202 WOODSTOCK ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-105-2325-00 12/17/2021 006 401 145,000 18,725  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 56 126,275 120,677 1.046



327 FERRIN AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-010-0600-00 12/02/2021 006 401 62,000 12,489  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO STORY 56 49,511 90,480 0.547



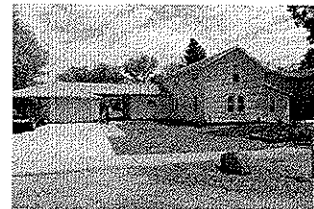
320 POTTER AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-010-0410-00 09/13/2021 006 401 144,900 12,954  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO STORY 74 131,946 120,711 1.093



230 PARKER AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-010-1572-00 08/13/2021 006 401 25,600 7,545  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MODULAR/MAN 45 18,055 72,512 0.249



117 WOODSTOCK ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-104-1070-00 07/16/2021 006 401 101,000 29,225  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO STORY 61 71,775 123,636 0.581



142 WOODSTOCK ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-105-2320-00 07/06/2021 006 401 120,000 26,541  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO STORY 61 93,459 115,508 0.809



319 PENINSULAR AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-010-1530-00 06/21/2021 006 401 63,000 12,617  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family SINGLE STORY 61 50,383 73,880 0.682



228 PARKER AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 WD4-010-1581-00 04/24/2021 006 401 90,000 16,188  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 61 72,920 97,116 0.751  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 892 1187 0.751



Neighborhoods Used: 006.CEMENT CITY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-010-0760-00	03/24/2021 006	401	134,000	13,746	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	54	120,254	110,301	1.090



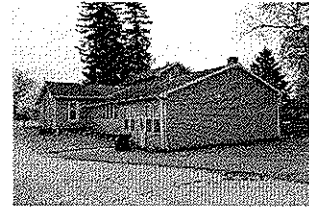
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-104-1080-00	03/15/2021 006	401	86,000	26,179	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	61	59,525	131,235	0.456



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-104-1080-00	03/04/2021 006	401	87,900	24,517	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	61	63,393	95,846	0.661



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-105-2315-00	02/12/2021 006	401	150,000	25,472	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	HISTORICAL	71	116,319	230,211	0.465
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8209	17658	0.465		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-105-2365-00	10/30/2020 006	401	135,000	28,425	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	HISTORICAL	56	106,575	141,992	0.751



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-104-1060-00	09/30/2020 006	401	97,000	38,428	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	53	57,664	140,711	0.410
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	908	2216	0.410		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-105-4290-00	08/04/2020 006	401	140,000	28,616	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	61	103,075	156,092	0.661
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8309	12576	0.661		



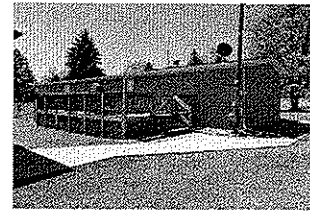
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-010-0360-00	07/27/2020 006	401	125,000	17,129	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	61	107,871	121,841	0.885



Neighborhoods Used: 006.CEMENT CITY

331 WOODSTOCK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-104-1650-00	07/21/2020 006	401	93,000	34,848	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	OTHER	70	51,409	88,898	0.578
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6743	11661	0.578		



411 BROOKS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WD4-010-1240-00	04/20/2020 006	401	149,000	25,687	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	66	107,738	166,659	0.646
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15575	24094	0.646		









Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj Sale	Ass. when Sold	As/Adj Sale	Appraisal	Ende Yard	Blg. Residual	Cost/Men.S	ECF	Floor Area	Y/Sq Ft	ECF Area	Dev. by Mean (%)	Land Value	Land Table
W00-555-0050-00	6421 W US-223	01/05/22	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$90,000	51.43	\$190,203	\$61,280	\$113,720	\$157,223	0.723	2,356	\$48.27	201	0.0000	\$411,152	COMMERCIAL
<b>Totals:</b>			\$175,000			\$175,000	\$90,000	51.43	\$190,203		\$113,720	\$157,223	0.723		\$48.27		0.0000		
							<b>Sale. Ratio =&gt;</b>	<b>#DIV/0!</b>				<b>E.C.F. =&gt;</b>	<b>0.723</b>		<b>Std. Deviations=&gt;</b>	<b>#DIV/0!</b>	<b>Coefficient of Var=&gt;</b>		
							<b>Std. Dev. =&gt;</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.723</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>			

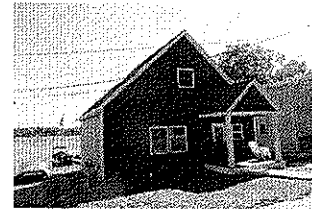




Neighborhoods Used: 003.DEVILS LAKE - FRONT LOTS

7296 WALNUT HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-705-0140-00	03/31/2022 003	401	765,000	289,652	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	85	458,982	201,244	2.281
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16366	7176	2.281		



6060 LAKESIDE DR.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-535-0530-00	02/11/2022 003	401	750,000	197,602	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	94	552,398	266,876	2.070



7788 CLARK'S COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-515-0284-00	10/01/2021 003	401	1,100,000	252,490	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	85	847,510	444,971	1.905



7790 CLARK'S COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-515-0283-00	09/15/2021 003	401	425,000	227,236	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	197,764	120,396	1.643



6320 WINTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-127-4365-00	05/25/2021 003	401	525,000	489,829	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	34,766	182,238	0.191
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	405	2125	0.191		



7296 WALNUT HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-705-0140-00	03/23/2021 003	401	470,000	289,652	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE STORY	85	174,139	201,244	0.865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6209	7176	0.865		



4136 SHADY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-425-0011-00	12/10/2020 003	401	415,000	226,739	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	61	186,261	170,066	1.095



4738 ROUND LAKE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
WDC-575-0191-00	12/09/2020 003	401	782,000	229,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	552,798	279,935	1.975

