

COMM												
ECF 2025												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
55-001-149-00	505 W APPLE	03/26/24	\$160,000	\$134,400	\$53,200	39.58	\$124,557	\$81,677	\$99,769	0.819	2000	2020 COMMERCIAL
55-001-190-00	333 W STATE	02/12/25	\$315,000	\$315,000	\$145,700	46.25	\$303,861	\$122,599	\$147,629	0.830	2020	2020 COMMERCIAL
55-040-014-00	220 W COLFAX	09/22/23	\$300,000	\$300,000	\$152,300	50.77	\$354,111	\$182,157	\$312,938	0.582	2010	2020 COMMERCIAL
55-055-006-00	405 E WOODLAWN	01/07/25	\$1,130,000	\$1,130,000	\$370,700	32.81	\$659,397	\$944,139	\$627,200	1.505	2010	2020 COMMERCIAL
55-055-009-00	121 E WOODLAWN	12/19/24	\$195,000	\$195,000	\$139,200	71.38	\$229,074	\$118,047	\$201,485	0.586	2010	2020 COMMERCIAL
55-055-010-00	107 E WOODLAWN	05/04/23	\$182,845	\$182,845	\$161,700	88.44	\$372,040	\$115,170	\$403,132	0.286	2010	2020 COMMERCIAL
55-055-011-00	121 W WOODLAWN	10/31/24	\$800,000	\$800,000	\$207,900	25.99	\$446,502	\$635,025	\$372,883	1.703	2010	2020 COMMERCIAL
55-135-004-00	1510 N BROADWAY	05/31/23	\$625,000	\$625,000	\$184,300	29.49	\$585,324	\$489,362	\$595,611	0.822	2010	2020 COMMERCIAL
55-140-018-00	1220 W STATE	02/06/25	\$850,000	\$850,000	\$460,700	54.20	\$1,004,250	\$592,849	\$989,535	0.599	2020	2020 COMMERCIAL
55-201-009-00	209 W MILL	09/24/24	\$510,000	\$510,000	\$304,500	59.71	\$661,956	\$419,010	\$793,008	0.528	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-011-00	329 N BROADWAY	11/29/23	\$165,000	\$165,000	\$79,600	48.24	\$153,065	\$59,996	\$75,331	0.796	2000	2020 COMMERCIAL
55-201-013-00	319 N BROADWAY	07/26/24	\$200,000	\$200,000	\$52,700	26.35	\$109,821	\$163,925	\$102,425	1.600	2000	2020 COMMERCIAL
55-201-083-00	119 E STATE	07/21/23	\$170,000	\$170,000	\$84,400	49.65	\$159,906	\$144,310	\$186,411	0.774	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-091-00	103 W STATE	11/21/23	\$290,000	\$290,000	\$129,900	44.79	\$309,646	\$268,091	\$399,635	0.671	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-118-00	138 W STATE	02/28/25	\$300,000	\$300,000	\$54,200	18.07	\$259,378	\$279,319	\$331,524	0.843	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-124-00	114 W STATE	10/15/24	\$245,000	\$245,000	\$76,000	31.02	\$169,628	\$224,777	\$207,507	1.083	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-131-00	124 E STATE	09/29/23	\$125,000	\$125,000	\$50,700	40.56	\$134,971	\$106,385	\$161,606	0.658	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-139-00	150 E STATE	05/15/23	\$271,000	\$271,000	\$98,700	36.42	\$204,628	\$251,556	\$257,200	0.978	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-150-00	112 S JEFFERSON	12/09/24	\$320,000	\$320,000	\$143,400	44.81	\$306,238	\$289,780	\$383,358	0.756	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-153-00	128 S JEFFERSON	09/27/24	\$400,000	\$400,000	\$157,200	39.30	\$351,933	\$368,751	\$445,394	0.828	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-201-185-00	306 E COURT	02/20/25	\$245,000	\$245,000	\$112,300	45.84	\$237,383	\$193,263	\$257,842	0.750	2000	2000 DOWNTOWN BUSINESS DISTRICT
55-600-002-10	1025 W M 43	04/20/23	\$1,350,000	\$1,350,000	\$487,700	36.13	\$1,221,977	\$840,570	\$943,771	0.891	2020	2020 COMMERCIAL
55-600-012-00	1180 W M 43	12/12/24	\$1,300,000	\$1,300,000	\$548,200	42.17	\$1,167,534	\$885,848	\$997,857	0.888	2020	2020 COMMERCIAL
Totals:			\$10,448,845	\$10,423,245	\$4,255,200		\$9,527,180	\$7,776,606	\$9,293,051			
Sale. Ratio =>						40.82	E.C.F. =>			0.837	0.33826976	
Std. Dev. =>						15.32	Ave. E.C.F. =>			0.860	22.8669	
55-140-012-00	1105 W STATE	06/29/23	\$865,000	\$865,000	\$265,100	30.65	\$276,470	\$628,750	\$53,272	11.803	2020	2020 COMMERCIAL
55-140-012-00	1105 W STATE	09/06/24	\$5,210,820	\$5,210,820	\$135,100	2.59	\$276,470	\$4,974,570	\$53,272	93.381	2020	2020 COMMERCIAL
55-140-012-00	1105 W STATE	09/06/24	\$4,300,000	\$4,300,000	\$135,100	3.14	\$276,470	\$4,063,750	\$53,272	76.284	2020	2020 COMMERCIAL
55-250-026-00	1530 S HANOVER	10/18/24	\$800,000	\$800,000	\$172,600	21.58	\$426,056	\$590,446	\$286,758	2.059	2010	2020 COMMERCIAL