

2026 COMMERCIAL & INDUSTRIAL LAND ANALYSIS VILLAGE RIVER ST (ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-43-010-011-00	135 RIVER ST	11/22/24	\$375,000	\$185,400	49.44	\$132,955	33.0	115.6	\$4,029	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-010-016-00	147 RIVER ST	07/03/23	\$350,000	\$129,600	37.03	\$219,510	33.0	115.6	\$6,652	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-010-019-00	205 RIVER ST	10/27/23	\$460,000	\$242,400	52.70	\$220,942	63.0	115.6	\$3,507	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-550-002-00	152 RIVER ST UNIT A	12/08/23	\$525,000	\$254,100	48.40	\$153,231	35.0	130.0	\$4,378	002	002 COMM & INDUSTRIAL	201	RIVER ST

Totals:			\$1,710,000	\$811,500		\$726,638	164.0						
				Sale. Ratio =:	47.46								
						AVG PER FF:	\$4,431						

VILLAGE COMM FF USED (ROUNDED): \$4,400

OUTLIERS NOT USED

05-43-010-001-00	105 RIVER ST	09/23/24	\$488,000	\$145,200	29.75	\$314,518	30.0	132.0	\$10,484	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-010-007-00	125 RIVER ST	04/20/23	\$425,000	\$113,400	26.68	\$268,458	18.0	115.5	\$14,914	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-010-011-00	135 RIVER ST	04/14/23	\$265,000	\$185,400	69.96	\$22,955	33.0	115.6	\$696	002	002 COMM & INDUSTRIAL	201	RIVER ST
05-43-250-007-00	140 RIVER ST	09/30/24	\$1,020,000	\$289,700	28.40	\$557,570	30.0	130.0	\$18,586	002	002 COMM & INDUSTRIAL	201	RIVER ST

2026 VILLAGE/TWP COMMERCIAL & INDUSTRIAL LAND ANALYSIS (ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-43-021-009-60	203 LOOMIS DR	02/20/25	\$500,000	\$167,200	33.44	\$283,410	150.0	450.0	\$1,889	002	002 COMM & INDUSTRIAL	301	VILL/TWP
05-43-570-002-00	215 RIVER	03/08/24	\$400,000	\$171,200	42.80	\$83,266	66.0	115.6	\$1,262	002	002 COMM & INDUSTRIAL	201	VILL/TWP

Totals:			\$900,000	\$338,400		\$366,676	216.0						
				Sale. Ratio =:	37.60								
						AVG PER FF:	\$1,698						

VILLAGE/TWP COMM FF USED (ROUNDED): \$1,700

OUTLIERS NOT USED

05-06-015-008-00	8095 CAIRN HWY	05/16/24	\$1,435,000	\$444,800	31.00	\$1,174,413	83.9	188.0	\$14,002	002	005 ELK LAKE	201	VILL/TWP
05-06-015-048-00	8628 CAIRN HWY	11/22/24	\$405,000	\$230,100	56.81	\$70,622	166.0	399.0	\$425	002	002 COMM & INDUSTRIAL	201	VILL/TWP
05-06-032-009-15	11600 S US 31	12/04/23	\$1,425,000	\$440,900	30.94	\$710,423	213.0	332.0	\$3,335	002	002 COMM & INDUSTRIAL	201	VILL/TWP

2026 COMMERCIAL & INDUSTRIAL OUTLYING COMMERCIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-015-048-00	8628 CAIRN HWY	11/22/24	\$405,000	\$230,100	56.81	\$70,622	166.0	399.0	\$425	002	002 COMM & INDUSTRIAL	201	OUTLYING TWP

Totals:			\$405,000	\$230,100		\$70,622	166.0						
				Sale. Ratio =:	56.81								
							\$425						

OUTLYING COMM FF USED (ROUNDED): \$400