

Standard Lots ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-013-011-00	756 DIVISION ST	09/01/20	\$175,000	WD	\$175,000	\$54,600	31.20	\$126,334	\$9,953	\$165,047	\$126,915	1.300
053-013-015-20	744 SEVENTH ST	10/15/19	\$162,500	WD	\$162,500	\$54,400	33.48	\$148,335	\$12,221	\$150,279	\$148,434	1.012
053-014-001-00	111 HULBERT ST	08/10/20	\$177,000	WD	\$177,000	\$45,200	25.54	\$143,461	\$6,970	\$170,030	\$148,845	1.142
053-014-003-00	906 MAIN ST	11/30/20	\$189,900	WD	\$189,900	\$61,400	32.33	\$144,096	\$9,000	\$180,900	\$147,324	1.228
053-014-046-20	737 SEVENTH ST	01/01/21	\$127,400	WD	\$127,400	\$43,300	33.99	\$103,853	\$8,683	\$118,717	\$103,784	1.144
053-014-066-25	1042 SUNSET ST	06/09/20	\$187,000	WD	\$187,000	\$87,000	46.52	\$206,887	\$39,096	\$147,904	\$182,978	0.808
053-014-066-30	1044 SUNSET ST	03/12/21	\$150,000	WD	\$150,000	\$46,400	30.93	\$111,391	\$12,947	\$137,053	\$107,354	1.277
053-023-005-10	615 MAIN ST	03/05/21	\$110,000	WD	\$110,000	\$58,700	53.36	\$130,456	\$9,249	\$100,751	\$132,178	0.762
053-023-033-00	316 ECHO ST	01/17/20	\$108,000	WD	\$108,000	\$35,200	32.59	\$87,848	\$9,000	\$99,000	\$85,985	1.151
053-023-050-00	104 MC KENZIE ST	10/16/20	\$110,000	WD	\$110,000	\$35,200	32.00	\$114,585	\$10,241	\$99,759	\$113,788	0.877
053-023-080-10	502 MAPLE ST	12/30/19	\$75,000	WD	\$75,000	\$29,300	39.07	\$51,168	\$10,860	\$64,140	\$49,579	1.294
053-023-117-00	404 MILL ST	12/06/19	\$115,393	LC	\$115,393	\$38,600	33.45	\$132,971	\$13,762	\$101,631	\$129,999	0.782
053-024-064-35	1008 MILL ST	04/12/19	\$35,000	LC	\$35,000	\$8,700	24.86	\$21,561	\$12,241	\$22,759	\$23,300	0.977
053-025-002-20	731 MAPLE ST	02/13/20	\$104,900	WD	\$104,900	\$29,500	28.12	\$81,282	\$9,659	\$95,241	\$78,106	1.219
053-025-003-00	729 MAPLE ST	08/13/19	\$43,000	WD	\$43,000	\$12,700	29.53	\$26,789	\$16,156	\$26,844	\$26,583	1.010
053-025-005-00	717 MAPLE ST	10/04/19	\$46,900	WD	\$46,900	\$7,500	15.99	\$28,030	\$9,864	\$37,036	\$45,415	0.816
053-026-013-00	111 COOPERAGE ST	08/17/20	\$50,000	WD	\$50,000	\$21,100	42.20	\$50,123	\$5,036	\$44,964	\$49,168	0.914
053-354-006-00	106 WILLIAMS ST	10/11/19	\$135,000	WD	\$135,000	\$37,900	28.07	\$162,414	\$5,132	\$129,868	\$171,518	0.757
053-354-006-00	106 WILLIAMS ST	11/04/20	\$156,000	WD	\$156,000	\$43,400	27.82	\$162,414	\$5,132	\$150,868	\$171,518	0.880
053-354-006-50	104 WILLIAMS ST	10/22/20	\$122,000	WD	\$122,000	\$39,400	32.30	\$103,944	\$4,920	\$117,080	\$107,987	1.084
053-376-004-00	107 THIRD ST	08/21/20	\$140,000	WD	\$140,000	\$52,800	37.71	\$116,134	\$4,920	\$135,080	\$121,280	1.114
053-415-005-00	407 THIRD ST	07/18/19	\$139,000	LC	\$139,000	\$54,300	39.06	\$170,474	\$15,673	\$123,327	\$168,812	0.731
053-416-002-00	305 GARFIELD ST	08/02/19	\$150,000	WD	\$150,000	\$29,700	19.80	\$107,340	\$8,197	\$141,803	\$108,117	1.312
053-416-005-00	407 FOURTH ST	10/31/19	\$48,000	WD	\$48,000	\$32,800	68.33	\$106,217	\$7,019	\$40,981	\$108,177	0.379
053-417-007-00	404 NICHOLLS ST	04/12/19	\$71,501	WD	\$71,001	\$17,200	24.23	\$79,713	\$7,593	\$63,408	\$78,648	0.806
053-417-008-00	408 FOURTH ST	12/04/19	\$40,100	WD	\$40,100	\$15,900	39.65	\$68,411	\$7,044	\$33,056	\$66,921	0.494
053-419-010-00	202 FOURTH ST	02/12/21	\$95,000	WD	\$95,000	\$49,600	52.21	\$100,434	\$4,920	\$90,080	\$104,159	0.865
053-451-011-00	612 THIRD ST	02/25/20	\$94,000	WD	\$94,000	\$32,300	34.36	\$88,864	\$12,867	\$81,133	\$82,876	0.979
053-453-002-00	301 NORTH ST	08/26/20	\$173,000	WD	\$173,000	\$51,200	29.60	\$138,706	\$13,818	\$159,182	\$136,192	1.169
053-453-011-00	606 FIFTH ST	12/23/19	\$138,000	WD	\$138,000	\$31,600	22.90	\$159,334	\$15,701	\$122,299	\$156,634	0.781
053-453-011-00	509 NORTH ST	07/10/19	\$110,000	WD	\$110,000	\$34,600	31.45	\$99,454	\$10,168	\$99,832	\$97,368	1.025
053-454-007-50	506 FOURTH ST	01/21/20	\$130,000	WD	\$130,000	\$52,300	40.23	\$129,084	\$15,917	\$114,083	\$123,410	0.924
053-471-001-00	305 MAPLE ST	06/21/19	\$128,767	WD	\$128,767	\$31,200	24.23	\$115,549	\$13,518	\$115,249	\$111,266	1.036
053-471-003-00	307 MAPLE ST	02/19/21	\$150,000	WD	\$150,000	\$40,700	27.13	\$103,066	\$4,920	\$145,080	\$107,029	1.356
053-471-004-00	309 MAPLE ST	07/11/19	\$36,667	WD	\$36,667	\$21,500	58.64	\$85,467	\$4,920	\$31,747	\$87,838	0.361
053-471-004-00	309 MAPLE ST	08/28/20	\$133,900	WD	\$133,900	\$23,300	17.40	\$85,467	\$4,920	\$128,980	\$87,838	1.468
053-471-017-00	308 BOWEN ST	08/23/19	\$67,400	WD	\$67,400	\$21,800	32.34	\$75,613	\$4,920	\$62,480	\$77,092	0.810
053-473-001-00	313 BOWEN ST	11/20/20	\$57,000	WD	\$57,000	\$35,800	62.81	\$73,861	\$7,138	\$49,862	\$72,762	0.685

053-500-009-00	506 STATE ST	03/05/21	\$75,000	WD	\$19,800	26.40	\$52,965	\$6,068	\$68,932	\$51,142	1.348
053-500-012-00	512 STATE ST	12/29/20	\$62,500	WD	\$44,600	71.36	\$138,030	\$4,920	\$57,580	\$145,158	0.397
053-525-005-10	601 MILL ST	09/30/19	\$135,000	WD	\$30,700	22.74	\$101,748	\$4,510	\$130,490	\$106,039	1.231
053-525-021-00	705 MILL ST	01/13/21	\$115,000	WD	\$39,100	34.00	\$93,863	\$11,249	\$103,751	\$90,092	1.152
053-576-003-20	709 JOSEPHINE ST	08/27/19	\$74,900	WD	\$52,100	69.56	\$134,031	\$7,829	\$67,071	\$137,625	0.487
053-576-005-10	701 JOSEPHINE ST	09/23/19	\$195,000	WD	\$74,500	38.21	\$253,062	\$25,083	\$169,917	\$248,614	0.683
053-579-003-00	804 MAIN ST	09/09/19	\$120,000	WD	\$47,200	39.33	\$140,428	\$13,750	\$106,250	\$138,144	0.769
053-579-011-00	813 PROSPECT ST	10/29/19	\$140,000	WD	\$26,700	19.07	\$107,012	\$11,217	\$128,783	\$104,466	1.233
053-601-003-00	702 MILTON ST	02/26/21	\$95,000	WD	\$40,400	42.53	\$96,530	\$15,482	\$79,518	\$88,384	0.900
053-603-004-50	926 SUNSET ST	12/29/20	\$155,000	WD	\$46,700	30.13	\$112,963	\$15,165	\$139,835	\$106,650	1.311
053-631-003-00	201 JORDAN ST	09/20/19	\$128,000	WD	\$33,700	26.33	\$68,302	\$5,235	\$122,765	\$85,805	1.431
053-650-008-20	909 VANCE ST	03/05/20	\$63,000	QC	\$23,500	37.30	\$63,924	\$6,177	\$56,823	\$62,974	0.902
053-650-018-00	205 PINE ST	10/25/19	\$249,775	WD	\$2,100	0.84	\$222,632	\$16,751	\$233,024	\$224,516	1.038
053-676-012-00	306 BRIDGE ST	12/19/19	\$129,900	WD	\$32,900	25.33	\$122,316	\$10,168	\$119,732	\$122,299	0.979
053-676-021-50	307 UNION ST	10/21/20	\$160,000	WD	\$50,800	31.75	\$140,975	\$5,084	\$154,916	\$148,191	1.045
053-704-001-00	213 ELIZABETH ST	08/14/20	\$85,000	WD	\$36,500	42.94	\$87,892	\$14,802	\$70,198	\$79,706	0.881
053-704-010-00	201 ELIZABETH ST	08/20/20	\$140,000	WD	\$55,000	39.29	\$131,464	\$14,632	\$125,368	\$127,407	0.984
053-705-014-00	104 ELIZABETH ST	05/24/19	\$140,500	WD	\$40,700	28.97	\$122,584	\$18,751	\$121,749	\$113,231	1.075
053-709-005-00	223 ELIZABETH ST	08/01/19	\$135,000	WD	\$32,200	23.85	\$90,932	\$10,250	\$124,750	\$87,985	1.418
053-709-012-35	301 HUGH ST	06/30/20	\$190,000	WD	\$55,500	29.21	\$132,710	\$12,328	\$177,672	\$131,278	1.353
053-709-012-50	202 NORTON ST	11/25/19	\$90,000	WD	\$43,000	47.78	\$117,520	\$7,298	\$82,702	\$120,198	0.688
053-724-008-00	500 LAKE ST S	12/22/20	\$220,000	WD	\$11,000	5.00	\$188,139	\$10,562	\$209,438	\$193,650	1.082
053-724-012-00	514 LAKE ST S	08/04/20	\$135,000	WD	\$37,300	27.63	\$88,535	\$9,411	\$125,589	\$86,286	1.456
053-725-012-10	804 HURON ST	07/09/20	\$154,900	WD	\$41,000	26.47	\$112,873	\$10,824	\$144,076	\$111,286	1.295
053-726-010-15	502 GRANT ST	02/04/21	\$100,000	WD	\$54,700	54.70	\$108,589	\$4,500	\$95,500	\$113,510	0.841
053-750-010-50	204 PINE ST	02/18/21	\$250,000	WD	\$8,000	3.20	\$142,526	\$8,200	\$241,800	\$146,484	1.651
053-775-004-00	106 HILLCREST DR	04/03/19	\$215,000	WD	\$71,100	33.07	\$197,344	\$19,957	\$195,043	\$193,443	1.008
053-775-006-00	110 HILLCREST DR	10/28/20	\$256,500	WD	\$77,600	30.25	\$183,227	\$12,373	\$244,127	\$186,318	1.310
053-775-013-00	104 LAKEVIEW DR	07/26/19	\$175,000	WD	\$66,500	38.00	\$166,577	\$25,547	\$149,453	\$153,795	0.972
053-775-038-00	102 ORCHARD DR	05/13/19	\$127,900	WD	\$40,500	31.67	\$139,271	\$15,844	\$112,056	\$134,599	0.833
053-775-043-10	LAKEVIEW DR	08/26/19	\$249,000	WD	\$0	0.00	\$275,797	\$39,421	\$209,579	\$257,771	0.813
053-775-044-00	116 LAKEVIEW DR	02/14/20	\$217,000	WD	\$64,300	29.63	\$184,365	\$28,121	\$188,879	\$170,386	1.109
053-775-046-00	111 TERRACE DR	08/06/20	\$150,000	WD	\$55,900	37.27	\$131,294	\$12,211	\$137,789	\$129,862	1.061
053-850-003-10	803 OLSON ST	11/27/19	\$129,900	WD	\$43,700	33.64	\$160,008	\$7,076	\$122,824	\$166,774	0.736
053-880-002-00	109 WILSON DR	10/18/19	\$79,900	WD	\$36,500	45.68	\$90,984	\$5,700	\$74,200	\$93,003	0.798
053-880-004-00	105 WILSON DR	11/08/19	\$55,400	WD	\$36,200	65.34	\$88,861	\$6,668	\$48,732	\$89,633	0.544
Totals:			\$9,476,403		\$2,890,100		\$8,831,403		\$8,638,444	\$8,793,877	
										E.C.F. =>	0.982

Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-014-049-00	2318 SHEPARD'S LN	07/30/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$190,400	41.39	\$436,970	\$258,336	\$201,664	\$103,616	1.946
053-015-001-20	1905 LALONDE RD	03/27/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$331,700	33.17	\$992,053	\$487,968	\$512,032	\$292,393	1.751
Totals:			\$1,460,000			\$1,460,000	\$522,100		\$1,429,023		\$713,696	\$396,009	
												E.C.F. =>	1.802

Water Influence ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.
053-709-011-20	417 LAKE ST N	04/20/18	\$187,999	WD	\$187,999	\$56,500	30.05	\$187,388	\$52,467	\$135,532	\$106,995	1.267
Totals:			\$187,999		\$187,999	\$56,500		\$187,388		\$135,532	\$106,995	
											E.C.F. =>	1.267

Comm ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-023-082-10	530 MAPLE ST	01/10/19	\$600,000	WD	\$600,000	\$446,800	74.47	\$1,258,658	\$228,067	\$371,933	\$1,121,427	0.332
053-381-010-00	306 MAIN ST	07/20/18	\$100,000	WD	\$100,000	\$74,300	74.30	\$149,368	\$55,149	\$44,851	\$153,202	0.293
053-500-001-00	404 STATE ST	10/17/19	\$84,000	WD	\$84,000	\$35,300	42.02	\$95,127	\$10,240	\$73,760	\$84,887	0.869
053-628-001-10	101 WATER ST	10/08/19	\$400,000	WD	\$400,000	\$128,200	32.05	\$257,108	\$160,927	\$239,073	\$197,092	1.213
053-705-001-10	218 ELIZABETH ST	10/05/18	\$300,000	LC	\$300,000	\$153,800	51.27	\$359,683	\$159,480	\$140,520	\$207,092	0.679
Totals:			\$1,484,000		\$1,484,000	\$838,400		\$2,119,944		\$870,137	\$1,763,700	
											E.C.F. =>	0.493

Commercial DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-351-001-00	101 SECOND ST	09/26/19	\$150,000	LC	\$150,000	\$62,300	41.53	\$179,867	\$90,000	\$60,000	\$142,646	0.421
053-352-001-30	109 MAIN ST	05/20/21	\$137,500	WD	\$137,500	\$24,400	17.75	\$53,108	\$35,742	\$101,758	\$27,565	3.692
053-352-003-00	111 MAIN ST	11/04/21	\$129,000	WD	\$129,000	\$42,300	32.79	\$86,259	\$14,250	\$114,750	\$114,300	1.004
053-352-003-50	113 MAIN ST	07/12/18	\$279,000	WD	\$279,000	\$118,100	42.33	\$231,586	\$44,000	\$235,000	\$332,011	0.708
053-352-004-00	115 MAIN ST	07/12/18	\$299,000	PTA	\$299,000	\$83,800	28.03	\$182,980	\$22,500	\$276,500	\$254,730	1.085
053-353-002-00	207 MAIN ST	06/03/21	\$100,000	WD	\$100,000	\$71,100	71.10	\$141,918	\$17,250	\$82,750	\$197,886	0.418
053-353-002-50	209 MAIN ST	10/15/19	\$150,000	LC	\$150,000	\$54,800	36.53	\$142,399	\$17,250	\$132,750	\$198,649	0.668
053-354-009-10	214 MAIN ST	03/04/21	\$150,000	WD	\$150,000	\$156,600	104.40	\$195,069	\$105,448	\$44,552	\$142,256	0.313
053-354-009-10	214 MAIN ST	01/04/22	\$265,000	WD	\$240,000	\$156,800	65.33	\$195,069	\$105,448	\$134,552	\$142,256	0.946
Totals:			\$1,659,500		\$1,634,500	\$770,200		\$1,408,255		\$1,182,612	\$1,552,298	
											E.C.F. =>	0.762

Condo Analysis

Creekside Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
053-505-001-00	317 LAKE ST N	06/21/19	\$175,500	WD	\$175,500	\$61,700	35.16	\$146,131	\$175,500	\$146,131	0.03	0.03	\$6,750,000	\$154.96
053-505-001-00	317 LAKE ST N	07/02/20	\$140,000	WD	\$140,000	\$84,700	60.50	\$146,131	\$140,000	\$146,131	0.03	0.03	\$5,384,615	\$123.61
053-505-002-00	317 LAKE ST N	06/16/20	\$259,600	WD	\$259,600	\$168,200	64.79	\$336,580	\$259,600	\$336,580	0.05	0.03	\$4,992,308	\$114.61
053-505-004-00	317 LAKE ST N	02/19/20	\$142,000	WD	\$142,000	\$99,900	28.10	\$145,118	\$142,000	\$145,118	0.03	0.03	\$5,461,538	\$125.38
053-505-005-00	317 LAKE ST N	07/28/20	\$139,500	WD	\$139,500	\$84,700	60.72	\$146,131	\$139,500	\$146,131	0.03	0.03	\$5,365,385	\$123.17
Totals:			\$856,600		\$856,600	\$439,200		\$920,091	\$856,600	\$920,091	0.16	0.13		Average per SqFt=> \$126.06

Harborage Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sol	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
053-780-001-00	11/05/20	\$207,000	WD	\$207,000	\$85,500	41.30	\$187,883	\$207,000	\$187,883	629.1	0.02	0.02	\$9,857,143	\$226.29
053-780-004-00	05/02/19	\$253,000	WD	\$253,000	\$109,600	43.32	\$234,553	\$253,000	\$234,553	629.1	0.03	0.03	\$9,370,370	\$215.11
053-780-009-00	08/07/19	\$216,500	WD	\$216,500	\$104,100	48.08	\$220,471	\$216,500	\$220,471	629.1	0.03	0.03	\$8,660,000	\$198.81
053-780-010-00	06/19/20	\$200,000	WD	\$200,000	\$86,200	43.10	\$189,292	\$200,000	\$189,292	629.1	0.02	0.02	\$9,090,909	\$208.70
053-780-011-00	09/13/19	\$205,000	WD	\$205,000	\$88,500	43.17	\$182,050	\$205,000	\$182,050	629.1	0.02	0.02	\$9,761,905	\$224.10
053-780-013-00	09/13/19	\$241,000	WD	\$241,000	\$109,600	45.48	\$234,553	\$241,000	\$234,553	629.1	0.03	0.03	\$8,925,926	\$204.91
053-780-017-00	05/31/19	\$229,000	WD	\$229,000	\$118,500	51.75	\$256,881	\$229,000	\$256,881	629.1	0.03	0.03	\$7,896,552	\$181.28
053-780-017-00	03/09/21	\$240,000	WD	\$240,000	\$116,900	48.71	\$256,881	\$240,000	\$256,881	629.1	0.03	0.03	\$8,275,862	\$189.99
Totals:		\$1,791,500		\$1,791,500	\$818,900		\$1,762,564	\$1,791,500	\$1,762,564	5,033.0	0.20	0.20		Average per SqFt=> \$204.61

Smugglers Cove Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sol	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF
053-875-008-00	06/20/17	\$123,000	WD	\$123,000	\$70,900	57.64	\$117,103	\$123,000	\$117,103	271.7	0.02	0.02	\$453	\$8,200,000	\$188.25
053-875-011-00	08/03/17	\$115,000	WD	\$115,000	\$62,600	54.43	\$117,103	\$115,000	\$117,103	271.7	0.02	0.02	\$423	\$7,666,667	\$176.00
Totals:		\$238,000		\$238,000	\$133,500		\$234,206	\$238,000	\$234,206	543.4	0.03	0.03		Average per SqFt=> \$182.12	