

## ECF 455 R-Primary Roads 2026 04-01-23 to 03-31-25

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.	Floor Area
010-004-300-035-00	3242 BANGOR RD	05/03/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$93,050	37.23	\$213,306	\$50,114	\$199,786	\$189,318	1.055	1,922
010-004-300-130-00	4145 WHEELER RD	06/13/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,550	34.13	\$146,389	\$51,641	\$143,359	\$109,916	1.304	968
010-005-100-205-00	3169 N EUCLID AVE	09/15/23	\$208,600	WD	03-ARM'S LENGTH	\$208,600	\$58,650	28.12	\$153,952	\$67,208	\$141,392	\$100,631	1.405	1,405
010-005-100-310-00	3552 BOY SCOUT RD	02/29/24	\$100,500	WD	03-ARM'S LENGTH	\$100,500	\$27,800	27.66	\$68,709	\$18,662	\$81,838	\$58,059	1.410	798
010-005-300-055-00	3624 KAWKAWLIN RIVER DR	08/22/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,800	43.79	\$268,732	\$96,199	\$188,801	\$200,154	0.943	2,031
010-005-300-060-00	3626 KAWKAWLIN RIVER DR	06/28/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,200	40.59	\$181,946	\$49,211	\$155,789	\$153,985	1.012	1,440
010-005-300-315-00	3609 WHEELER RD	06/05/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,100	32.26	\$91,658	\$19,722	\$95,278	\$83,452	1.142	900
010-005-300-320-00	3611 WHEELER RD	11/17/23	\$95,800	WD	03-ARM'S LENGTH	\$95,800	\$25,100	26.20	\$59,034	\$28,980	\$66,820	\$34,865	1.917	725
010-005-400-015-00	3779 WHEELER RD	04/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,100	65.55	\$155,723	\$55,957	\$54,043	\$115,738	0.467	1,019
010-005-400-130-00	221 STATE PARK DR	12/16/24	\$154,250	WD	03-ARM'S LENGTH	\$154,250	\$70,350	45.61	\$159,476	\$59,616	\$94,634	\$115,847	0.817	1,040
010-005-400-155-00	243 STATE PARK DR	07/10/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,450	30.66	\$110,106	\$36,862	\$108,138	\$84,970	1.273	1,056
010-005-400-310-00	190 STATE PARK DR	10/24/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,150	47.97	\$173,789	\$53,056	\$111,944	\$140,061	0.799	1,216
010-005-400-345-01	3991 WHEELER RD	08/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,450	42.23	\$202,938	\$31,206	\$168,794	\$199,225	0.847	1,350
010-006-200-015-00	3364 BOY SCOUT RD	11/27/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$58,950	39.83	\$144,616	\$67,080	\$80,920	\$89,949	0.900	1,392
010-006-200-070-00	3016 N EUCLID AVE	06/21/24	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$61,400	38.86	\$137,406	\$61,422	\$96,578	\$88,148	1.096	1,270
010-006-200-120-00	3140 N EUCLID AVE	08/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,000	32.73	\$138,780	\$73,652	\$91,348	\$75,555	1.209	864
010-006-300-015-01	3268 OLD KAWKAWLIN RD	09/13/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,500	31.50	\$82,202	\$42,559	\$57,441	\$45,990	1.249	748
010-006-300-495-00	3057 WHEELER RD	09/08/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$28,000	32.18	\$70,877	\$24,865	\$62,135	\$53,378	1.164	624
010-006-400-275-00	3375 OLD KAWKAWLIN RD	10/20/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$57,700	47.30	\$145,131	\$40,057	\$81,943	\$121,896	0.672	796
010-006-400-410-00	3371 WHEELER RD	08/01/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,150	28.12	\$76,444	\$15,301	\$109,699	\$70,932	1.547	976
010-007-200-015-00	3352 WHEELER RD	10/31/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$104,350	52.18	\$216,233	\$65,447	\$134,553	\$174,926	0.769	1,352
010-007-200-120-00	3546 OLD KAWKAWLIN RD	12/12/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$29,750	41.90	\$75,669	\$16,431	\$54,569	\$68,722	0.794	1,221
010-008-100-187-02	3605 OLD KAWKAWLIN RD	09/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,800	50.58	\$252,580	\$66,867	\$158,133	\$215,444	0.734	1,860
010-008-100-235-00	3520 WHEELER RD	04/01/24	\$0	MLC	03-ARM'S LENGTH	\$90,000	\$39,950	44.39	\$88,946	\$34,137	\$55,863	\$63,584	0.879	794
010-008-100-265-00	3586 WHEELER RD	03/25/25	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,150	32.40	\$91,086	\$32,246	\$94,754	\$68,260	1.388	1,016
010-008-200-005-00	3770 WHEELER RD	04/26/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,250	42.21	\$214,381	\$67,226	\$160,774	\$170,713	0.942	1,388
010-008-200-555-00	3584 STATE ST RD	04/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,300	53.29	\$119,954	\$52,466	\$32,534	\$78,292	0.416	1,005
010-009-100-065-00	3693 STATE ST RD	11/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,200	44.43	\$257,110	\$90,092	\$139,908	\$193,756	0.722	1,976
010-009-100-170-00	4106 WHEELER RD	09/26/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,050	32.03	\$122,048	\$64,754	\$85,246	\$66,466	1.283	1,094
010-009-100-180-00	4128 WHEELER RD	10/24/24	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$163,150	52.80	\$351,910	\$118,727	\$190,273	\$270,514	0.703	1,320
010-009-100-230-00	3586 BANGOR RD	02/24/25	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$93,400	45.12	\$198,176	\$39,494	\$167,506	\$184,086	0.910	1,424
010-009-400-020-00	3812 PATTERSON RD	06/21/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,500	36.05	\$148,991	\$73,714	\$116,286	\$97,328	1.332	1,113
010-009-400-365-00	3773 BANGOR RD	09/08/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,250	35.16	\$143,481	\$76,152	\$83,848	\$78,108	1.073	1,248
010-017-100-090-00	1401 N WENONA AVE	06/12/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$96,200	37.58	\$209,883	\$60,397	\$195,603	\$173,418	1.128	2,200
010-017-300-020-00	1215 N WENONA AVE	11/09/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,250	40.34	\$84,961	\$28,605	\$56,295	\$65,378	0.861	879
010-017-300-185-00	909 N WENONA AVE	06/30/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$81,500	43.82	\$196,968	\$43,648	\$142,352	\$177,865	0.800	1,286
010-017-300-195-01	901 N WENONA AVE	09/05/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$67,950	37.54	\$163,358	\$28,582	\$152,418	\$156,353	0.975	1,319
010-018-300-035-00	3183 E NORTH UNION RD	06/16/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$63,650	34.97	\$161,937	\$51,267	\$130,733	\$128,387	1.018	2,274
010-019-100-015-00	3091 E MIDLAND RD	11/09/23	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$64,250	23.37	\$162,915	\$34,268	\$240,632	\$149,242	1.612	1,770
010-019-100-095-00	4693 2 MILE RD	01/08/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,700	40.35	\$195,654	\$44,209	\$155,791	\$175,690	0.887	2,177
010-019-100-160-00	4545 2 MILE RD	07/03/24	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$84,300	34.69	\$205,151	\$55,410	\$187,590	\$173,713	1.080	1,275
010-019-100-180-01	3020 E NORTH UNION RD	04/07/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$75,800	40.53	\$186,055	\$37,183	\$149,817	\$172,705	0.867	1,352
010-019-200-020-00	3288 E NORTH UNION RD	01/03/25	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$54,400	51.86	\$112,250	\$49,227	\$55,673	\$73,113	0.761	806
010-019-300-030-00	3067 E FISHER RD	04/19/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,200	64.67	\$131,497	\$54,270	\$35,730	\$89,590	0.399	1,325
010-019-300-185-00	3066 E MIDLAND RD	01/28/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,650	38.96	\$194,457	\$79,142	\$145,858	\$133,776	1.090	1,824
010-019-300-200-00	3104 E MIDLAND RD	04/25/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,300	41.24	\$202,141	\$36,176	\$148,824	\$192,535	0.773	2,024
010-019-300-240-00	3200 E MIDLAND RD	06/22/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$83,400	43.92	\$209,434	\$62,166	\$127,734	\$170,845	0.748	1,494
010-019-400-400-00	3341 E FISHER RD	05/31/24	\$0	WD	03-ARM'S LENGTH	\$179,000	\$85,600	47.82	\$180,917	\$30,858	\$148,142	\$174,082	0.851	1,602
010-030-400-020-03	10 CARRIER LN	09/20/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,000	47.00	\$187,531	\$21,555	\$178,445	\$192,548	0.927	1,569
010-030-400-030-16	3357 E BEAVER RD	04/11/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,600	45.55	\$259,509	\$72,785	\$172,215	\$216,617	0.795	1,728
010-031-100-240-00	3176 E BEAVER RD	11/13/23	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$99,150	29.61	\$264,403	\$175,020	\$159,880	\$103,693	1.542	1,308
010-031-200-045-00	3338 E BEAVER RD	05/20/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,400	39.69	\$174,063	\$69,725	\$125,275	\$121,042	1.035	966
010-031-300-325-00	3152 LAURIA RD	06/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,750	57.68	\$203,846	\$122,871	\$17,129	\$93,939	0.182	963
010-031-400-020-00	3278 LAURIA RD	10/10/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,650	31.65	\$80,838	\$31,119	\$68,881	\$57,679	1.194	825
010-031-400-045-00	3320 LAURIA RD	10/01/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$101,950	42.84	\$222,119	\$63,660	\$174,340	\$183,827	0.948	1,232
010-031-400-060-00	3362 LAURIA RD	05/25/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,600	31.60	\$78,827	\$25,186	\$74,814	\$62,229	1.202	818
010-031-400-335-00	3367 BOY SCOUT RD	08/04/23	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$60,500	66.85	\$146,364	\$39,369	\$51,131	\$124,124	0.412	1,144
010-032-100-120-00	2601 N EUCLID AVE	10/18/24	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$111,900	47.22	\$248,035	\$87,662	\$149,338	\$186,048	0.803	1,936
010-032-400-030-00	3830 LAURIA RD	04/26/24	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$46,050	29.73	\$117,996	\$53,057	\$101,843	\$75,335	1.352	900
010-A25-000-002-00	3179 E FISHER RD	08/31/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$34,700	33.37	\$259,653	\$32,338	\$71,662	\$263,707	0.272	1,560
010-B11-000-124-00	2940 BANGOR RD	06/23/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$66,400	34.97	\$170,125	\$59,757	\$130,143	\$128,037	1.016	1,634
010-G20-000-002-00	3306 WILDER RD	12/08/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$48,000	32.02	\$118,464	\$33,723	\$116,177	\$98,307	1.182	1,073
010-L13-000-945-00	279 STATE PARK DR	03/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,800	38.27	\$181,164	\$70,842	\$114,158	\$127,984	0.892	1,592
010-L13-000-948-00	271 STATE PARK DR	10/30/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$75,600	42.47	\$182,698	\$52,789	\$125,211	\$150,707	0.831	1,193
010-L30-000-005-00	4453 2 MILE RD	07/14/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,700	34.36	\$135,017	\$30,366	\$134,634	\$121,405	1.109	1,196
010-L35-000-029-00	3648 BANGOR RD	12/05/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$33,700	29.82	\$89,116	\$43,433	\$69,567	\$52,997	1.313	1,430
010-N15-000-001-01	4109 WHEELER RD	06/17/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,650	52.33	\$160,051	\$				