

Stephenson City Commercial						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
052-050-137-00	03/31/23	\$33,000	\$3,248	\$29,752	\$51,573	0.577
052-050-143-00	02/15/24	\$40,000	\$10,912	\$29,088	\$224,764	0.129
052-220-001-15	02/28/23	\$1,880,000	\$115,966	\$1,764,034	\$2,181,449	0.809
052-340-023-00	03/25/24	\$62,000	\$16,934	\$45,066	\$26,824	1.68
052-623-017-00	05/25/22	\$56,000	\$13,068	\$42,932	\$21,189	2.026
052-623-079-10	03/29/23	\$75,000	\$26,522	\$48,478	\$61,493	0.788
012-201-012-10	08/24/23	\$400,000.00	\$47,912	\$352,088	\$329,818	1.068
TOTAL				\$2,311,438	\$2,897,109	0.798 ECF

Stephenson City Industrial						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
041-401-004-00	01/17/24	\$36,000	\$9,962	\$26,038	\$173,649	0.15
041-501-002-00	10/06/22	\$25,000	\$1,265	\$23,735	\$58,918	0.403
041-602-018-00	02/16/24	\$85,000	\$20,896	\$64,104	\$100,421	0.638
052-050-137-00	03/31/23	\$33,000	\$3,248	\$29,752	\$51,573	0.577
052-220-001-15	02/28/23	\$1,880,000	\$115,966	\$1,764,034	\$2,181,449	0.809
052-340-023-00	03/25/24	\$62,000	\$16,934	\$45,066	\$26,824	1.68
052-623-017-00	05/25/22	\$56,000	\$13,068	\$42,932	\$21,189	2.026
052-623-079-10	03/29/23	\$75,000	\$26,522	\$48,478	\$61,493	0.788
012-201-012-10	08/24/23	\$400,000.00	\$47,912	\$352,088	\$329,818	1.068
TOTAL				\$2,396,227	\$3,005,332	0.797 ECF

Stephenson City Residential						
Parcel Number	Sale Date	Sale Price	Land + Imp	Building Residual	Cost Manual	ECF
052-245-001-00	5/8/2023	140,000	\$5,113	\$134,887	\$145,769	0.925
052-282-009-00	7/5/2023	\$12,500	\$4,619	\$7,881	\$100,116	0.079
052-360-012-00	11/17/2023	\$95,000	\$5,797	\$89,203	\$98,804	0.903
052-380-001-00	7/20/2022	\$118,000	\$8,107	\$109,893	\$153,785	0.715
052-404-002-00	12/31/2022	\$173,500	\$11,635	\$161,865	\$146,922	1.102
052-438-002-00	4/14/2023	\$215,000	\$13,460	\$201,540	\$220,340	0.915
052-623-063-00	6/16/2022	\$225,000	\$14,936	\$210,064	\$154,187	1.362
TOTALS				\$915,333	\$1,019,924	0.897 ECF