

Hematite  
Comm ECF

For 2025

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
52-51-050-201-00	10/30/23	\$300,000	\$300,000	\$36,000	\$264,000	\$311,867	0.847
52-09-500-029-50	01/18/22	\$176,000	\$176,000	\$24,819	\$151,181	\$178,052	0.849
52-05-304-003-00	07/01/24	\$225,000	\$225,000	\$30,354	\$194,646	\$226,125	0.861
52-51-330-020-00	01/20/22	\$95,000	\$95,000	\$18,649	\$76,351	\$85,080	0.897
52-12-030-055-20	06/20/24	\$50,000	\$50,000	\$6,187	\$43,813	\$48,380	0.906
52-52-005-142-53	03/14/22	\$500,000	\$500,000	\$158,619	\$341,381	\$374,659	0.911
52-05-340-050-00	07/12/24	\$174,250	\$174,250	\$17,898	\$156,352	\$170,366	0.918
52-51-102-003-00	09/24/24	\$72,000	\$72,000	\$17,861	\$54,139	\$58,225	0.930
52-52-009-600-40	12/01/23	\$662,000	\$662,000	\$160,288	\$501,712	\$535,566	0.937
52-05-265-006-00	11/14/24	\$180,000	\$180,000	\$12,888	\$167,112	\$177,081	0.944
52-51-050-156-00	03/22/23	\$130,000	\$130,000	\$5,250	\$124,750	\$131,810	0.946
52-52-002-603-70	12/15/23	\$435,000	\$435,000	\$74,604	\$360,396	\$379,587	0.949
52-51-556-155-00	11/10/22	\$335,000	\$335,000	\$7,860	\$327,140	\$344,402	0.950
52-06-204-032-30	05/23/24	\$155,000	\$155,000	\$18,054	\$136,946	\$139,965	0.978
52-52-001-114-20	05/30/24	\$495,000	\$495,000	\$35,050	\$459,950	\$469,590	0.979
					<b>\$3,359,869</b>	<b>\$3,630,754</b>	<b>0.925</b>

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Ind ECF

For 2025

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
52-14-115-013-00	08/08/23	\$632,000	\$632,000	\$217,061	\$414,939	\$890,448	0.466
52-08-020-020-00	12/14/22	\$1,300,000	\$1,300,000	\$508,817	\$791,183	\$1,684,368	0.470
52-51-050-042-00	04/29/22	\$119,900	\$119,900	\$3,750	\$116,150	\$244,930	0.474
52-51-600-010-00	04/21/22	\$350,000	\$350,000	\$74,180	\$275,820	\$499,959	0.552
52-03-212-054-00	01/09/24	\$60,000	\$60,000	\$55,752	\$4,248	\$7,453	0.570
52-52-001-506-90	02/24/22	\$430,000	\$430,000	\$31,156	\$398,844	\$697,739	0.572
52-52-009-600-20	09/18/23	\$575,000	\$575,000	\$237,561	\$337,439	\$572,350	0.590
52-05-020-014-30	07/14/22	\$50,000	\$50,000	\$34,830	\$15,170	\$25,210	0.602
52-53-020-360-00	07/27/22	\$125,000	\$125,000	\$11,290	\$113,710	\$186,234	0.611
52-05-006-009-00	06/30/22	\$574,000	\$574,000	\$35,721	\$538,279	\$849,048	0.634
52-52-002-100-30	07/02/24	\$3,500,000	\$3,500,000	\$617,949	\$2,882,051	\$4,473,650	0.644
52-51-704-004-15	01/13/22	\$1,099,000	\$1,099,000	\$229,563	\$869,437	\$1,332,306	0.653
52-07-008-003-00	02/01/24	\$260,000	\$260,000	\$63,364	\$196,636	\$300,101	0.655
52-08-360-165-00	09/25/24	\$750,000	\$750,000	\$397,799	\$352,201	\$527,076	0.668
52-08-019-006-00	06/09/22	\$2,300,000	\$2,300,000	\$952,832	\$1,347,168	\$1,997,898	0.674
					<b>\$8,653,275</b>	<b>\$14,288,769</b>	<b>0.606</b>

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Neighborhoods Used: RES - RESIDENTIAL

319 MAPLE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-300-007-00       02/12/2024 RES       401           36,000       2,728  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   45           33,272       54,035       0.616



182 WEST RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-068-001-15       11/16/2023 RES       401           24,500       6,584  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CABIN / CAMP   64           17,916       25,103       0.714



422 W PINE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-400-003-50       11/04/2023 RES       401           70,000       4,612  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   49           65,388       96,616       0.677



Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-178-010-00       09/15/2023 RES       401           60,000       34,052  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CABIN / CAMP   49           25,948       35,425       0.732



320 HEMLOCK  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-300-036-00       08/07/2023 RES       401           76,500       2,465  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   49           74,035       94,565       0.783



125 BULLDOZER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-007-013-00       04/12/2023 RES       401           30,000       10,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CABIN / CAMP   59           20,000       49,648       0.403



205 KAHMA AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-400-011-00       04/03/2023 RES       401           62,500       7,443  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   42           55,057       96,564       0.570



100 102 RUBY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-004-055-00       11/07/2022 RES       401           28,000       3,100  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   58           24,900       47,999       0.519



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Neighborhoods Used: RES - RESIDENTIAL

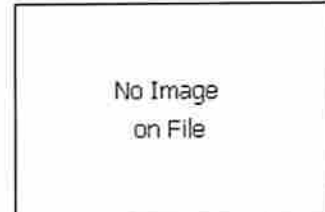
148 PARK CITY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-009-022-40       11/02/2022 RES       401           27,000       3,250  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   63           23,750       51,232       0.464



320 HEMLOCK  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-300-036-00       10/24/2022 RES       401           68,500       2,465  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   49           66,035       94,565       0.698



145 PARK CITY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-009-021-40       10/14/2022 RES       401           40,500       3,250  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   73           37,250       68,926       0.540



121 MAKI RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-008-023-00       10/05/2022 RES       401           135,000      53,940  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   45           81,060       71,882       1.128



319 KAHMA AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-400-028-00       09/02/2022 RES       401           38,000       4,538  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   23           33,462       32,503       1.029



207 RIVER LANE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-400-002-00       07/15/2022 RES       401           134,500      32,558  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   54           101,942      125,109      0.815



121 CEMETARY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-005-034-50       05/18/2022 RES       401           124,000      43,064  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   54           80,936       122,035      0.663



NET RIVER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 003-184-000-25       04/22/2022 RES       401           80,000       53,174  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       LOG             79           26,826       66,531       0.403



