

2024 Hart's Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
045-601-003-00	230 E HIGH ST	07/01/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$70,800	30.80	\$47,996	\$181,904	\$129,161	1.408
045-601-005-00	258 E HIGH ST	09/10/21	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$53,800	41.38	\$51,124	\$78,876	\$75,536	1.044
045-602-001-00	4053 CENTER ST	06/16/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,100	42.34	\$51,883	\$123,117	\$93,673	1.314
045-602-023-00	4081 CENTER ST	08/18/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,500	43.71	\$45,470	\$129,530	\$130,622	0.992
045-603-012-10	4096 BLOOD RD	02/01/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$70,100	32.60	\$70,828	\$144,172	\$103,253	1.396
045-604-001-00	206 THIRD ST	03/12/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,200	42.42	\$52,726	\$162,274	\$158,950	1.021
045-604-010-00	286 THIRD ST	11/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,400	38.42	\$44,868	\$120,132	\$102,539	1.172
045-606-001-00	4109 PLEASANT ST	12/07/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$87,700	34.80	\$56,635	\$195,365	\$164,317	1.189
045-606-004-00	134 SECOND ST	01/27/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,000	48.33	\$39,713	\$80,287	\$78,119	1.028
045-606-005-00	156 SECOND ST	12/23/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$43,662	\$156,238	\$108,175	1.444
045-606-007-00	155 THIRD ST	03/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$128,200	37.71	\$54,300	\$285,700	\$201,635	1.417
045-608-006-00	160 E HIGH ST	09/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,600	35.84	\$52,671	\$197,329	\$158,955	1.241
045-608-008-00	153 FIRST ST	04/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$87,200	31.14	\$53,903	\$226,097	\$137,347	1.646
Totals:			\$2,746,800			\$2,746,800	\$1,023,000			\$2,081,021	\$1,642,282	

Village unplatted

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045-509-037-00	3932 OAK ST	03/08/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$88,400	38.10	\$36,035	\$195,965	\$130,571	1.501
045-509-033-00	3972 N OAK ST	09/16/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$97,500	34.09	\$46,620	\$239,380	\$166,402	1.439
045-509-045-00	3927 N OAK ST	05/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,900	44.94	\$61,800	\$118,200	\$118,641	0.996
045-516-043-00	39 W HIGH ST	05/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,700	45.58	\$30,217	\$89,783	\$100,910	0.890
045-516-016-00	4162 S OAK ST	05/03/22	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$86,000	37.31	\$43,979	\$186,521	\$150,592	1.239
045-516-021-00	4076 S OAK ST	06/03/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$75,700	55.26	\$26,090	\$110,910	\$143,321	0.774
045-509-023-00	100 W HIGH ST	06/30/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$86,900	34.76	\$61,088	\$188,912	\$166,937	1.132
045-509-035-00	3956 N OAK ST	09/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,100	44.72	\$42,238	\$192,762	\$211,315	0.912
045-516-054-00	4090 SCHOOL ST	05/11/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$67,600	28.78	\$41,138	\$193,762	\$129,940	1.491
045-516-062-00	4230 S OAK ST	09/30/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$91,100	31.96	\$56,374	\$228,626	\$156,618	1.460
045-516-070-20	4230 BLOOD RD	10/25/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$102,400	28.60	\$67,377	\$290,623	\$202,755	1.433
Totals:			\$2,548,400			\$2,548,400	\$936,300			\$2,035,444	\$1,678,002	

	Sale Price	Residual	Manual cost	ECF	2023	2024
Total	\$5,295,200	\$4,116,465	\$3,320,284	1.240	N/A	
Hart's Plat	\$2,746,800	\$2,081,021	\$1,642,282	1.267	1.17	1.26
Unplatted	\$2,548,400	\$2,035,444	\$1,678,002	1.213	1.140	1.21