

2026 Hart's Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
045-601-005-00	258 E HIGH ST	02/23/24	\$140,000	WD	03-ARM'S LENGT	\$140,000	\$57,161	\$82,839	\$75,026	1.104
045-601-022-50	4025 CENTER ST	05/09/25	\$220,000	WD	03-ARM'S LENGT	\$220,000	\$56,284	\$163,716	\$101,007	1.621
045-602-001-00	4053 CENTER ST	06/16/23	\$175,000	WD	03-ARM'S LENGT	\$175,000	\$57,643	\$117,357	\$94,337	1.244
045-603-002-00	216 SECOND ST	06/15/25	\$340,000	WD	03-ARM'S LENGT	\$340,000	\$61,184	\$278,816	\$165,954	1.680
045-606-001-00	4109 PLEASANT	08/18/23	\$321,300	WD	03-ARM'S LENGT	\$321,300	\$63,267	\$258,033	\$162,319	1.590
045-606-004-00	134 SECOND ST	11/07/23	\$275,000	WD	03-ARM'S LENGT	\$275,000	\$44,429	\$230,571	\$158,701	1.453
045-606-007-00	155 THIRD ST	03/02/23	\$340,000	WD	03-ARM'S LENGT	\$340,000	\$60,965	\$279,035	\$222,863	1.252
045-608-008-00	153 THIRD ST	10/13/23	\$285,000	WD	03-ARM'S LENGT	\$285,000	\$60,611	\$224,389	\$142,192	1.578
045-608-011-00	4043 PLEASANT	01/28/25	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$67,443	\$252,557	\$158,062	1.598
045-610-005-00	4088 PLEASANT	12/26/24	\$241,000	WD	03-ARM'S LENGT	\$241,000	\$35,167	\$205,833	\$138,362	1.488
Totals:			\$2,657,300			\$2,657,300		\$2,093,146	\$1,418,823	

2026 Old Village unplatted

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
045-509-023-00	100 W HIGH ST	10/06/23	\$290,000	WD	03-ARM'S LENGT	\$290,000	\$85,235	\$204,765	\$166,231	1.232
045-509-031-00	3984 N OAK ST	05/21/24	\$232,000	WD	03-ARM'S LENGT	\$232,000	\$39,900	\$192,100	\$160,750	1.195
045-509-033-00	3972 N OAK ST	05/15/24	\$369,000	WD	03-ARM'S LENGT	\$369,000	\$62,114	\$306,886	\$201,265	1.525
045-509-034-00	3964 N OAK ST	06/07/24	\$375,000	WD	03-ARM'S LENGT	\$375,000	\$63,725	\$311,275	\$217,109	1.434
045-509-037-00	3932 N OAK ST	03/08/23	\$232,000	WD	03-ARM'S LENGT	\$232,000	\$40,840	\$191,160	\$132,261	1.445
045-509-038-00	3926 N OAK ST	09/11/25	\$232,000	WD	03-ARM'S LENGT	\$232,000	\$40,840	\$191,160	\$132,261	1.445
045-509-054-00	221 E HIGH ST	11/09/23	\$370,000	WD	03-ARM'S LENGT	\$370,000	\$53,288	\$316,712	\$213,532	1.483
045-516-047-00	59 W HIGH ST	09/12/25	\$150,000	WD	03-ARM'S LENGT	\$150,000	\$33,872	\$116,128	\$84,589	1.373
045-516-032-00	56 BARROWS ST	09/15/23	\$230,000	WD	03-ARM'S LENGT	\$230,000	\$44,593	\$185,407	\$141,972	1.306
Totals:			\$2,480,000			\$2,480,000		\$2,015,593	\$1,449,970	

	Sale Price	Residual	Manual cost	ECF	2025	2026
Total	\$5,137,300	\$4,108,739	\$2,868,793	1.432		
Hart's Plat	\$2,657,300	\$2,093,146	\$1,418,823	1.475	1.30	1.470
Unplatted	\$2,480,000	\$2,015,593	\$1,449,970	1.390	1.28	1.390