

| VILLAGE LAND ANALYSIS - HOME TOWNSHIP/VILLAGE OF EDMORE 2025 | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------|-----------|-------------|--------|------------------------------|--------------|----------------|----------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|----------------|--------------|--------------|--------------|------------------|----------------|-----------------------|-------------|--------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Class | Rate Group 1 |
| 041-153-002-00 | 305 W MAIN ST | 05/24/23 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$48,100 | 64.13 | \$79,629 | \$8,061 | \$12,690 | 72.5 | 159.4 | 0.24 | 0.24 | \$111 | \$33,448 | \$0.77 | 66.00 | VRES 2023R-05212 | | 401 | VILLAGE LOT | |
| 041-080-269-00 | 417 E PINE ST | 11/09/23 | \$83,500 | WD | 03-ARM'S LENGTH | \$83,500 | \$40,100 | 48.02 | \$82,976 | \$12,836 | \$12,312 | 70.4 | 150.0 | 0.23 | 0.23 | \$182 | \$56,546 | \$1.30 | 66.00 | VRES 2023R-11168 | | 401 | VILLAGE LOT | |
| 041-500-011-00 | 503 W PINE ST | 07/15/23 | \$94,900 | WD | 03-ARM'S LENGTH | \$94,900 | \$30,300 | 31.93 | \$92,449 | \$14,845 | \$12,394 | 70.8 | 152.0 | 0.23 | 0.23 | \$210 | \$64,543 | \$1.48 | 66.00 | VRES 2023R-07163 | | 401 | VILLAGE LOT | |
| 041-450-066-01 | 123 N ELEVENTH ST | 12/28/23 | \$84,900 | WD | 03-ARM'S LENGTH | \$84,900 | \$34,000 | 40.05 | \$81,527 | \$19,707 | \$16,334 | 93.3 | 132.0 | 0.40 | 0.40 | \$211 | \$49,268 | \$1.13 | 132.00 | VRES 2024R-00026 | | 401 | VILLAGE LOT | |
| 041-161-005-01 | 320 W FORREST ST | 06/30/22 | \$156,000 | WD | 03-ARM'S LENGTH | \$156,000 | \$47,300 | 30.32 | \$152,314 | \$21,214 | \$17,528 | 100.2 | 152.0 | 0.46 | 0.46 | \$212 | \$46,017 | \$1.06 | 132.00 | VRES 2022R-08392 | | 401 | VILLAGE LOT | |
| 041-080-283-00 | 312 S SECOND ST | 06/03/22 | \$72,000 | WD | 03-ARM'S LENGTH | \$72,000 | \$18,900 | 26.25 | \$62,848 | \$18,144 | \$8,992 | 51.4 | 66.0 | 0.12 | 0.12 | \$353 | \$149,950 | \$3.44 | 80.00 | VRES 2022R-07231 | | 401 | VILLAGE LOT | |
| 041-400-056-02 | 117 CHARLOTTE ST | 12/06/23 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$63,100 | 33.21 | \$172,898 | \$32,676 | \$15,574 | 89.0 | 132.0 | 0.36 | 0.36 | \$367 | \$89,769 | \$2.06 | 120.00 | VRES 2022R-11838 | | 401 | VILLAGE LOT | |
| 041-300-012-00 | 416 CRESCENT DR | 07/29/22 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$54,200 | 30.97 | \$154,282 | \$36,162 | \$15,444 | 88.2 | 118.0 | 0.36 | 0.36 | \$410 | \$101,011 | \$2.32 | 132.00 | VRES 2022R-09239 | | 401 | VILLAGE LOT | |
| 041-100-017-00 | 606 W HOME ST | 09/12/22 | \$166,000 | WD | 03-ARM'S LENGTH | \$166,000 | \$41,500 | 25.00 | \$129,492 | \$58,644 | \$22,136 | 126.5 | 200.0 | 0.74 | 0.74 | \$464 | \$79,788 | \$1.83 | 160.00 | VRES 2022R-11050 | | 401 | VILLAGE LOT | |
| 041-162-001-00 | 403 W PINE ST | 12/21/22 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$34,800 | 29.00 | \$87,238 | \$45,156 | \$12,394 | 70.8 | 152.0 | 0.23 | 0.23 | \$638 | \$196,330 | \$4.51 | 66.00 | VRES 2022R-14157 | | 401 | VILLAGE LOT | |
| 041-629-009-00 | 1592 HC - EDMORE RI | 06/08/22 | \$106,000 | WD | 03-ARM'S LENGTH | \$106,000 | \$36,100 | 34.06 | \$97,491 | \$12,184 | \$3,675 | 91.5 | 0.0 | 0.35 | 0.35 | \$133 | \$34,811 | \$0.80 | 91.50 | VLS 2022R-07911 | | 401 | VILLAGE LOT | |
| 041-160-005-00 | 228 W FORREST ST | 06/27/22 | \$149,900 | WD | 03-ARM'S LENGTH | \$149,900 | \$35,800 | 23.88 | \$115,883 | \$46,733 | \$12,716 | 72.7 | 160.0 | 0.24 | 0.24 | \$643 | \$193,112 | \$4.43 | 66.00 | VRES 2022R-08234 | | 401 | VILLAGE LOT | |
| 041-300-002-00 | 415 CRESCENT DR | 09/27/22 | \$171,000 | WD | 03-ARM'S LENGTH | \$171,000 | \$46,100 | 26.96 | \$128,527 | \$57,917 | \$15,444 | 88.2 | 118.0 | 0.36 | 0.36 | \$656 | \$161,779 | \$3.71 | 132.00 | VRES 2022R-11444 | | 401 | VILLAGE LOT | |
| 041-600-026-50 | 219 S FIFTH ST | 03/29/23 | \$96,000 | WD | 03-ARM'S LENGTH | \$96,000 | \$21,800 | 22.71 | \$67,171 | \$38,882 | \$10,053 | 57.4 | 132.0 | 0.15 | 0.15 | \$677 | \$255,803 | \$5.87 | 50.00 | VRES 2023R-03569 | | 401 | VILLAGE LOT | |
| 041-080-286-00 | 305 S FIRST ST | 12/09/22 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$32,800 | 25.23 | \$90,414 | \$52,302 | \$12,716 | 72.7 | 160.0 | 0.24 | 0.24 | \$720 | \$216,124 | \$4.96 | 66.00 | VRES 2022R-13883 | | 401 | VILLAGE LOT | |
| 041-600-041-50 | 502 E FORREST ST | 07/18/22 | \$90,600 | WD | 03-ARM'S LENGTH | \$90,600 | \$23,300 | 25.72 | \$65,827 | \$32,599 | \$7,826 | 44.7 | 80.0 | 0.09 | 0.09 | \$729 | \$354,337 | \$8.13 | 50.00 | VRES 2022R-09157 | | 401 | VILLAGE LOT | |
| 041-080-262-00 | 226 S THIRD ST | 09/29/23 | \$123,500 | WD | 03-ARM'S LENGTH | \$123,500 | \$31,700 | 25.67 | \$83,984 | \$51,828 | \$12,312 | 70.4 | 150.0 | 0.23 | 0.23 | \$737 | \$228,317 | \$5.24 | 66.00 | VRES 2023R-09578 | | 401 | VILLAGE LOT | |
| 041-080-021-00 | 314 NORTH ST | 09/15/23 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$42,600 | 25.06 | \$116,629 | \$69,705 | \$16,334 | 93.3 | 132.0 | 0.40 | 0.40 | \$747 | \$174,263 | \$4.00 | 132.00 | VRES 2023R-08949 | | 401 | VILLAGE LOT | |
| 041-400-046-00 | 490 CHARLOTTE ST | 04/20/23 | \$193,000 | WD | 03-ARM'S LENGTH | \$193,000 | \$53,100 | 27.51 | \$150,305 | \$55,411 | \$12,716 | 72.7 | 132.0 | 0.24 | 0.24 | \$763 | \$228,971 | \$5.26 | 80.00 | VRES 2023R-04274 | | 401 | VILLAGE LOT | |
| 041-080-248-00 | 216 E GILSON ST | 02/09/24 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$45,400 | 27.52 | \$122,172 | \$54,378 | \$11,550 | 66.0 | 132.0 | 0.20 | 0.20 | \$824 | \$271,890 | \$6.24 | 66.00 | VRES 2024R-01073 | | 401 | VILLAGE LOT | |
| 041-400-023-00 | 126 JOHNSON ST | 09/23/23 | \$210,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$210,000 | \$52,300 | 24.90 | \$161,836 | \$59,570 | \$11,406 | 71.3 | 132.0 | 0.23 | 0.23 | \$836 | \$255,665 | \$5.87 | 77.00 | VRES 2023R-09405 | 041-400-024-00 | 401 | VILLAGE LOT | |
| 041-080-263-50 | 225 S THIRD ST | 09/13/23 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$46,100 | 21.44 | \$174,633 | \$50,101 | \$9,734 | 55.6 | 82.5 | 0.14 | 0.14 | \$901 | \$352,824 | \$8.10 | 75.00 | VRES 2023R-08904 | | 401 | VILLAGE LOT | |
| Totals: | | | \$3,037,300 | | | \$3,037,300 | \$879,400 | | \$2,470,525 | \$849,055 | \$282,280 | 1,689.6 | | 6.25 | 6.25 | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 28.95 | Average | | | | | | Average | | | | | | | | |
| | | | | | | | | Std. Dev. => | 9.65 | per FF=> | | | | \$503 | | per Net Acre=> | | | | 135,914.04 | Average | | | |
| | | | | | | | | | | | | | | | | per SqFt=> | | | | \$3.12 | | | | |

2025 VILLAGE OF EDMORE, HOME TOWNSHIP

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|--------------|--------------------|
| VILLAGE LAND | |
| ANALYZED | 503 PER FRONT FOOT |
| UTILIZED | 225 PER FRONT FOOT |

2024 VILLAGE OF EDMORE, HOME TOWNSHIP

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|--------------|--------------------|
| VILLAGE LAND | |
| ANALYZED | 468 PER FRONT FOOT |
| UTILIZED | 175 PER FRONT FOOT |

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|----------------|------------------|----------|-----------|-----|------------------------------|-----------|----------|--------|-----------|----------|----------|-------|-------|------|------|-------|-----------|--------|--------|------------------|----------------|-----|-------------|
| OUTLIERS | | | | | | | | | | | | | | | | | | | | | | | |
| 041-080-245-00 | 310 E GILSON ST | 08/09/23 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$33,900 | 17.84 | \$138,990 | \$62,560 | \$11,550 | 66.0 | 132.0 | 0.20 | 0.20 | \$948 | \$312,800 | \$7.18 | 66.00 | VRES 2023R-08536 | | 401 | VILLAGE LOT |
| 041-190-004-00 | | 09/12/23 | \$6,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$6,000 | \$9,800 | 163.33 | \$19,650 | \$6,000 | \$19,650 | 122.8 | 177.0 | 0.35 | 0.17 | \$49 | \$17,291 | \$0.40 | 171.00 | VRES 2023R-08814 | 041-190-003-00 | 402 | VILLAGE LOT |
| 041-400-024-00 | JOHNSON ST | 03/23/23 | \$85,000 | WD | 20-MULTI PARCEL SALE REF | \$85,000 | \$6,800 | 8.00 | \$11,406 | \$85,000 | \$11,406 | 85.2 | 132.0 | 0.23 | 0.33 | \$998 | \$364,807 | \$8.37 | 110.00 | VRES 2023R-03084 | 041-400-023-00 | 402 | VILLAGE LOT |
| 041-540-037-00 | 201 CENTER ST | 08/14/23 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$41,900 | 19.49 | \$147,037 | \$84,297 | \$16,334 | 93.3 | 132.0 | 0.40 | 0.40 | \$903 | \$210,743 | \$4.84 | 132.00 | VRES 2023R-07972 | | 401 | VILLAGE LOT |
| 041-164-003-00 | 215 W FORREST ST | 11/17/23 | \$65,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$65,000 | \$48,900 | 75.23 | \$89,359 | \$3,971 | \$28,330 | 177.1 | 326.0 | 0.74 | 0.25 | \$22 | \$5,359 | \$0.12 | 198.00 | VRES 2023R-11422 | 041-164-001-00 | 401 | VILLAGE LOT |
| 041-163-001-01 | 410 S FIRST ST | 03/23/23 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$65,100 | 42.00 | \$168,910 | \$4,014 | \$17,924 | 102.4 | 111.5 | 0.55 | 0.55 | \$39 | \$7,352 | \$0.17 | 213.50 | VRES 2023R-03069 | | 401 | VILLAGE LOT |
| 041-080-270-00 | 230 S FIFTH ST | 02/28/23 | \$50,000 | MLC | 04-BUYERS INTEREST IN A LC | \$50,000 | \$21,500 | 43.00 | \$57,679 | \$4,633 | \$12,312 | 70.4 | 150.0 | 0.23 | 0.23 | \$66 | \$20,410 | \$0.47 | 66.00 | VRES 2023R-01656 | | 401 | VILLAGE LOT |
| 041-162-001-00 | 403 W PINE ST | 09/22/23 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$39,900 | 27.52 | \$87,238 | \$70,156 | \$12,394 | 70.8 | 152.0 | 0.23 | 0.23 | \$991 | \$305,026 | \$7.00 | 66.00 | VRES 2023R-09305 | | 401 | VILLAGE LOT |
| 041-080-267-50 | 227 S FOURTH ST | 11/17/23 | \$151,003 | WD | 03-ARM'S LENGTH | \$151,003 | \$38,500 | 25.50 | \$93,234 | \$70,081 | \$12,312 | 70.4 | 132.0 | 0.23 | 0.23 | \$996 | \$308,727 | \$7.09 | 75.00 | VRES 2023R-11353 | | 401 | VILLAGE LOT |