

LAND ANALYSIS - VILLAGE - HOME TOWNSHIP/VILLAGE OF EDMORE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	
041-450-066-01	123 N ELEVENTH ST	12/28/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,000	40.05	\$104,848	\$1,053	\$21,001	93.3	132.0	0.40	0.40	\$11	\$2,633	\$0.06	132.00	VRES	2024R-00026		
041-080-249-01	210 E GILSON ST	10/16/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,000	42.22	\$152,685	\$3,316	\$21,001	93.3	132.0	0.40	0.40	\$36	\$8,290	\$0.19	132.00	VRES	2024R-09754		
041-080-267-50	227 S FOURTH ST	11/17/23	\$151,003	WD	03-ARM'S LENGTH	\$151,003	\$38,500	25.50	\$163,173	\$3,660	\$15,830	70.4	132.0	0.23	0.23	\$52	\$16,123	\$0.37	75.00	VRES	2023R-11353		
041-400-023-00	126 JOHNSON ST	09/23/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$59,100	28.14	\$228,454	\$16,757	\$35,211	156.5	264.0	0.57	0.23	\$107	\$29,606	\$0.68	187.00	VRES	2023R-09405	041-400-024-00	
041-159-001-00	304 S FIRST ST	09/03/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,800	42.40	\$178,432	\$11,104	\$22,536	100.2	152.0	0.46	0.46	\$111	\$24,087	\$0.55	132.00	VRES	2024R-08010		
041-190-012-00	527 S FIRST ST	07/26/24	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$43,900	17.70	\$254,854	\$15,886	\$22,740	101.1	133.5	0.47	0.47	\$157	\$33,872	\$0.78	153.00	VLS	2024R-06810		
041-100-001-00	500 W MAIN ST	06/28/24	\$215,000	MLC	04-BUYERS INTEREST IN A LC	\$215,000	\$81,800	38.05	\$221,501	\$18,655	\$25,156	111.8	200.0	0.57	0.57	\$167	\$32,500	\$0.75	125.00	VRES	2024R-06001		
041-152-006-00	222 W GILSON ST	05/22/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$51,200	36.83	\$142,216	\$11,634	\$14,850	66.0	132.0	0.20	0.20	\$176	\$58,170	\$1.34	66.00	VRES	2024R-04830		
041-080-077-01	407 E HOME ST	07/23/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$174,400	58.13	\$305,294	\$24,007	\$29,301	130.2	253.8	0.78	0.78	\$184	\$30,818	\$0.71	133.67	VRES	2024R-06879		
041-629-004-00	1644 HC - EDMORE RD	06/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,700	26.93	\$143,984	\$29,931	\$33,915	150.7	297.0	1.04	1.04	\$199	\$28,697	\$0.66	153.00	VLS	2023R-06101		
041-080-263-50	225 S THIRD ST	09/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,100	21.44	\$216,142	\$11,373	\$12,515	55.6	82.5	0.14	0.14	\$204	\$80,092	\$1.84	75.00	VRES	2023R-08904		
041-250-001-00	430 S FIRST ST	07/12/24	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$61,900	37.40	\$165,527	\$35,974	\$36,001	160.0	264.0	1.18	1.18	\$225	\$30,616	\$0.70	193.95	VRES	2024R-06342		
041-165-001-00	305 W FORREST ST	10/31/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,400	35.89	\$184,295	\$33,709	\$33,004	146.7	163.0	0.99	0.99	\$230	\$34,118	\$0.78	264.00	VRES	2024R-10392		
041-400-046-00	490 CHARLOTTE ST	04/20/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,100	27.51	\$192,045	\$17,304	\$16,349	72.7	132.0	0.24	0.24	\$238	\$71,504	\$1.64	80.00	VRES	2023R-04274		
041-100-003-00	520 W MAIN ST	01/02/25	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$63,400	32.94	\$186,918	\$30,738	\$25,156	111.8	200.0	0.57	0.57	\$275	\$53,551	\$1.23	125.00	VRES	2025R-00237		
041-190-013-01	532 S SECOND ST	08/07/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,700	26.06	\$153,543	\$25,203	\$18,746	83.3	132.0	0.32	0.32	\$303	\$79,006	\$1.81	105.17	VRES	2024R-07436		
041-080-245-00	310 E GILSON ST	08/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$33,900	17.84	\$181,682	\$23,168	\$14,850	66.0	132.0	0.20	0.20	\$351	\$115,840	\$2.66	66.00	VRES	2023R-08536		
041-080-248-00	216 E GILSON ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,400	27.52	\$155,609	\$24,241	\$14,850	66.0	132.0	0.20	0.20	\$367	\$121,205	\$2.78	66.00	VRES	2024R-01073		
041-400-029-00	705 S FIRST ST	11/07/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$53,300	35.56	\$134,750	\$38,271	\$23,121	102.8	132.0	0.49	0.49	\$372	\$78,909	\$1.81	160.00	VRES	2024R-10372		
041-080-021-00	314 NORTH ST	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$149,844	\$41,157	\$21,001	93.3	132.0	0.40	0.40	\$441	\$102,893	\$2.36	132.00	VRES	2023R-08949		
041-080-262-00	226 S THIRD ST	09/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,700	25.67	\$105,727	\$33,603	\$15,830	70.4	150.0	0.23	0.23	\$478	\$148,031	\$3.40	66.00	VRES	2023R-09578		
041-080-223-50	121 S FIRST ST	08/27/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,900	29.00	\$94,951	\$27,614	\$12,565	55.8	99.0	0.14	0.14	\$494	\$195,844	\$4.50	63.00	VRES	2024R-07761		
041-540-037-00	201 CENTER ST	08/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$41,900	19.49	\$185,480	\$50,521	\$21,001	93.3	132.0	0.40	0.40	\$541	\$126,303	\$2.90	132.00	VRES	2023R-07972		
041-500-005-00	509 W GILSON ST	04/22/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$46,300	22.26	\$174,069	\$56,318	\$22,387	99.5	150.0	0.46	0.46	\$566	\$123,776	\$2.84	132.00	VRES	2024R-01617		
041-600-026-50	219 S FIFTH ST	12/23/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,900	30.82	\$85,014	\$37,911	\$12,925	57.4	132.0	0.15	0.15	\$660	\$249,414	\$5.73	50.00	VRES	2025R-00143		
041-162-001-00	403 W PINE ST	09/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,900	27.52	\$110,487	\$50,448	\$15,935	70.8	152.0	0.23	0.23	\$712	\$219,339	\$5.04	66.00	VRES	2023R-09305		
Totals:						\$4,487,303	\$1,381,800		\$4,371,524	\$673,556	\$557,777	2,479.0		11.45	11.12								
							Sale. Ratio =>	30.79		Average		Average		Average		Average							
							Std. Dev. =>	9.12		per FF=>	\$272	per Net Acre=>	58,830.99		per SqFt=>	\$1.35							

LAND ANALYSIS
VILLAGE LAND
VILLAGE OF EDMORE / HOME TOWNSHIP 2026

2026 ANALYZED 272
2026 UTILIZED 225

2025 USED 225

NEW CONSTRUCTION - NOT USED

041-190-003-00 420 S SECOND ST 07/03/24 \$242,000 WD 19-MULTI PARCEL ARM'S LENGTH \$242,000 \$12,000 4.96 \$186,872 \$82,761 \$27,633 122.8 177.0 0.35 0.18 \$674 \$238,504 \$5.48 171.00 VRES 2024R-06354 041-190-004-00