

Nadeau Township Agriculture						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
002-002-001-00	4/1/2022	104850	75550	29300	24751	1.184
002-129-001-00	7/6/2023	205000	69000	136000	118430	1.148
003-233-001-10	6/8/2022	160000	4670	155330	194926	0.797
005-233-007-00	7/15/2022	123800	69570	5520	7357	0.750
012-113-002-00	8/28/2023	85000	72000	13000	8678	1.498
Total				\$339,150	\$354,142	0.958 ECF

Nadeau Township Commercial						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
041-501-002-00	10/06/22	\$25,000	\$1,265	\$23,735	\$58,918	0.403
041-602-018-00	02/16/24	\$85,000	\$20,896	\$64,104	\$100,421	0.638
052-050-137-00	03/31/23	\$33,000	\$3,248	\$29,752	\$51,573	0.577
052-220-001-15	02/28/23	\$1,880,000	\$115,966	\$1,764,034	\$2,181,449	0.809
052-340-023-00	03/25/24	\$62,000	\$16,934	\$45,066	\$26,824	1.68
052-623-079-10	03/29/23	\$75,000	\$26,522	\$48,478	\$61,493	0.788
012-201-012-10	08/24/23	\$400,000.00	\$47,912	\$352,088	\$329,818	1.068
TOTAL				\$2,327,257	\$2,810,494	0.828 ECF

Nadeau Township Industrial						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
041-501-002-00	10/06/22	\$25,000	\$1,265	\$23,735	\$58,918	0.403
041-602-018-00	02/16/24	\$85,000	\$20,896	\$64,104	\$100,421	0.638
052-050-137-00	03/31/23	\$33,000	\$3,248	\$29,752	\$51,573	0.577
052-340-023-00	03/25/24	\$62,000	\$16,934	\$45,066	\$26,824	1.68
052-623-017-00	05/25/22	\$56,000	\$13,068	\$42,932	\$21,189	2.026
052-623-079-10	03/29/23	\$75,000	\$26,522	\$48,478	\$61,493	0.788
012-201-012-10	08/24/23	\$400,000.00	\$47,912	\$352,088	\$329,818	1.068
TOTAL				\$606,155	\$650,235	0.932 ECF

Nadeau Township Residential						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
012-004-018-00	11/7/2023	\$180,000	\$57,816	\$122,184	\$89,605	1.364
012-008-031-00	4/15/2022	\$115,000	\$8,174	\$106,826	\$70,647	1.512
012-017-008-00	10/6/2022	\$199,999	\$7,722	\$192,277	\$216,703	0.887
012-020-065-25	6/27/2023	\$105,000	\$24,969	\$80,031	\$177,041	0.452
012-020-065-25	12/11/2023	\$294,000	\$24,969	\$269,031	\$177,041	1.52
012-110-012-10	11/3/2023	\$67,000	\$11,126	\$55,874	\$66,003	0.847
012-126-001-20	6/19/2023	\$79,000	\$46,035	\$32,965	\$12,675	2.601
012-201-001-00	11/18/2022	\$105,000	\$25,500	\$79,500	\$100,498	0.791
012-210-012-00	9/8/2022	\$55,000	\$54,200	\$800	\$21,259	0.038
012-303-007-50	3/27/2024	\$38,000	\$3,150	\$34,850	\$41,263	0.845
042-019-048-00	11/28/2022	\$23,500	\$3,570	\$19,930	\$89,232	0.223
042-020-050-00	7/22/2022	\$135,000	\$8,932	\$126,068	\$115,510	1.091
042-350-018-00	7/21/2023	\$40,000	\$3,556	\$36,444	\$64,400	0.566
TOTALS				\$1,156,780	\$1,241,877	0.931 ECF