

Stephenson Township Agriculture						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
002-002-001-00	4/1/2022	\$104,850	\$75,550	\$29,300	\$24,751	1.184
003-233-001-10	6/8/2022	\$160,000	\$4,670	\$155,330	\$194,926	0.797
005-233-007-00	7/15/2022	\$123,800	\$69,570	\$5,520	\$7,357	0.75
012-113-002-00	8/28/2023	\$85,000	\$72,000	\$13,000	\$8,678	1.498
Total				\$203,150	\$235,712	0.862 ECF

Stephenson 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
052-050-143-00	02/15/24	\$40,000	\$10,912	\$29,088	\$224,764	0.129
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
052-623-017-00	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				\$2,399,277	\$3,056,447	0.785 ECF

Stephenson 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
052-220-001-15	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
TOTAL				\$1,975,169	\$2,480,677	0.796 ECF

Stephenson Township Residential						
Parcel Number	Sale Date	Sale Price	Land	Building Residual	Cost Manual	ECF
014-023-006-10	8/10/2022	\$80,000	\$6,552	\$73,448	\$131,497	0.559
014-029-004-20	6/9/2022	\$355,000	\$73,077	\$281,923	\$299,586	0.941
014-215-021-00	6/13/2022	\$254,900	\$21,659	\$233,241	\$244,983	0.952
014-225-019-00	6/23/2022	\$275,000	\$56,981	\$218,019	\$227,086	0.96
014-226-019-50	8/16/2022	\$164,900	\$5,320	\$159,580	\$198,386	0.804
014-226-044-01	9/7/2022	\$160,000	\$15,800	\$144,200	\$175,305	0.823
014-226-051-00	6/27/2022	\$150,000	\$18,000	\$132,000	\$166,444	0.793
041-736-007-00	10/19/2023	15,000	\$4,124	\$10,876	\$65,272	0.167
002-124-009-10	4/8/2022	60,000	\$52,700	\$7,300	\$8,455	0.863
041-602-039-00	10/7/2022	117,900	\$5,993	\$111,907	\$198,810	0.563
TOTALS				\$1,372,494	\$1,715,822	0.800 ECF