

**Wilber Township Economic Condition Factor Study**  
*April 1, 2023 - March 31, 2025*

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
110-031-400-004-00	2660 CAMEL RD	05/06/24	WD	03-ARM'S LENGTH	\$134,500	\$51,200	38.07	\$23,457	\$111,043	\$115,433	0.962	864	\$128.52	0002
111-018-200-005-00	3851 SHERMAN RD	11/19/24	WD	03-ARM'S LENGTH	\$215,000	\$69,400	32.28	\$34,264	\$180,736	\$224,150	0.806	1,540	\$117.36	0003
111-018-300-008-00	3657 SHERMAN RD	11/07/23	WD	03-ARM'S LENGTH	\$207,000	\$56,400	27.25	\$42,616	\$164,384	\$189,638	0.867	968	\$169.82	0003
111-020-100-001-50	882 E ESMOND RD	11/08/23	WD	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$18,607	\$161,393	\$196,432	0.822	1,725	\$93.56	0003
111-021-100-002-00	1290 E ESMOND RD	03/03/25	WD	03-ARM'S LENGTH	\$369,500	\$160,200	43.36	\$140,065	\$229,435	\$343,341	0.668	2,736	\$83.86	0003
111-030-200-005-55	2890 WILBER RD	10/30/24	WD	03-ARM'S LENGTH	\$262,000	\$103,000	39.31	\$54,899	\$207,101	\$242,785	0.853	1,387	\$149.32	0003
112-B10-000-136-00	2848 LEONE	05/15/24	WD	03-ARM'S LENGTH	\$125,000	\$50,800	40.64	\$19,308	\$105,692	\$138,214	0.765	1,795	\$58.88	0001
112-M10-000-021-00	4578 SHADY LANE	10/20/23	WD	03-ARM'S LENGTH	\$130,000	\$37,000	28.46	\$24,905	\$105,095	\$102,912	1.021	868	\$121.08	0002
112-S10-000-005-00	2785 MONUMENT RD	01/22/24	WD	03-ARM'S LENGTH	\$84,000	\$29,900	35.60	\$14,396	\$69,604	\$81,336	0.856	1,033	\$67.38	0002
112-S10-000-017-00	2835 MONUMENT RD	01/03/25	WD	03-ARM'S LENGTH	\$120,500	\$51,800	42.99	\$23,528	\$96,972	\$122,171	0.794	1,020	\$95.07	0002
112-W20-002-011-00	2588 GREENWOOD DR	09/27/24	WD	03-ARM'S LENGTH	\$150,000	\$60,800	40.53	\$19,894	\$130,106	\$164,135	0.793	1,392	\$93.47	0001
<b>Totals:</b>					<b>\$1,977,500</b>	<b>\$734,600</b>			<b>\$1,561,561</b>	<b>\$1,920,546</b>			<b>\$107.12</b>	

<b>R7E/R8E/SUBS LAKE INFL RES</b>	<b>Sale. Ratio =&gt;</b>	<b>37.15</b>	<b>E.C.F. =&gt;</b>	<b>0.813</b>
	<b>Std. Dev. =&gt;</b>	<b>5.49</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.837</b>
			<b>2025 ECF =&gt;</b>	<b>0.78</b>
			<b>2026 ECF =&gt;</b>	<b>0.81</b>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
112-B10-000-041-00	2820 ILA DR	10/11/23	WD	03-ARM'S LENGTH	\$375,000	\$144,900	38.64	\$131,606	\$243,394	\$266,367	0.914	1,454	\$167.40	0006
<b>Totals:</b>					<b>\$375,000</b>	<b>\$144,900</b>			<b>\$243,394</b>	<b>\$266,367</b>			<b>\$167.40</b>	

<b>LAKES</b>	<b>Sale. Ratio =&gt;</b>	<b>38.64</b>	<b>E.C.F. =&gt;</b>	<b>0.914</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>0.914</b>
			<b>2025 ECF =&gt;</b>	<b>0.90</b>
			<b>2026 ECF =&gt;</b>	<b>0.90</b>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt	Asd/Adj. Sale	Land + Yard	Bld Residual	Cost Manual \$	ECF	Location
101-028-400-001-50	1582 MEADOW RD	06/17/24	WD	03-ARM'S LENGTH	\$436,500	\$227,400	52.10	\$95,000	\$341,500	\$449,658	0.759	TAWAS TWP
040-011-300-001-50	1877 S M-65	05/03/23	WD	03-ARM'S LENGTH	\$64,000	\$32,500	50.78	\$25,006	\$38,994	\$47,012	0.829	BURLEIGH TWP
080-002-200-003-50	1756 M-65	10/23/24	WD	03-ARM'S LENGTH	\$203,000	\$106,105	52.27	\$13,755	\$189,245	\$232,655	0.813	RENO TWP
050-022-100-001-00	421 N SAND LAKE RD	04/26/23	WD	20-MULTI PARCEL	\$450,000	\$184,500	41.00	\$152,205	\$299,544	\$460,717	0.650	GRANT TWP
<b>Totals:</b>					<b>\$1,153,500</b>	<b>\$550,505</b>		<b>\$285,966</b>	<b>\$869,283</b>	<b>\$1,190,042</b>		

<b>COUNTY-WIDE AGRICULTURAL</b>	<b>Sale. Ratio =&gt;</b>	<b>47.72</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.763</b>
	<b>Std. Dev. =&gt;</b>	<b>5.40</b>		
			<b>2025 ECF =&gt;</b>	<b>0.78</b>
			<b>2026 ECF =&gt;</b>	<b>0.76</b>

