

Wilber Township Economic Condition Factor
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
110-030-300-006-00	2520 OAK ST	10/11/23	WD	\$77,000	\$32,600	42.34	\$68,917	\$6,363	\$70,637	\$89,363	0.790	792	\$89.19	0002
110-031-400-002-25	2650 CAMEL RD	05/01/23	WD	\$75,000	\$49,400	65.87	\$119,806	\$14,700	\$60,300	\$136,501	0.442	1,728	\$34.90	0002
110-032-200-002-00	2114 WILLIAMS TR	10/11/22	WD	\$185,000	\$64,500	34.86	\$209,886	\$18,870	\$166,130	\$248,073	0.670	1,950	\$85.19	0002
110-032-200-003-00	2121 WILLIAMS TR	07/21/22	WD	\$145,000	\$49,900	34.41	\$140,804	\$17,632	\$127,368	\$159,964	0.796	816	\$156.09	0002
110-036-400-001-30	2205 WILBER RD	05/27/22	LC	\$200,000	\$84,700	42.35	\$210,713	\$96,173	\$103,827	\$229,080	0.453	1,974	\$52.60	0004
111-016-200-002-00	1023 E AUSABLE RD	10/17/23	WD	\$197,000	\$90,200	45.79	\$221,165	\$63,800	\$133,200	\$204,370	0.652	1,664	\$80.05	0003
111-017-100-004-00	813 CORNETT RD	12/22/22	WD	\$112,000	\$58,200	51.96	\$143,851	\$49,568	\$62,432	\$122,445	0.510	1,076	\$58.02	0003
111-017-100-006-00	3777 N AUSABLE RD	10/17/23	QC	\$85,000	\$54,500	64.12	\$130,043	\$21,116	\$63,884	\$141,464	0.452	806	\$79.26	0003
111-017-200-003-10	3928 N BROOKS RD	10/06/23	WD	\$75,000	\$37,800	50.40	\$94,330	\$39,000	\$36,000	\$71,857	0.501	911	\$39.52	0003
111-018-300-008-00	3657 SHERMAN RD	11/07/23	WD	\$207,000	\$56,400	27.25	\$152,810	\$36,572	\$170,428	\$150,958	1.129	968	\$176.06	0003
111-020-100-001-50	882 E ESMOND RD	11/08/23	WD	\$180,000	\$64,100	35.61	\$158,788	\$13,199	\$166,801	\$189,077	0.882	1,725	\$96.70	0003
111-024-200-001-00	3256 KNUTE	09/30/22	WD	\$387,600	\$165,100	42.60	\$434,078	\$272,000	\$115,600	\$210,491	0.549	2,316	\$49.91	0003
111-025-200-003-00	2814 N KNUTE	05/24/23	WD	\$395,000	\$148,800	37.67	\$339,122	\$235,620	\$159,380	\$134,418	1.186	1,066	\$149.51	0003
111-029-200-001-10	550 CURTIS RD	01/20/23	WD	\$249,900	\$81,700	32.69	\$192,467	\$27,050	\$222,850	\$214,827	1.037	1,512	\$147.39	0003
111-029-300-005-00	690 SWAN CREEK RD	08/19/22	WD	\$335,000	\$109,600	32.72	\$274,853	\$151,761	\$183,239	\$159,860	1.146	1,440	\$127.25	0003
111-031-200-002-00	2404 WILBER RD	08/14/23	WD	\$190,000	\$82,700	43.53	\$201,885	\$41,501	\$148,499	\$208,291	0.713	1,742	\$85.25	0003
111-034-400-001-00	2024 DAVISON RD	07/14/23	WD	\$370,000	\$134,100	36.24	\$310,627	\$150,000	\$220,000	\$206,607	1.065	1,152	\$190.97	0003
112-B10-000-120-00	2776 LEONE	05/27/22	WD	\$130,000	\$46,500	35.77	\$121,845	\$20,889	\$109,111	\$148,465	0.735	843	\$129.43	0001
112-B10-000-140-00	2862 LEONE	04/06/22	WD	\$72,100	\$30,400	42.16	\$74,527	\$17,866	\$54,234	\$83,325	0.651	1,299	\$41.75	0001
112-H10-000-004-00	2538 CAMEL RD	02/17/23	WD	\$72,000	\$30,600	42.50	\$83,313	\$13,524	\$58,476	\$90,635	0.645	810	\$72.19	0002
112-M10-000-021-00	4578 SHADY LANE	10/20/23	WD	\$130,000	\$37,000	28.46	\$102,067	\$25,316	\$104,684	\$99,677	1.050	868	\$120.60	0002
112-S10-000-005-00	2785 MONUMENT RD	01/22/24	WD	\$84,000	\$29,900	35.60	\$73,951	\$14,657	\$69,343	\$77,005	0.900	1,033	\$67.13	0002
112-W10-000-030-00	4676 SHADY LANE	07/11/22	WD	\$107,000	\$39,900	37.29	\$79,734	\$13,444	\$93,556	\$97,485	0.960	768	\$121.82	0002
Totals:				\$4,060,600	\$1,578,600		\$3,939,582		\$2,699,979	\$3,474,237			\$97.86	

RES/AG NON LAKEFRONT	Sale. Ratio =>	38.88												
	Std. Dev. =>	9.77								E.C.F. =>	0.779			
							RES	2024 ECF => 0.77		2025 ECF => 0.780				
							AG	2024 ECF => 0.50		2025 ECF => 0.780				

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110-031-200-022-00	2982 INDIAN LAKE RD	05/03/22	WD	\$275,000	\$93,200	33.89	\$252,806	\$84,208	\$190,792	\$187,331	1.018	1,242	\$153.62	0006
112-A10-000-007-00	2934 INDIAN LAKE RD	06/20/22	WD	\$97,000	\$39,900	41.13	\$107,464	\$60,916	\$36,084	\$51,720	0.698	480	\$75.18	0006
112-B10-000-001-00	2253 N ESSEX RD	12/07/22	WD	\$400,000	\$166,200	41.55	\$363,536	\$110,186	\$289,814	\$329,026	0.881	2,133	\$135.87	0006
112-B10-000-014-00	2149 N ESSEX RD	06/07/22	WD	\$223,000	\$58,800	26.37	\$171,541	\$60,570	\$162,430	\$123,301	1.317	883	\$183.95	0006
112-B10-000-023-00	2129 N ESSEX RD	07/22/22	WD	\$220,000	\$87,100	39.59	\$252,163	\$82,646	\$137,354	\$188,352	0.729	1,584	\$86.71	0006
112-B10-000-041-00	2820 ILA DR	10/11/23	WD	\$375,000	\$144,900	38.64	\$376,089	\$145,029	\$229,971	\$256,733	0.896	1,454	\$158.16	0006
112-N10-000-026-00	2851 ISLAND LAKE DR	03/02/23	WD	\$235,000	\$44,800	19.06	\$172,830	\$62,843	\$172,157	\$122,208	1.409	670	\$256.95	0006
112-P20-000-001-10	2791 ISLAND LAKE DR	06/17/22	WD	\$265,000	\$117,400	44.30	\$350,749	\$153,572	\$111,428	\$219,086	0.509	1,484	\$75.09	0006
Totals:				\$2,090,000	\$752,300		\$2,047,178		\$1,330,030	\$1,477,757			\$140.69	

RESIDENTIAL LAKEFRONT	Sale. Ratio =>	36.00												
	Std. Dev. =>	8.69								E.C.F. =>	0.900			
										2024 ECF => 0.90			2025 ECF => 0.900	

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031-019-300-001-10	235 MONUMENT	04/28/23	MLC	\$245,000	\$101,500	41.43	\$255,053	\$118,621	\$126,379	\$238,517	0.530
064-M10-000-008-00		05/31/23	WD	\$225,000	\$66,900	29.73	\$162,586	\$65,630	\$159,370	\$169,503	0.940
064-P40-001-022-00	5229 N US-23	01/24/24	WD	\$410,000	\$105,600	25.76	\$323,111	\$105,115	\$304,885	\$381,112	0.800
064-V10-010-008-10	106 E DWIGHT AVE	07/01/22	WD	\$64,650	\$13,800	21.35	\$73,556	\$47,377	\$17,273	\$23,530	0.734
064-V10-011-002-00	115 E DWIGHT AVE	06/01/22	WD	\$160,000	\$56,300	35.19	\$161,157	\$46,200	\$113,800	\$200,974	0.566
064-W70-000-058-00	4741 F-41	10/16/23	LC	\$134,862	\$49,700	36.85	\$131,950	\$69,305	\$65,557	\$109,262	0.600
070-014-200-005-10	3890 M-65	05/08/23	WD	\$400,000	\$106,400	26.60	\$334,665	\$177,248	\$222,752	\$275,205	0.809
073-L60-999-007-00	4973 N MAIN ST	09/28/23	WD	\$55,000	\$19,000	34.55	\$47,819	\$8,000	\$47,000	\$69,614	0.675
120-021-300-010-00	1230 E US-23	06/30/23	WD	\$700,000	\$180,500	25.79	\$513,820	\$174,988	\$525,012	\$592,364	0.886
121-N30-003-017-00	719 W BAY ST	05/02/22	WD	\$100,000	\$65,600	65.60	\$97,923	\$58,800	\$41,200	\$68,397	0.602
121-O40-026-002-00	114 W STATE ST	06/28/23	WD	\$129,000	\$46,500	36.05	\$131,185	\$20,911	\$108,089	\$192,787	0.561
132-J10-999-002-10	704 INDUSTRIAL	07/19/22	WD	\$100,000	\$31,800	31.80	\$72,238	\$26,742	\$73,258	\$79,538	0.921
Totals:				\$2,723,512	\$843,600		\$2,305,063		\$1,804,575	\$2,400,803	
COMM/INDUST PER COUNTY					Sale. Ratio =>	30.97				E.C.F. =>	0.752
					Std. Dev. =>	11.98					