

Neighborhoods Used: 101 - AGRICULTURAL, 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2, 2100 - FIRST ADDITION VILLAGE OF LINCOLN

627 S STOCKTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-020-100-015-01	05/21/2024 401	401	145,000	29,484	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	115,516	163,965	0.705

801 S FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-150-009-001-16	03/07/2024 51150	401	139,000	59,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	79,600	101,066	0.788

891 THOMAS CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-100-000-014-02	11/17/2023 51100	401	168,000	30,661	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88	137,339	190,168	0.722

1951 S HUBBARD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-031-300-010-00	04/11/2023 401	401	75,000	26,031	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	48,969	86,451	0.566

GUSTIN TOWNSHIP 4-1-23 THE COMMERCIAL & INDUSTRIAL E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard
012-019-300-040-02	5055 N F-41	06/02/24	\$72,000	WD	\$72,000	\$16,280
022-001-200-040-00	6848 N US-23	03/28/24	\$270,000	WD	\$270,000	\$39,629
031-016-300-010-50	3358 S M-65	10/27/23	\$69,000	WD	\$69,000	\$20,785
031-016-300-049-00+	3500 S M-65	09/05/24	\$750,000	WD	\$750,000	\$497,035
032-270-003-006-01	3303 S M-65	03/12/25	\$200,000	WD	\$200,000	\$34,176
041-400-003-013-01	5002 E MAIN ST	07/26/23	\$185,000	LC	\$185,000	\$27,747
052-001-100-048-00	406 S CHURCH ST	01/15/25	\$690,000	WD	\$690,000	\$62,606
060-014-400-030-00	250 S US-23	08/07/24	\$39,500	LC	\$39,500	\$12,000
101-004-200-060-00	1770 W TRASK LK	01/16/24	\$65,000	WD	\$65,000	\$12,212
120-100-011-008-01	200 N US-23	04/27/23	\$161,200	LC	\$161,200	\$79,200
Totals:			\$2,501,700		\$2,501,700	

RU 3-31-25

E.C.F. STUDY

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Class
\$55,720	\$103,237	0.540		201
\$230,371	\$635,574	0.362		201
\$48,215	\$66,411	0.726		201
\$252,965	\$618,688	0.409	21-200-049-00	201
\$165,824	\$219,038	0.757	3-005-02,3-005-01	201
\$157,253	\$183,556	0.857		301
\$627,394	\$771,833	0.813		201
\$27,500	\$35,023	0.785		201
\$52,788	\$141,132	0.374		201
\$82,000	\$191,942	0.427		201
\$1,700,030	\$2,966,433			
	E.C.F.	0.57		
		USE.55		