

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS	FRONT FT	PER FT
4	54-700-047-00	9/28/2020	82000	52115	29885	4224	7.08			
4	54-700-204-50	7/31/2020	75000	48818	26182	4882	5.36			
4	54-611-007-50	8/12/2021	80500	68509	11991	5445	2.20			
4	54-613-003-50	9/4/2020	89000	54610	34390	6237	5.51			
4	54-700-001-00	1/21/2022	70000	62460	7540	8448	0.89			
4	54-700-176-00	12/7/2021	65000	54538	10462	8448	1.24			
4	54-700-097-00	11/17/2021	56500	46436	10064	8448	1.19			
4	54-700-139-00	8/3/2021	65000	37734	27266	8448	3.23			
4	54-700-003-00	1/15/2021	75400	63557	11843	8448	1.40			
4	54-104-008-00	12/21/2020	114000	102367	11633	8712	1.34			
1	54-508-008-00	11/11/2020	6000		6000	8712	0.69			
1	54-814-007-00	8/5/2022	17000	0	17000	8809	1.93	WHEELING	70	243
4	54-814-010-00	6/25/2021	197550	157203	40347	9191	4.39	WHEELING	70	576
1	54-814-005-00	4/5/2022	15000	0	15000	9229	1.63	WHEELING	70	214
4	54-725-002-00	3/29/2022	80000	65675	14325	9321	1.54			
4	54-700-109-00	3/18/2021	85000	66903	18097	9501	1.90			
4	54-516-001-20	10/19/2021	85000	74326	10674	10890	0.98			
4	54-615-001-51	11/13/2020	105000	83469	21531	10890	1.98			
4	54-512-003-00	7/13/2020	114000	77992	36008	10890	3.31			
4	54-513-004-50	7/12/2020	58000	47395	10605	10890	0.97			
1	54-801-007-15	7/16/2021	9000	0	9000	11273	0.80			
4	54-725-011-00	7/1/2021	125000	107690	17310	12000	1.44			
4	54-700-214-51	5/27/2020	85000	44583	40417	12210	3.31			
1	54-407-057-00	12/1/2020	3500	0	3500	12651	0.28			
4	54-801-015-00	9/18/2020	69900	47337	22563	12929	1.75			
4	54-612-003-00	9/24/2021	100000	85893	14107	13068	1.08			
1	54-505-006-00	10/24/2020	5000		5000	13068	0.38			
4	54-407-074-00	7/22/2020	160000	140958	19042	15200	1.25			
4	54-105-006-00	9/10/2021	242000	141010	100990	15312	5.60			
4	54-200-018-00	10/1/2021	145000	134442	10558	16000	0.66			
4	54-700-179-00	11/11/2020	110000	70011	39989	16896	2.37			
4	54-612-005-00	9/1/2020	125000	86988	38012	21780	1.75			
4	54-801-010-00	11/13/2020	68000	52237	15763	23760	0.66			
1	54-700-088-00	5/20/2022	15000	0	15000	25344	0.59			
4	54-200-000-00	10/16/2020	115000	95310	19690	26200	0.75			
4	54-812-051-00	7/7/2020	133500	98740	34760	27100	1.28			
1	54-518-002-00	12/21/2020	18000	0	18000	28851	0.62			
4	54-521-004-00	10/19/2021	190000	165581	24419	37042	0.66			
4	54-815-002-00	12/4/2020	152000	120769	31231	39596	0.79			
4	54-519-002-10	8/23/2021	147000	127845	19155	40012	0.48			
4	54-407-031-00	1/21/2022	279000	190353	88647	47916	1.85			
4	54-812-009-01	8/3/2021	152000	127473	24527	55900	0.44			
4	54-812-050-00	1/15/2021	75139	52713	22426	63031	0.36			

CONCLUSION	2022 RATE	2022 RATE/PER	2022 RATE PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE	2023 RATE
LOT TYPE/SIZE										
WHEELING- FF	N/A			214	243	576				215
BY ACREAGE										
BY SF										
	2500	3163	1.27						1.5	3750
	5000	4675	0.94	5.36	2.2	5.51			1.3	6500
	7500	5775	0.77	1.24	1.19	1.4	1.34		1	7500
	10000	7150	0.72	1.54	1.9	0.98	1.98	3.31	0.97	0.95
	12500	8525	0.68	1.44	3.31	1.75	1.08	0.28	0.38	0.8
	15000	9075	0.61	1.25	0.66	2.37				0.75
	20000	11000	0.55	1.75						0.7
	25000	12375	0.50	0.66	0.59	0.75	1.28	0.62		0.65
	30000	13860	0.46							0.6
	40000	16720	0.42	0.66	0.79	0.48				0.5
	50000	18150	0.36	1.85	0.44					0.45
	60000	19800	0.33	0.36						0.4
	87120	23958	0.28							0.3
	130680	28750	0.22							0.28
	174240	38333	0.22							0.25
	217800	43124	0.20							0.22
	435600	62291	0.14							0.18
	653400	71874	0.11							0.15
	871200	95832	0.11							0.15
	1089000	119790	0.11							0.15

25AC

5ac

1ac

5ac

10ac

2023 LAND COMMERCIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	52-822-005-01	12/29/2021	1221739	359725	862014	2.46	350412	94 COMM
2	52-002-004-01	8/18/2022	9999	0	9999	80	125	MAIN ST
4	52-705-008-01	1/14/2022	175000	47771	127229	132	964	MAIN ST
4	52-815-009-00	5/3/2021	130000	72044	57956	60	966	MAIN ST
4	52-815-101-00	7/17/2020	75000	36294	38706	120	323	MAIN ST
4	52-009-005-00	3/22/2022	212000	113865	98135	132	743	NON MAIN
4	52-002-019-70	2/10/2022	375000	120755	254245	111	2290	NON MAIN
4	52-005-008-50	12/7/2021	330000	144089	185911	83	2240	NON MAIN
4	54-550-033-10	1/7/2022	145000	95795	49205	274	180	NON MAIN
1	54-550-018-10	12/20/2021	8000	0	8000	57.5	139	MAIN ST
4	54-550-037-10	3/16/2021	290000	272469	17531	162	108	MAIN ST
4	54-550-052-00	2/9/2021	590640	519265	71375	375	190	MAIN ST
4	54-407-017-68	12/10/2020	240000	161806	78194	3.05	25637	acreage
4	54-700-017-00	2/6/2020	116500	109375	7125	82	87	NON MAIN

CONCLUSION	2022 RATE	2022 RATE/PER	2022 RATE PER	SALE/PER	SALE/PER	2023 RATE	KEY:
LOT TYPE/SIZE							1-VACANT SALE
MAIN ST - FF	185	139	180	190	323	185	2-BORROWED SALE
NON MAIN- FF	85	87	180			85	3-TIME ADJ SALE
RURAL COM- 1ST AC	27000	25637				27000	4-EXTRACTED SALE

2023 LAND INDUSTRIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	FIRST AC	PER	ADDL	PER
4	52-816-045-00	10/29/2020	75000	35078	39922	9.7				4116
4	54-652-002-10	9/1/2022	399000	299938	99062	1.44				68793
2	54-812-060-00	11/21/2018	77800	0	77800	5.12				15195
2	54-812-067-20	7/27/2018	235000	0	235000	3.1				75806

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE				
INDUS PARK	75500	68793	75806	75500
INDUS 1ST AC	30000	15195		30000
ADDL AC	11000	4116		11000

KEY:
1-VACANT SALE
2-BORROWED SALE
3-TIME ADJ SALE
4-EXTRACTED SALE