

City of Marshfield, Wood County
2020 Sample Residential Sales Comparison

Tax key number: 33-07196
 Property address: 717 N Juno Ave, City of Marshfield

Estimated fair market value: \$146,700 *
 Comparable market value: \$156,200 (+6.5%) *

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number	33-07196	33-07180	33-07179	33-07190
Site address	717 N Juno Ave	1409 N Hume Ave	1411 N Hume Ave	710 N Juno Ave
				
Summary of Comparison				
Sale date and price		Oct 2019 \$185,000	Jul 2019 \$185,000	Jul 2019 \$152,000
Net adjustments		-\$27,300	-\$31,400	\$1,200
Comparable value		\$157,700	\$153,600	\$153,200
Comparability rating		100	100	99
Gross adjustments		20%	21%	23%
Composite rating		95	95	93
Adjustments to last valid sale				
Sale price time adjustment		-\$20,200	-\$17,800	-\$14,700
Neighborhood	Condo/Twnhs Nghb 2	Condo/Twnhs Nghb 2	Condo/Twnhs Nghb 2	Condo/Twnhs Nghb 2
Zoning	Two Family Residential TR-6	Two Family Residential TR-6	Two Family Residential TR-6	Two Family Residential TR-6
Land				
Residential	6,850 square feet	13,536 SF (0.311 acres) -\$11,700	13,536 SF (0.311 acres) -\$11,700	8,000 square feet -\$2,000
Buildings				
Condominium				
Use	Condominium	Condominium	Condominium	Condominium
Above grade area	1,484 SF	1,464 SF	1,464 SF	1,404 SF
Below grade area	1,484 SF	1,464 SF	1,464 SF	1,404 SF
Style	Ranch	Ranch	Ranch	Ranch
Grade	C+	C+	C+	C+
Yr built/Age/Eff age	2003 / 17 / 17	2001 / 19 / 19 \$600	2001 / 19 / 19 \$700	2002 / 18 / 18 \$300
Exterior wall	Alum/vinyl+Masonry	Alum/vinyl+Masonry	Alum/vinyl \$500	Alum/vinyl+Masonry -\$200
Stories	1 story	1 story	1 story	1 story
First floor SF	1,484 SF	1,464 SF \$1,100	1,464 SF \$1,100	1,404 SF \$4,300

Full basement SF	1,484 SF	1,464 SF	\$300	1,464 SF	\$300	1,404 SF	\$1,000
Rec room	773 SF (Average)	748 SF (Average)	\$200	1,222 SF (Average)	-\$3,600	0 SF	\$6,100
Bedrooms	3	3		3		3	
Bathrooms	3 full/0 half	3 full/0 half		3 full/0 half		2 full/0 half	\$2,900
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	0 masnry/0 mtl/1 gas	0 masnry/0 mtl/1 gas		0 masnry/0 mtl/1 gas		0 masnry/0 mtl/1 gas	
Attached garage	440 SF	420 SF	\$300	460 SF	-\$200	440 SF	
Open porch	24 SF	0 SF	\$800	0 SF	\$800	24 SF	
Deck	168 SF	168 SF		168 SF		0 SF	\$2,200
All other adjustments							
Sheds	12 x 12	0 SF	\$1,300	13 x 16	-\$1,500	0 SF	\$1,300

* Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization . The separate values must not be used individually and are invalid if so used.

Fireplaces	0 masnry/0 mtl/1 gas	0 masnry/0 mtl/1 gas		0 masnry/0 mtl/0 gas	\$2,100	0 masnry/0 mtl/1 gas	
Attached garage	440 SF	380 SF	\$600	484 SF	-\$400	380 SF	\$600
Open porch	24 SF	0 SF	\$800	112 SF	-\$1,900	44 SF	-\$400
Deck	168 SF	168 SF		100 SF	\$600	168 SF	
All other adjustments			-\$1,000				\$18,700
Sheds	12 x 12	12 x 16	-\$300	0 SF	\$1,300	10 x 12	\$300

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