

City of Marshfield, Marathon County
2020 Sample Commercial Sales Comparison

Tax key number: 250-2602-362-9991
 Property address: 2909 W Veterans Pkwy, City of Marshfield

Estimated fair market value: \$257,600 *
 Comparable market value: \$514,700 (+99.8%) *

	Subject Property	Comparison 1		Comparison 2		Comparison 3
Tax key number	250-2602-362-9991	33-02076		33-02950		
Site address	2909 W Veterans Pkwy	504 N St Joseph Ave		603 W 5th St		
Municipality	City of Marshfield	City of Marshfield		City of Marshfield		
County	Marathon	Wood		Wood		
						
Summary of Comparison						
Sale date and price		May 2019	\$550,000	Mar 2019	\$400,000	
Net adjustments			\$7,200		\$57,500	
Comparable value			\$557,200		\$457,500	
Comparability rating			67		41	
Gross adjustments			19%		17%	
Composite rating			70		52	
Adjustments to last valid sale						
Sale price time adjustment			-\$47,400			
Neighborhood	Apartments-Commercial	Commercial Hub Perimeter		Apartments-Commercial		
Zoning	Community Mix Use CMU	Community Mix Use CMU		Multi Family Res MR-12		
Land						
Commercial	1.096 acres	23,100 SF (0.53 acres)	\$36,900	1 buildable unit	\$47,600	
Buildings						
Garage	25 x 107	0 SF	\$19,300	24 x 40	\$10,300	
Commercial Paving	70 x 100	94 x 100	-\$1,600	0 SF	\$4,200	
Garage				20 x 40	-\$4,300	
Sheds				10 x 12	-\$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 & invalid if so used.