

City of Marshfield, Marathon County
2020 Sample Agricultural Sales Comparison

Tax key number: 250-2602-364-9972
 Property address: 2403 W McMillan St, City of Marshfield

Estimated fair market value: \$343,300 *
 Comparable market value: \$417,100 (+21.5%) *

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number	250-2602-364-9972	33-03352A		
Site address	2403 W McMillan St	1613 W 5th St		
Municipality	City of Marshfield	City of Marshfield		
County	Marathon	Wood		
				
Summary of Comparison				
Sale date and price		Feb 2019 (listing) \$294,900		
Net adjustments		\$122,200		
Comparable value		\$417,100		
Comparability rating		52		
Gross adjustments		159%		
Composite rating		24		
Adjustments to last valid sale				
Neighborhood	Ag Use & Building Site	West Side Res -\$3,200		
Zoning	Rural Holding RH-35	SR-3 Single Family Residentia		
Land				
Agri-homesite	1,176,120 SF (27.0 acres)	0.0 acres \$170,400		
Agri-homesite	522,720 SF (12.0 acres)	0.0 acres \$57,500		
Residential		15,970 SF (0.367 acres) -\$31,100		
Buildings				
Single family				
Use	Single family	Single family		
Above grade area	1,344 SF	2,571 SF		
Below grade area	896 SF	896 SF		
Style	Cape cod	Contemporary		
Grade	C-	C+ -\$26,700		
Yr built/Age/Eff age	1948 / 72 / 72	1964 / 56 / 56 -\$7,000		

Exterior wall	Wood	Alum/vinyl+Masonry	-\$1,900		
Stories	1 story w/attic	2 story			
First floor SF	896 SF	1,675 SF	-\$32,800		
Second floor SF	0 SF	896 SF	-\$33,600		
Finished attic SF	448 SF	0 SF	\$7,700		
Rec room	0 SF	364 SF (Average)	-\$2,200		
Bedrooms	4	4			
Bathrooms	1 full/0 half	2 full/1 half	-\$3,800		
Condition (CDU)	Average	Average			
Heating & cooling	Oil, forced air/No A/C	Gas, forced air/A/C, same duct	-\$3,300		
Fireplaces	0 masonry/0 mtl/0 gas	2 masonry/0 mtl/0 gas	-\$9,000		
Attached garage	0 SF	646 SF	-\$9,000		
Enclosed porch	0 SF	216 SF	-\$5,400		
Deck	225 SF	702 SF	-\$3,400		
All other adjustments			\$42,700		
Silo, porcelain	40 ft tall	0 SF	\$6,200		
Barn, hog nursery	27 x 40	0 SF	\$4,000		
Farm utility building, pole	42 x 96	0 SF	\$3,600		
Barn, general purpose	40 x 102	0 SF	\$3,300		
Sheds		8 x 10	-\$800		

* 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.