

2025 Sales Analysis Town of Wescott

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch																				
048-40350-0370	N5619 N Smalley St	5/24/2024	\$181,500	30.67%	01	1996	1,104	0	2	1	0	D+	Fr	NE 01	5,271	\$2,700	\$138,900	\$136,200	\$161.96	
048-20430-0040	W6634 Lake Dr	2/1/2024	\$224,000	39.74%	01	1970	1,668	0	3	1	0	C	Avg	NE 01	23,087	\$7,600	\$160,300	\$152,700	\$129.74	
048-36240-0010	N6730 Balsam Row Rd	7/12/2024	\$450,000	50.35%	01	1996	2,905	1,245	4	3	1	C	Avg	NE 01	120,008	\$17,600	\$299,300	\$281,700	\$148.85	
048-38110-0000	N6103 St 47-55 Hwy	9/30/2024	\$218,750	83.52%	01	1965	1,056	0	3	1	0	D+	Avg	NE 06	33,715	\$50,700	\$119,200	\$68,500	\$159.14	
048-65400-0090	N7199 River Dr	8/14/2024	\$419,000	35.16%	01	1970	1,536	0	2	1	0	C	Avg	NE 06	33,106	\$121,600	\$310,000	\$188,400	\$193.62	
048-21230-0110	N5893 Lake Dr	4/1/2024	\$121,500	31.78%	01	1990	924	0	2	1	1	C-	Pr	NE 08	6,534	\$6,500	\$92,200	\$85,700	\$124.46	
048-75350-0140	N6505 Shawano Shores Cir	6/12/2024	\$360,000	92.00%	01	1972	1,781	0	4	2	0	C	Gd	NE 08	38,768	\$18,100	\$187,500	\$169,400	\$191.97	
048-80050-0020	W5085 Northwood Dr	6/6/2024	\$160,000	66.32%	01	1970	624	0	2	1	0	C	Avg	NE 10	26,310	\$5,600	\$96,200	\$90,600	\$247.44	
048-85210-0030	N7056 Wescott Dr	7/26/2024	\$115,000	35.29%	01	1972	768	0	2	1	0	C	Avg	NE 10	47,174	\$10,600	\$85,000	\$79,700	\$135.94	2-Parcel Sale
048-70150-0220	W5158 Northwood Dr	11/1/2024	\$85,000	12.43%	01	1968	984	0	2	1	0	D+	Fr	NE 10	20,038	\$5,200	\$75,600	\$70,400	\$81.10	
048-70500-0260	N5677 N Smalley St	2/22/2024	\$72,000	1.55%	01	1950	909	0	3	1	0	C-	Pr	NE 13	16,028	\$12,400	\$70,900	\$58,500	\$65.57	2-Parcel Sale
048-20110-0120	N6027 Mork Ave	6/21/2024	\$175,000	52.71%	01	1965	1,168	0	3	2	0	C	Avg	NE 13	14,375	\$8,700	\$114,600	\$105,900	\$142.38	
048-09440-0050	W6118 Lake Dr	9/13/2024	\$230,000	72.16%	01	1978	1,640	0	3	2	0	C	Avg	NE 13	27,007	\$11,500	\$133,600	\$122,100	\$133.23	
02-Bi Lvl																				
048-40110-0080	N5714 N Smalley St	2/28/2024	\$237,000	60.46%	02	1982	2,073	777	4	2	1	C-	Avg	NE 01	19,166	\$6,800	\$147,700	\$141,600	\$111.05	
048-65050-0010	W5873 Sunset Cir	5/31/2024	\$420,000	40.56%	02	1930	1,416	286	4	1	1	C	Avg	NE 02	10,716	\$128,700	\$298,800	\$170,100	\$205.72	
048-85300-0101	N6974 Loon Lake Dr	10/11/2024	\$330,000	86.86%	02	1998	1,744	600	4	2	0	C	Avg	NE 12	77,058	\$10,600	\$176,600	\$166,000	\$183.14	
04-Cape Cod																				
048-19230-0050	N5898 Old Keshena Rd	8/20/2024	\$101,000	19.67%	04	1956	792	0	3	1	0	C-	Avg	NE 01	18,818	\$6,800	\$84,400	\$77,600	\$118.94	
048-40350-0030	N5625 Washington St	10/4/2024	\$288,400	52.35%	04	1960	2,143	0	3	1	1	C+	Avg	NE 01	13,068	\$5,700	\$189,300	\$183,600	\$131.92	
048-55050-0010	N6202 Cattau Beach Dr	9/27/2024	\$560,000	74.84%	04	1950	1,750	0	4	2	0	C	Avg	NE 02	7,013	\$165,000	\$320,300	\$155,300	\$225.71	
048-55080-0510	W5102 Hawthorne Ct	7/24/2024	\$196,900	76.43%	04	1988	1,428	0	2	1	0	C	Avg	NE 10	58,027	\$25,900	\$111,600	\$106,400	\$119.75	3-Parcel Sale
048-16230-0000	N6397 Lake Dr	8/23/2024	\$205,000	80.14%	04	1950	824	0	2	1	0	C	Fr	NE 13	74,922	\$27,700	\$113,800	\$100,100	\$215.17	2-Parcel Sale
048-09440-0040	W6112 Lake Dr	10/4/2024	\$175,000	117.12%	04	1940	1,000	0	4	1	0	C-	Avg	NE 13	27,007	\$11,600	\$80,600	\$69,000	\$163.40	
048-17410-0040	W6523 Curt Black Rd	4/9/2024	\$129,900	20.72%	04	1935	1,188	0	2	1	0	C-	Avg	NE 13	13,068	\$8,400	\$107,600	\$99,200	\$102.27	
06-Cottage																				
048-60050-0480	W6097 North Bay Ct	5/14/2024	\$600,000	44.58%	06	1930	1,374	0	3	2	0	D	Fr	NE 02	7,187	\$237,600	\$415,000	\$177,400	\$263.76	
048-65050-0270	W5863 N Beach Blvd	8/19/2024	\$160,000	119.78%	06	1958	820	0	2	1	0	D	Avg	NE 08	6,490	\$6,500	\$72,800	\$66,300	\$187.20	
048-60050-0390	W6070 North Bay Cir	4/8/2024	\$192,500	17.74%	06	1930	868	0	2	1	0	D	Avg	NE 08	4,792	\$4,800	\$163,500	\$158,700	\$216.24	
048-70500-0270	N5677 N Smalley St	2/22/2024	\$72,000	1.55%	06	1956	890	0	2	1	0	D+	Fr	NE 13	16,042	\$12,400	\$70,900	\$58,500	\$66.97	2-Parcel Sale
09-BSS																				
048-19230-0040	N5904 Old Keshena Rd	12/17/2024	\$40,000	-50.43%	09	1940	864	0	2	1	0	D+	Fr	NE 01	42,689	\$11,100	\$80,700	\$69,600	\$33.45	
048-40350-0100	N5614 N Franklin St	2/29/2024	\$155,000	263.00%	09	1940	973	0	3	1	0	D+	Avg	NE 01	7,187	\$3,700	\$42,700	\$39,000	\$155.50	
048-10110-0090	N6809 Park Ave	7/19/2024	\$95,000	18.60%	09	1970	1,122	0	2	1	0	D+	Fr	NE 01	35,153	\$9,700	\$80,100	\$70,400	\$76.02	
048-16230-0320	N6316 Lake Dr	11/8/2024	\$285,000	107.73%	09	1940	1,586	462	3	1	0	D+	Avg	NE 01	57,499	\$12,800	\$137,200	\$124,400	\$171.63	Remodeled
048-28230-0140	W6476 Gumaer Rd	6/24/2024	\$342,900	60.31%	09	1950	1,296	0	2	1	0	C-	Avg	NE 02	16,117	\$102,300	\$213,900	\$111,600	\$185.65	
048-36310-0001	N6689 St 47-55 Hwy	6/28/2024	\$305,000	27.14%	09	1950	1,344	0	3	1	0	C	Avg	NE 06	88,383	\$102,600	\$239,900	\$137,300	\$150.60	
048-21220-0380	N6013 Lake Dr	12/6/2024	\$80,000	-17.61%	09	1940	612	0	2	1	0	D	Gd	NE 08	7,013	\$7,000	\$97,100	\$90,100	\$119.28	
048-21220-0410	N5997 Lake Dr	8/16/2024	\$169,900	86.91%	09	1950	1,008	0	2	1	0	C	Avg	NE 08	18,818	\$12,500	\$90,900	\$78,400	\$156.15	
048-60050-0370	W6064 North Bay Cir	3/14/2024	\$245,900	142.98%	09	1938	1,352	0	2	2	0	C-	Fr	NE 08	7,449	\$7,400	\$101,200	\$93,400	\$176.41	
048-70500-0240	N5695 N Smalley St	8/29/2024	\$45,000	-35.16%	09	1948	894	0	2	1	0	D+	Fr	NE 13	10,193	\$7,700	\$69,400	\$61,700	\$41.72	
048-12340-0010	N6530 Lake Dr	11/27/2024	\$165,500	28.79%	09	1950	1,168	0	4	1	0	C	Avg	NE 13	18,208	\$9,500	\$128,500	\$119,000	\$133.56	
048-16320-0050	N6279 Lake Dr	7/12/2024	\$431,000	53.93%	09	1950	1,502	0	3	2	0	C	Gd	NE 13	243,762	\$30,200	\$280,000	\$249,800	\$266.84	

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10-Farmhouse																				
048-21230-0090	N5903 Lake Dr	10/11/2024	\$164,000	84.48%	10	1954	1,031	0	2	1	0	C-	Avg	NE 08	37,764	\$14,300	\$88,900	\$82,300	\$145.20	3-Parcel Sale
048-45230-0140	N7084 Cozy Oaks Cir	9/16/2024	\$133,000	81.94%	10	1975	720	0	2	1	0	D	Avg	NE 12	24,394	\$6,900	\$73,100	\$66,200	\$175.14	
048-12140-0000	N6785 Cty Hh Rd	11/20/2024	\$240,000	48.98%	10	1975	1,837	652	3	1	0	C-	Avg	NE 13	40,075	\$14,500	\$161,100	\$146,600	\$122.75	
048-85350-0070	N6169 Lake Dr	8/22/2024	\$275,000	132.07%	10	1950	2,591	0	3	2	0	C-	Avg	NE 13	25,178	\$11,200	\$118,500	\$107,300	\$101.81	
12-Colonial																				
048-37120-0010	N6404 St 47-55 Hwy	7/12/2024	\$110,000	-3.25%	12	1928	1,340	0	2	1	0	C-	Avg	NE 01	33,541	\$9,400	\$113,700	\$104,300	\$75.07	
14-MSS																				
048-75375-0040	N6934 Woods Ln	12/16/2024	\$429,900	30.31%	14	2005	3,036	1,416	4	3	0	C	Avg	NE 01	124,843	\$17,900	\$329,900	\$312,000	\$135.70	
048-28240-0050	W6320 Gumaer Rd	10/16/2024	\$849,900	92.46%	14	1960	2,194	0	4	2	0	C+	Gd	NE 02	19,602	\$233,300	\$441,600	\$208,300	\$281.04	
048-45400-0360	N7084 W Lake Crest Dr	5/13/2024	\$349,900	41.43%	14	2018	1,436	240	2	2	0	C	Avg	NE 05	41,338	\$42,600	\$247,400	\$204,800	\$214.00	
048-13220-0160	N6441 Graves Rd	7/15/2024	\$199,000	81.90%	14	2002	1,170	0	2	2	0	D	Avg	NE 08	10,019	\$10,000	\$109,400	\$99,400	\$161.54	
048-55080-0420	N7195 Knollwood Ct	1/26/2024	\$220,000	2.66%	14	2001	1,872	0	3	2	0	D+	Avg	NE 10	41,121	\$6,500	\$214,300	\$207,800	\$114.05	
048-02130-0020	W5466 Azalea Dr	4/10/2024	\$370,000	25.42%	14	2019	2,392	952	4	3	0	C	Avg	NE 12	65,776	\$10,400	\$295,000	\$284,600	\$150.33	
15-MMS																				
048-70050-0340	W5547 North Shore Dr	5/15/2024	\$975,000	43.09%	15	2021	3,111	0	4	3	0	C+	Avg	NE 02	15,028	\$166,700	\$681,400	\$514,700	\$259.82	
048-45380-0310	W5868 Lake Dr	10/31/2024	\$255,000	38.96%	15	1994	1,746	0	3	2	0	D+	Avg	NE 13	59,328	\$25,700	\$183,500	\$173,600	\$131.33	3-Parcel Sale
17-Condo																				
048-85450-0334	W7420 Anderson Ave	5/7/2024	\$195,000	36.84%	17	2005	1,118	0	2	2	0	C	Avg	NE 17	8,233	\$8,800	\$142,500	\$133,700	\$166.55	
048-85450-0335	W7416 Anderson Ave	12/3/2024	\$180,000	27.30%	17	2005	1,118	0	2	2	0	C	Avg	NE 17	8,233	\$8,700	\$141,400	\$132,700	\$153.22	
19-Duplex																				
048-38440-0131	W7326 Maple Ave	7/31/2024	\$271,000	27.17%	19	2004	2,062	0	6	4	0	C-	Avg	NE 08	19,994	\$12,800	\$213,100	\$200,300	\$125.22	
21-Manufactured																				
048-75300-0050	W5222 Shady Rest Ct	5/31/2024	\$525,000	59.67%	21	2006	1,728	0	3	2	0	C	Avg	NE 03	22,677	\$132,900	\$328,800	\$200,800	\$226.91	2-Parcel Sale
048-70350-1040	N7096 Oakwood Dr	8/7/2024	\$60,000	408.47%	21	1970	780	0	3	1	0	D	Fr	NE 10	40,340	\$10,400	\$11,800	\$6,600	\$63.59	2-Parcel Sale
048-70350-1210	W5029 N Pathfinder Cir	3/15/2024	\$85,000	21.60%	21	1986	800	0	2	1	0	D	Avg	NE 10	45,912	\$10,600	\$69,900	\$59,300	\$93.00	2-Parcel Sale
048-70350-0850	W4978 N Pathfinder Cir	5/17/2024	\$36,000	2.27%	21	1983	840	0	2	1	0	D	Fr	NE 10	40,075	\$6,500	\$35,200	\$28,700	\$35.12	
048-70350-1220	W5033 N Pathfinder Cir	3/15/2024	\$85,000	21.60%	21	1978	896	0	3	1	0	E	V Pr	NE 10	45,912	\$10,600	\$69,900	\$59,300	\$83.04	2-Parcel Sale
048-70300-0260	W5055 Parkwood Dr	8/15/2024	\$97,900	316.60%	21	2024	1,173	0	2	1		D+	Avg	NE 10	49,920	\$7,000	\$23,500	\$18,000	\$77.49	
048-70350-0150	N7228 Oakwood Dr	6/14/2024	\$150,000	46.77%	21	1989	1,280	0	3	2	0	D	Fr	NE 10	21,257	\$5,200	\$102,200	\$97,000	\$113.13	
048-70350-0890	W4966 N Pathfinder Cir	2/26/2024	\$217,000	54.56%	21	2004	1,404	0	3	2	0	D	Avg	NE 10	56,454	\$7,600	\$140,400	\$132,800	\$149.15	
048-55200-0170	W6557 Huntington Ct	1/9/2024	\$45,000	32.74%	21	1968	696	0	1	1	0	D	Fr	NE 13	35,893	\$13,500	\$33,900	\$20,400	\$45.26	
048-70450-0000	W5299 E Loon Lake Cir	8/30/2024	\$185,000	29.82%	21	1997	1,196	0	3	2	0	C	Avg	NE 13	14,026	\$8,600	\$142,500	\$133,900	\$147.49	
22-Other																				
048-12220-0010	N6880 Loon Lake Dr	4/26/2024	\$410,000	144.63%	22	1975	1,736	0	4	2	0	C-	Avg	NE 04	114,563	\$44,400	\$167,600	\$123,200	\$210.60	
048-70170-0230	W5141 Pioneer Ct	2/28/2024	\$166,000	42.86%	22	2002	1,188	0	3	2	0	D+	Avg	NE 10	20,038	\$5,200	\$116,200	\$111,000	\$135.35	
048-01330-0020	N6960 Lake Crest Ln	12/31/2024	\$199,900	53.89%	22	1985	1,278	110	3	2	0	C	Avg	NE 10	129,808	\$14,400	\$129,900	\$122,100	\$145.15	2-Parcel Sale
048-65350-0020	W5094 Lulu Lake Dr	11/27/2024	\$204,000	50.22%	22	1982	1,296	0	3	1	0	C	Avg	NE 10	84,158	\$7,600	\$135,800	\$128,200	\$151.54	
048-55200-0090	W6586 Huntington Ct	10/11/2024	\$227,000	80.88%	22	2015	1,296	0	3	1	0	D	Avg	NE 13	35,806	\$13,500	\$125,500	\$112,000	\$164.74	