

## 2025 Sales Analysis Town of Beloit

| Parcel #            | Address                 | Date       | \$        | %       | ST | YR   | SFLA  | FBLA  | BD | FB | HB | GR | CDU  | NE    | Lot     | 25 L \$   | 24 Total \$ | 24 Imp \$ | \$/Sq    | Notes         |
|---------------------|-------------------------|------------|-----------|---------|----|------|-------|-------|----|----|----|----|------|-------|---------|-----------|-------------|-----------|----------|---------------|
| 01-Ranch   NE 01-06 |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 003019          | 3934 S Afton Rd         | 5/16/2024  | \$216,000 | 50.94%  | 01 | 1956 | 906   | 0     | 2  | 1  | 0  | C  | Fr   | NE 01 | 43,560  | \$21,900  | \$143,100   | \$121,200 | \$214.24 |               |
| 004 015004          | 2918 S Afton Rd         | 6/28/2024  | \$240,000 | 37.46%  | 01 | 1954 | 1,237 | 0     | 2  | 1  | 0  | C- | V Gd | NE 01 | 20,038  | \$14,100  | \$174,600   | \$160,500 | \$182.62 |               |
| 004 008011          | 3228 W Creedy Rd        | 10/29/2024 | \$303,800 | 40.32%  | 01 | 1974 | 1,304 | 0     | 3  | 1  | 0  | C+ | Gd   | NE 01 | 43,560  | \$21,900  | \$216,500   | \$194,600 | \$216.18 |               |
| 004 011039          | 713 W Big Hill Rd       | 1/12/2024  | \$449,000 | 69.56%  | 01 | 1960 | 2,153 | 0     | 4  | 3  | 0  | C  | Gd   | NE 01 | 37,636  | \$20,000  | \$264,800   | \$244,800 | \$199.26 | Remodeled     |
| 004 171069          | 845 E Cranston Rd       | 6/7/2024   | \$175,000 | 3.98%   | 01 | 1961 | 1,232 | 0     | 3  | 2  | 0  | C  | Avg  | NE 02 | 12,545  | \$11,700  | \$168,300   | \$156,600 | \$132.55 |               |
| 004 083015          | 757 E Briar Ln          | 4/4/2024   | \$59,503  | -28.57% | 01 | 1953 | 864   | 0     | 1  | 0  | 0  | D  | Pr   | NE 04 | 27,181  | \$18,100  | \$83,300    | \$65,200  | \$47.92  |               |
| 004 171055          | 829 E Welty Ave         | 12/23/2024 | \$175,000 | 26.72%  | 01 | 1954 | 1,006 | 0     | 2  | 2  | 0  | C  | Avg  | NE 04 | 12,458  | \$12,800  | \$138,100   | \$125,300 | \$161.23 |               |
| 004 088024          | 2343 S Park Ave         | 3/28/2024  | \$215,000 | 26.77%  | 01 | 1962 | 1,188 | 0     | 3  | 1  | 1  | C  | Gd   | NE 04 | 18,992  | \$15,200  | \$169,600   | \$154,400 | \$168.18 |               |
| 004 083058          | 857 E Elmwood Ave       | 12/13/2024 | \$237,000 | 48.87%  | 01 | 1956 | 1,576 | 0     | 4  | 1  | 0  | C+ | Fr   | NE 04 | 15,856  | \$14,200  | \$159,200   | \$145,000 | \$141.37 | Remodeled     |
| 004 097019          | 1001 E Crystal Ln       | 3/12/2024  | \$250,000 | -2.04%  | 01 | 1976 | 1,972 | 0     | 3  | 1  | 1  | B  | Gd   | NE 04 | 31,712  | \$19,800  | \$255,200   | \$235,400 | \$116.73 |               |
| 004 195022          | 2525 E Hill Rd          | 12/12/2024 | \$339,000 | 42.74%  | 01 | 1955 | 1,338 | 0     | 3  | 1  | 1  | C  | Gd   | NE 05 | 15,507  | \$19,400  | \$237,500   | \$218,100 | \$238.86 |               |
| 004 195008          | 701 N Hill Rd           | 7/19/2024  | \$329,400 | 23.79%  | 01 | 1966 | 2,752 | 1,000 | 3  | 2  | 1  | B  | Avg  | NE 05 | 32,583  | \$27,700  | \$266,100   | \$238,400 | \$109.63 | Remodeled     |
| 004 093078          | 836 E Hart Rd           | 11/26/2024 | \$280,000 | 64.42%  | 01 | 1959 | 1,183 | 0     | 3  | 2  | 1  | C+ | Avg  | NE 06 | 20,212  | \$21,700  | \$170,300   | \$148,600 | \$218.34 | Remodeled     |
| 004 093075          | 806 E Hart Rd           | 7/15/2024  | \$320,000 | 35.48%  | 01 | 1957 | 1,540 | 0     | 3  | 2  | 1  | C  | Avg  | NE 06 | 23,000  | \$23,000  | \$236,200   | \$213,200 | \$192.86 |               |
| 004 156012          | 891 E Hart Rd           | 3/19/2024  | \$342,000 | 49.34%  | 01 | 1958 | 1,836 | 0     | 3  | 2  | 0  | C  | Avg  | NE 06 | 13,504  | \$18,500  | \$229,000   | \$210,500 | \$176.20 | Remodeled     |
| 01-Ranch   NE 09-17 |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 122017          | 2949 S Lilac Rd         | 9/13/2024  | \$128,000 | -13.92% | 01 | 1960 | 996   | 0     | 3  | 1  | 1  | C  | Fr   | NE 09 | 10,454  | \$21,800  | \$148,700   | \$126,900 | \$106.63 |               |
| 004 120063          | 822 E Columbine Dr      | 11/8/2024  | \$205,000 | 4.17%   | 01 | 1960 | 1,137 | 0     | 3  | 2  | 0  | C  | Gd   | NE 09 | 10,803  | \$22,000  | \$196,800   | \$174,800 | \$160.95 |               |
| 004 120053          | 721 E Columbine Dr      | 11/22/2024 | \$280,000 | 72.41%  | 01 | 1955 | 1,260 | 0     | 3  | 2  | 0  | C+ | Avg  | NE 09 | 10,542  | \$21,900  | \$162,400   | \$140,500 | \$204.84 | Remodeled     |
| 004 121039          | 891 E Daffodil Ln       | 8/27/2024  | \$227,400 | 23.19%  | 01 | 1965 | 1,372 | 0     | 4  | 2  | 0  | C- | Avg  | NE 09 | 13,765  | \$23,800  | \$184,600   | \$160,800 | \$148.40 |               |
| 004 128008          | 878 E Azalea Ter        | 7/26/2024  | \$300,000 | 32.51%  | 01 | 1978 | 1,394 | 0     | 3  | 2  | 1  | B- | Avg  | NE 09 | 12,023  | \$22,800  | \$226,400   | \$203,600 | \$198.85 |               |
| 004 120012          | 738 E Columbine Dr      | 3/5/2024   | \$285,000 | 45.93%  | 01 | 1958 | 1,428 | 168   | 4  | 2  | 0  | C+ | Avg  | NE 09 | 11,151  | \$22,300  | \$195,300   | \$173,000 | \$183.96 |               |
| 004 127010          | 870 E Morning Glory Ln  | 8/30/2024  | \$275,000 | 18.08%  | 01 | 1976 | 1,430 | 0     | 3  | 1  | 1  | B- | Avg  | NE 09 | 14,113  | \$24,000  | \$232,900   | \$208,900 | \$175.52 |               |
| 004 127009          | 860 E Morning Glory Ln  | 8/2/2024   | \$285,000 | 19.70%  | 01 | 1973 | 1,484 | 0     | 3  | 1  | 1  | B- | Avg  | NE 09 | 13,068  | \$23,500  | \$238,100   | \$214,600 | \$176.21 |               |
| 004 121036          | 869 E Daffodil Ln       | 2/8/2024   | \$245,000 | 2.51%   | 01 | 1956 | 1,527 | 0     | 3  | 2  | 0  | B- | Avg  | NE 09 | 25,439  | \$30,800  | \$239,000   | \$208,200 | \$140.28 |               |
| 004 125013          | 882 E Petunia Ln        | 11/25/2024 | \$344,900 | 37.14%  | 01 | 1966 | 1,654 | 0     | 3  | 3  | 0  | B- | Avg  | NE 09 | 16,291  | \$25,400  | \$251,500   | \$226,100 | \$193.17 |               |
| 004 128033          | 790 E Jonquil Ct        | 3/15/2024  | \$389,900 | 8.25%   | 01 | 1977 | 2,360 | 0     | 3  | 2  | 0  | A- | Avg  | NE 09 | 33,257  | \$51,100  | \$360,200   | \$309,100 | \$143.56 | 2-Parcel Sale |
| 004 011064          | 108 E Yost Dr           | 3/6/2024   | \$185,000 | 49.56%  | 01 | 1961 | 830   | 0     | 2  | 1  | 0  | C+ | V Gd | NE 11 | 5,009   | \$5,400   | \$123,700   | \$118,300 | \$216.39 |               |
| 004 100049          | 1907 S Shore Dr         | 2/23/2024  | \$297,500 | 15.00%  | 01 | 1957 | 864   | 0     | 2  | 1  | 0  | C  | Gd   | NE 16 | 22,216  | \$102,400 | \$258,700   | \$156,300 | \$225.81 | 2-Parcel Sale |
| 004 253513          | 1712 E Williams Dr      | 6/27/2024  | \$374,900 | 7.45%   | 01 | 1996 | 3,546 | 1,250 | 4  | 3  | 0  | B- | Avg  | NE 17 | 19,950  | \$18,600  | \$348,900   | \$330,300 | \$100.48 |               |
| 01-Ranch   NE 22-26 |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 048001          | 5325 W Antler Dr        | 7/29/2024  | \$150,000 | -28.37% | 01 | 1976 | 1,308 | 0     | 3  | 1  | 1  | C+ | Fr   | NE 22 | 42,253  | \$32,200  | \$209,400   | \$177,200 | \$90.06  |               |
| 004 041003          | 3243 W Beloit Newark Rd | 11/8/2024  | \$210,000 | 8.75%   | 01 | 1956 | 1,176 | 0     | 3  | 1  | 0  | C  | Avg  | NE 23 | 32,670  | \$18,300  | \$193,100   | \$174,800 | \$163.01 |               |
| 004 042013          | 3232 W Alpine Dr        | 7/8/2024   | \$281,000 | 45.52%  | 01 | 1959 | 1,196 | 0     | 3  | 2  | 0  | C+ | Avg  | NE 23 | 40,038  | \$28,200  | \$193,100   | \$164,900 | \$211.37 | 2-Parcel Sale |
| 004 041010          | 3353 W Beloit Newark Rd | 7/3/2024   | \$299,900 | 56.12%  | 01 | 1970 | 1,248 | 0     | 3  | 1  | 1  | C+ | Avg  | NE 23 | 20,038  | \$14,100  | \$192,100   | \$178,000 | \$229.01 |               |
| 004 042047          | 3327 W Alpine Dr        | 6/21/2024  | \$277,200 | 16.03%  | 01 | 1969 | 1,630 | 0     | 3  | 1  | 0  | B- | Gd   | NE 23 | 30,579  | \$17,500  | \$238,900   | \$221,400 | \$159.33 |               |
| 004 041006          | 3217 W Beloit Newark Rd | 12/6/2024  | \$285,000 | 2.22%   | 01 | 1955 | 2,009 | 865   | 4  | 2  | 0  | C  | Gd   | NE 23 | 41,670  | \$17,500  | \$278,800   | \$261,300 | \$133.15 | 2-Parcel Sale |
| 004 049011          | 661 W Kelsey Rd         | 10/25/2024 | \$235,000 | 46.24%  | 01 | 1960 | 1,079 | 0     | 3  | 1  | 0  | C  | Avg  | NE 25 | 16,553  | \$14,400  | \$160,700   | \$146,300 | \$204.45 |               |
| 004 049036          | 710 W Crist Rd          | 8/26/2024  | \$236,000 | 46.67%  | 01 | 1961 | 1,300 | 0     | 3  | 1  | 0  | C  | V Gd | NE 25 | 14,985  | \$13,800  | \$160,900   | \$147,100 | \$170.92 | Remodeled     |
| 004 023021          | 2321 S Afton Rd         | 4/5/2024   | \$335,000 | 53.88%  | 01 | 1954 | 1,504 | 0     | 3  | 1  | 1  | C- | Exc  | NE 25 | 60,984  | \$24,200  | \$217,700   | \$193,500 | \$206.65 | Remodeled     |
| 004 221017          | 2226 S Pow Wow Trail    | 5/17/2024  | \$327,500 | 31.21%  | 01 | 1968 | 1,664 | 0     | 3  | 1  | 1  | B  | Avg  | NE 25 | 46,872  | \$33,600  | \$249,600   | \$216,000 | \$176.62 | 2-Parcel Sale |
| 004 236032          | 1409 E Security Rd      | 6/24/2024  | \$162,500 | -15.01% | 01 | 1970 | 1,700 | 0     | 3  | 1  | 1  | C+ | Avg  | NE 26 | 23,348  | \$23,200  | \$191,200   | \$168,000 | \$81.94  |               |
| 004 236042          | 942 E Philhower Rd      | 4/18/2024  | \$443,000 | 59.12%  | 01 | 1995 | 1,791 | 0     | 3  | 2  | 0  | C  | Avg  | NE 26 | 209,524 | \$54,300  | \$278,400   | \$224,100 | \$217.03 | Remodeled     |
|                     |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 02-Bi Lvl           |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 156008          | 2734 S Park Ave         | 6/28/2024  | \$227,000 | 15.23%  | 02 | 1964 | 936   | 0     | 3  | 1  | 0  | C  | Gd   | NE 07 | 12,110  | \$22,800  | \$197,000   | \$174,200 | \$218.16 |               |
| 004 048037          | 5212 W Deer Run Pkwy    | 7/15/2024  | \$320,000 | 9.44%   | 02 | 1978 | 2,180 | 838   | 4  | 2  | 0  | C+ | Avg  | NE 22 | 44,096  | \$45,200  | \$292,400   | \$247,200 | \$126.06 | 2-Parcel Sale |
|                     |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 03-Split Lvl        |                         |            |           |         |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |

## 2025 Sales Analysis Town of Beloit

| Parcel #                 | Address              | Date       | \$        | %        | ST | YR   | SFLA  | FBLA  | BD | FB | HB | GR | CDU  | NE    | Lot     | 25 L \$   | 24 Total \$ | 24 Imp \$ | \$/Sq    | Notes         |
|--------------------------|----------------------|------------|-----------|----------|----|------|-------|-------|----|----|----|----|------|-------|---------|-----------|-------------|-----------|----------|---------------|
| 004 088021               | 2313 S Park Ave      | 11/4/2024  | \$225,000 | 30.13%   | 03 | 1962 | 1,404 | 0     | 3  | 1  | 1  | C+ | Gd   | NE 04 | 19,166  | \$15,400  | \$172,900   | \$157,500 | \$149.29 |               |
| 004 120064               | 830 E Columbine Dr   | 6/4/2024   | \$250,000 | 78.57%   | 03 | 1972 | 1,668 | 0     | 3  | 1  | 1  | C+ | Gd   | NE 09 | 10,803  | \$22,000  | \$140,000   | \$118,000 | \$136.69 |               |
| 004 253570               | 1526 E Williams Dr   | 7/12/2024  | \$375,000 | 37.77%   | 03 | 1993 | 1,320 | 0     | 3  | 1  | 0  | B- | Avg  | NE 17 | 20,386  | \$18,700  | \$272,200   | \$253,500 | \$269.92 |               |
| 004 253554               | 3140 S Flack Rd      | 10/4/2024  | \$404,900 | 35.06%   | 03 | 1994 | 2,940 | 1,360 | 4  | 3  | 0  | C+ | Gd   | NE 17 | 26,136  | \$21,200  | \$299,800   | \$278,600 | \$130.51 |               |
| <b>04-Cape Cod</b>       |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 00302501             | 3727 S Afton Rd      | 8/28/2024  | \$490,000 | 98.14%   | 04 | 1940 | 1,836 | 0     | 3  | 1  | 1  | C  | Avg  | NE 01 | 193,581 | \$44,300  | \$247,300   | \$203,000 | \$242.76 |               |
| 004 275006               | 135 E Yost Dr        | 8/5/2024   | \$170,135 | 7.95%    | 04 | 1940 | 1,734 | 0     | 4  | 2  | 0  | D+ | V Gd | NE 11 | 7,492   | \$8,100   | \$157,600   | \$149,500 | \$93.45  |               |
| 004 272015               | 2336 W Forest Ave    | 9/30/2024  | \$209,000 | 58.81%   | 04 | 1948 | 1,293 | 0     | 3  | 1  | 0  | C  | Fr   | NE 21 | 16,204  | \$8,700   | \$131,600   | \$122,900 | \$154.91 |               |
| 004 042046               | 3315 W Alpine Dr     | 8/30/2024  | \$282,000 | 10.63%   | 04 | 1952 | 1,596 | 0     | 4  | 1  | 1  | B- | V Gd | NE 23 | 25,003  | \$15,800  | \$254,900   | \$239,100 | \$166.79 |               |
| <b>05-Bungalow</b>       |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 191022               | 724 E Cranston Rd    | 3/8/2024   | \$185,000 | 68.33%   | 05 | 1906 | 1,194 | 0     | 3  | 1  | 0  | D  | Gd   | NE 02 | 39,378  | \$12,400  | \$109,900   | \$97,500  | \$144.56 | Remodeled     |
| <b>09-BSS</b>            |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 003015               | 3957 S Afton Rd      | 8/30/2024  | \$245,000 | 35.66%   | 09 | 1931 | 1,296 | 0     | 3  | 1  | 0  | D+ | Avg  | NE 01 | 43,560  | \$21,900  | \$180,600   | \$158,700 | \$172.15 |               |
| 004 151019               | 2007 S Park Ave      | 6/4/2024   | \$43,500  | -14.20%  | 09 | 1930 | 462   | 0     | 1  | 1  | 0  | D- | Avg  | NE 02 | 7,492   | \$8,100   | \$50,700    | \$42,600  | \$76.62  |               |
| 004 200137               | 1959 S Wisconsin Ave | 4/26/2024  | \$73,500  | 12.56%   | 09 | 1940 | 480   | 0     | 1  | 1  | 0  | D  | Gd   | NE 02 | 5,924   | \$6,400   | \$65,300    | \$58,900  | \$139.79 |               |
| 004 201138               | 1916 S Mound Ave     | 4/15/2024  | \$130,000 | 76.39%   | 09 | 1930 | 672   | 0     | 2  | 1  | 1  | D  | Avg  | NE 02 | 5,924   | \$6,400   | \$73,700    | \$67,300  | \$183.93 | Remodeled     |
| 004 201159               | 1953 S Cottage Ave   | 12/13/2024 | \$100,000 | 83.82%   | 09 | 1935 | 760   | 0     | 2  | 1  | 0  | D- | Pr   | NE 02 | 5,924   | \$6,400   | \$54,400    | \$48,000  | \$123.16 |               |
| 004 191023               | 736 E Cranston Rd    | 3/20/2024  | \$125,000 | 9.36%    | 09 | 1920 | 786   | 0     | 2  | 1  | 0  | D  | Avg  | NE 02 | 41,556  | \$12,700  | \$114,300   | \$101,600 | \$142.88 |               |
| 004 200060               | 1973 S Park Ave      | 5/9/2024   | \$95,000  | 10.34%   | 09 | 1936 | 860   | 0     | 2  | 1  | 0  | D  | Gd   | NE 02 | 7,144   | \$7,700   | \$86,100    | \$78,400  | \$101.51 | Remodeled     |
| 004 245019               | 2007 S Dewey Ave     | 10/25/2024 | \$71,900  | -2.97%   | 09 | 1940 | 957   | 0     | 1  | 1  | 0  | D+ | Avg  | NE 02 | 25,382  | \$27,400  | \$74,100    | \$87,500  | \$46.50  | 4-Parcel Sale |
| 004 083055               | 835 E Elmwood Ave    | 11/27/2024 | \$135,000 | 23.40%   | 09 | 1935 | 720   | 0     | 2  | 1  | 0  | D+ | Fr   | NE 04 | 14,723  | \$13,700  | \$109,400   | \$95,700  | \$168.47 |               |
| 004 120115               | 879 E Inman Pkwy     | 3/15/2024  | \$279,900 | 17.61%   | 09 | 1950 | 1,658 | 0     | 3  | 1  | 0  | B- | Avg  | NE 09 | 15,246  | \$24,700  | \$238,000   | \$213,300 | \$153.92 |               |
| 004 053034               | 254 E South Ave      | 6/5/2024   | \$86,000  | 52.75%   | 09 | 1940 | 572   | 0     | 2  | 1  | 0  | D  | Fr   | NE 11 | 8,015   | \$8,600   | \$56,300    | \$47,700  | \$135.31 |               |
| 004 072006               | 2246 S Riverside Dr  | 11/8/2024  | \$222,400 | 1.28%    | 09 | 1939 | 1,590 | 0     | 3  | 1  | 1  | C  | Avg  | NE 15 | 30,361  | \$74,100  | \$219,600   | \$145,500 | \$93.27  |               |
| 004 031041               | 946 Masters St       | 3/12/2024  | \$75,000  | -25.67%  | 09 | 1920 | 1,040 | 0     | 2  | 1  | 0  | D  | Fr   | NE 21 | 54,450  | \$17,100  | \$100,900   | \$83,800  | \$55.67  |               |
| 004 031040               | 948 Masters St       | 4/19/2024  | \$130,000 | 17.54%   | 09 | 1920 | 1,212 | 0     | 3  | 1  | 0  | C  | Avg  | NE 21 | 54,450  | \$17,100  | \$110,600   | \$93,500  | \$93.15  |               |
| 004 031062               | 961 S West St        | 12/23/2024 | \$185,000 | 48.00%   | 09 | 1950 | 1,560 | 0     | 4  | 1  | 0  | D+ | Avg  | NE 21 | 54,450  | \$17,100  | \$125,000   | \$107,900 | \$107.63 |               |
| 004 214001               | 2237 S Afton Rd      | 9/3/2024   | \$300,000 | 64.11%   | 09 | 1946 | 1,332 | 0     | 2  | 1  | 1  | C  | Pr   | NE 25 | 46,696  | \$25,100  | \$182,800   | \$157,700 | \$206.38 |               |
| <b>10-Farmhouse</b>      |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 00400902             | 2939 W Finley Rd     | 12/31/2024 | \$500,000 | 86.71%   | 10 | 1900 | 1,992 | 0     | 4  | 2  | 0  | C+ | V Gd | NE 01 | 201,291 | \$33,200  | \$267,800   | \$234,600 | \$234.34 |               |
| 004 200049               | 1958 S Harrison Ave  | 7/8/2024   | \$165,000 | 34.15%   | 10 | 1943 | 1,248 | 0     | 4  | 1  | 0  | C- | Fr   | NE 02 | 7,144   | \$7,700   | \$123,000   | \$115,300 | \$126.04 | Remodeled     |
| 004 245034               | 2017 S Nelson Ave    | 3/15/2024  | \$65,000  | -37.44%  | 10 | 1928 | 1,400 | 0     | 4  | 1  | 0  | C  | Avg  | NE 02 | 6,186   | \$6,700   | \$103,900   | \$97,200  | \$41.64  |               |
| 004 083009               | 717 E Briar Ln       | 11/22/2024 | \$250,000 | 18.65%   | 10 | 1936 | 1,976 | 0     | 3  | 2  | 0  | C  | Gd   | NE 04 | 21,693  | \$16,200  | \$210,700   | \$194,500 | \$118.32 |               |
| 004 014025               | 2908 S Riverside Dr  | 10/24/2024 | \$427,950 | 5.25%    | 10 | 1875 | 1,236 | 0     | 4  | 2  | 1  | D  | Gd   | NE 15 | 27,997  | \$194,100 | \$406,600   | \$212,500 | \$189.20 | 2-Parcel Sale |
| <b>13-Contemporary</b>   |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 014027               | 2870 S Riverside Dr  | 8/23/2024  | \$615,000 | 51.14%   | 13 | 1940 | 4,302 | 0     | 3  | 3  | 1  | B+ | Gd   | NE 15 | 13,068  | \$79,900  | \$406,900   | \$327,000 | \$124.38 |               |
| <b>14-MSS   NE 01-10</b> |                      |            |           |          |    |      |       |       |    |    |    |    |      |       |         |           |             |           |          |               |
| 004 119001               | 3208 S Bartells Dr   | 9/30/2024  | \$368,900 | #DIV/0!  | 14 | 2024 | 1,688 | 0     | 3  | 2  |    | C  | Avg  | NE 01 | 12,632  | \$13,600  | \$0         | \$0       | \$210.49 | NSFD          |
| 004 171045               | 818 E Club Ln        | 9/18/2024  | \$330,000 | 2650.00% | 14 | 2024 | 1,678 | 0     | 3  | 2  |    | C+ | Avg  | NE 04 | 15,725  | \$18,900  | \$12,000    | \$0       | \$185.40 | NSFD          |
| 004 137138               | 843 Bridget Dr       | 2/23/2024  | \$334,800 | 176.47%  | 14 | 2024 | 1,592 | 0     | 3  | 2  | 0  | C+ | Avg  | NE 08 | 20,909  | \$29,900  | \$121,100   | \$91,200  | \$191.52 | NSFD          |
| 004 137144               | 2806 Bridget Ct      | 1/30/2024  | \$301,600 | 159.55%  | 14 | 2023 | 1,611 | 0     | 3  | 2  | 0  | C  | Avg  | NE 08 | 13,939  | \$27,300  | \$116,200   | \$88,900  | \$170.27 | NSFD          |
| 004 137140               | 838 Bridget Dr       | 1/12/2024  | \$333,400 | 6.28%    | 14 | 2023 | 1,826 | 0     | 3  | 2  | 0  | C+ | Avg  | NE 08 | 17,860  | \$27,800  | \$313,700   | \$285,900 | \$167.36 | NSFD          |
| 004 137137               | 847 Bridget Dr       | 1/12/2024  | \$330,300 | 6.27%    | 14 | 2023 | 1,834 | 0     | 3  | 2  | 0  | C+ | Avg  | NE 08 | 17,860  | \$27,800  | \$310,800   | \$283,000 | \$164.94 | NSFD          |
| 004 137145               | 2802 Bridget Ct      | 2/29/2024  | \$407,300 | 296.98%  | 14 | 2024 | 2,154 | 0     | 3  | 2  | 0  | C  | Avg  | NE 08 | 16,988  | \$27,200  | \$102,600   | \$75,400  | \$176.46 | NSFD          |
| 004 119009               | 3280 S Bartells Dr   | 12/6/2024  | \$343,400 | #DIV/0!  | 14 | 2024 | 1,409 | 0     | 3  | 2  |    | C  | Avg  | NE 10 | 13,504  | \$29,200  | \$0         | \$0       | \$223.00 | NSFD          |

## 2025 Sales Analysis Town of Beloit

| Parcel #                 | Address                 | Date       | \$        | %        | ST | YR   | SFLA  | FBLA  | BD | FB | HB | GR | CDU | NE    | Lot    | 25 L \$  | 24 Total \$ | 24 Imp \$ | \$/Sq    | Notes     |
|--------------------------|-------------------------|------------|-----------|----------|----|------|-------|-------|----|----|----|----|-----|-------|--------|----------|-------------|-----------|----------|-----------|
| 004 119007               | 3264 S Bartells Dr      | 12/6/2024  | \$374,900 | #DIV/0!  | 14 | 2024 | 1,669 | 0     | 3  | 2  |    | C  | Avg | NE 10 | 13,504 | \$29,200 | \$0         | \$0       | \$207.13 | NSFD      |
| 004 119005               | 3248 S Bartells Dr      | 10/25/2024 | \$366,650 | #DIV/0!  | 14 | 2024 | 1,716 | 0     | 3  | 2  |    | C  | Avg | NE 10 | 13,504 | \$29,200 | \$0         | \$0       | \$196.65 | NSFD      |
| 004 119003               | 3224 S Bartells Dr      | 9/30/2024  | \$369,900 | #DIV/0!  | 14 | 2024 | 1,726 | 0     | 3  | 2  |    | C  | Avg | NE 10 | 12,632 | \$27,300 | \$0         | \$0       | \$198.49 | NSFD      |
| 004 051701               | 3300 S Bartells Dr      | 12/30/2024 | \$362,000 | 2819.35% | 14 | 2024 | 1,789 | 0     | 3  | 2  | 0  | C+ | Avg | NE 10 | 14,810 | \$24,500 | \$12,400    | \$0       | \$188.65 | NSFD      |
| 004 051703               | 3320 S Bartells Dr      | 8/23/2024  | \$337,600 | 2785.47% | 14 | 2024 | 1,789 | 0     | 3  | 2  | 0  | C+ | Avg | NE 10 | 12,632 | \$23,200 | \$11,700    | \$0       | \$175.74 | NSFD      |
| 004 119010               | 3288 S Bartells Dr      | 12/31/2024 | \$426,250 | #DIV/0!  | 14 | 2024 | 1,793 | 0     | 3  | 2  | 1  | C  | Avg | NE 10 | 13,504 | \$29,200 | \$0         | \$0       | \$221.44 | NSFD      |
| 004 051702               | 3310 S Bartells Dr      | 8/16/2024  | \$338,600 | 2794.02% | 14 | 2024 | 1,803 | 0     | 3  | 2  |    | C  | Avg | NE 10 | 12,632 | \$23,200 | \$11,700    | \$0       | \$174.93 | NSFD      |
| 004 051704               | 3330 S Bartells Dr      | 7/26/2024  | \$340,600 | 2811.11% | 14 | 2024 | 1,861 | 0     | 3  | 2  | 0  | C+ | Avg | NE 10 | 12,632 | \$23,200 | \$11,700    | \$0       | \$170.55 | NSFD      |
| <b>14-MSS   NE 17-19</b> |                         |            |           |          |    |      |       |       |    |    |    |    |     |       |        |          |             |           |          |           |
| 004 050539               | 3189 S Bartells Dr      | 11/22/2024 | \$340,000 | 49.71%   | 14 | 2006 | 1,308 | 0     | 3  | 2  | 1  | C  | Avg | NE 17 | 14,985 | \$19,900 | \$227,100   | \$207,200 | \$244.72 |           |
| 004 050502               | 1011 E Whippoorwill Way | 4/12/2024  | \$380,000 | 46.10%   | 14 | 2007 | 1,330 | 0     | 3  | 3  | 0  | C  | Avg | NE 17 | 14,985 | \$16,500 | \$260,100   | \$243,600 | \$273.31 |           |
| 004 152107               | 3961 S Savanna Way      | 4/22/2024  | \$440,000 | 26.29%   | 14 | 2021 | 1,751 | 0     | 2  | 2  | 0  | C+ | Avg | NE 17 | 46,174 | \$29,900 | \$348,400   | \$318,500 | \$234.21 |           |
| 004 090016               | 3165 W Lamplighter Trl  | 8/9/2024   | \$410,000 | 28.41%   | 14 | 2007 | 2,370 | 800   | 3  | 2  | 2  | C  | Avg | NE 17 | 40,075 | \$27,000 | \$319,300   | \$292,300 | \$161.60 |           |
| 004 152116               | 545 W Heron Dr          | 1/29/2024  | \$390,000 | 18.90%   | 14 | 2018 | 2,916 | 1,100 | 4  | 3  | 0  | C  | Avg | NE 17 | 26,136 | \$21,200 | \$328,000   | \$306,800 | \$126.47 |           |
| 004 230013               | 622 Kelsey Rd           | 11/15/2024 | \$368,500 | 3219.82% | 14 | 2024 | 1,221 | 0     | 3  | 2  |    | C  | Avg | NE 19 | 10,890 | \$17,300 | \$11,100    | \$0       | \$287.63 | NSFD      |
| 004 230008               | 652 Kelsey Rd           | 3/1/2024   | \$369,900 | 55.29%   | 14 | 2023 | 1,394 | 0     | 3  | 2  | 0  | C+ | Avg | NE 19 | 10,890 | \$17,300 | \$238,200   | \$227,100 | \$252.94 |           |
| 004 230007               | 660 Kelsey Rd           | 2/23/2024  | \$379,900 | 55.06%   | 14 | 2023 | 1,436 | 0     | 3  | 2  | 0  | C+ | Avg | NE 19 | 10,890 | \$17,300 | \$245,000   | \$233,900 | \$252.51 |           |
| 004 230012               | 628 Kelsey Rd           | 9/23/2024  | \$362,900 | 3169.37% | 14 | 2024 | 1,490 | 0     | 3  | 2  |    | C  | Avg | NE 19 | 10,890 | \$17,300 | \$11,100    | \$0       | \$231.95 | NSFD      |
| 004 230009               | 646 Kelsey Rd           | 9/3/2024   | \$347,000 | 3026.13% | 14 | 2024 | 1,640 | 0     | 3  | 2  |    | C  | Avg | NE 19 | 10,890 | \$17,300 | \$11,100    | \$0       | \$201.04 | NSFD      |
| 004 230011               | 634 Kelsey Rd           | 8/9/2024   | \$384,900 | 3161.86% | 14 | 2024 | 2,582 | 1,000 | 4  | 3  |    | C  | Avg | NE 19 | 13,068 | \$18,300 | \$11,800    | \$0       | \$141.98 | NSFD      |
| <b>14-MSS   NE 20-25</b> |                         |            |           |          |    |      |       |       |    |    |    |    |     |       |        |          |             |           |          |           |
| 004 215014002            | 2108 S Shore Dr         | 9/23/2024  | \$325,000 | 29.17%   | 14 | 2023 | 1,385 | 0     | 2  | 2  | 0  | C  | Avg | NE 20 | 59,677 | \$22,500 | \$251,600   | \$229,100 | \$218.41 |           |
| 004 059006               | 686 Rice Dr             | 1/19/2024  | \$292,400 | 29.50%   | 14 | 2023 | 1,219 | 0     | 3  | 2  | 0  | C+ | Avg | NE 25 | 13,068 | \$13,100 | \$225,800   | \$212,700 | \$229.12 | NSFD      |
| 004 049035               | 704 W Crist Road        | 8/9/2024   | \$305,000 | 21.13%   | 14 | 2022 | 1,236 | 0     | 3  | 2  | 0  | C+ | Avg | NE 25 | 14,985 | \$13,800 | \$251,800   | \$238,000 | \$235.60 |           |
| 004 059003               | 662 Rice Dr             | 3/22/2024  | \$286,000 | 600.98%  | 14 | 2024 | 1,277 | 0     | 3  | 2  | 0  | C+ | Avg | NE 25 | 11,326 | \$12,500 | \$40,800    | \$28,300  | \$214.17 | NSFD      |
| 004 059005               | 678 Rice Dr             | 5/24/2024  | \$286,000 | 33.33%   | 14 | 2023 | 1,281 | 0     | 3  | 2  | 0  | C+ | Avg | NE 25 | 11,326 | \$12,500 | \$214,500   | \$202,000 | \$213.51 | NSFD      |
| 004 059004               | 670 Rice Dr             | 3/22/2024  | \$286,000 | 0.00%    | 14 | 2023 | 1,820 | 0     | 4  | 2  | 0  | C+ | Avg | NE 25 | 11,326 | \$12,500 | \$286,000   | \$273,500 | \$150.27 |           |
| <b>15-MMS</b>            |                         |            |           |          |    |      |       |       |    |    |    |    |     |       |        |          |             |           |          |           |
| 004 119004               | 3232 S Bartells Dr      | 10/18/2024 | \$389,900 | #DIV/0!  | 15 | 2024 | 2,071 | 0     | 4  | 2  | 1  | C  | Avg | NE 10 | 13,504 | \$29,200 | \$0         | \$0       | \$174.17 | NSFD      |
| 004 152123               | 523 W Bay Dr            | 5/1/2024   | \$370,500 | 7.42%    | 15 | 2023 | 1,818 | 0     | 3  | 2  | 1  | C+ | Avg | NE 17 | 27,878 | \$21,900 | \$344,900   | \$323,000 | \$191.75 | NSFD      |
| 004 003009011            | 3517 W B R Townline Rd  | 1/31/2024  | \$292,000 | -8.81%   | 15 | 1988 | 1,904 | 0     | 4  | 2  | 1  | B- | Avg | NE 17 | 84,942 | \$46,200 | \$320,200   | \$274,000 | \$129.10 |           |
| 004 253532               | 1600 E Zick Dr          | 7/31/2024  | \$389,900 | 10.58%   | 15 | 1993 | 2,744 | 480   | 6  | 2  | 1  | B  | Avg | NE 17 | 28,401 | \$22,100 | \$352,600   | \$330,500 | \$134.04 | Remodeled |
| 004 230010               | 640 Kelsey Rd           | 9/11/2024  | \$373,900 | 3268.47% | 15 | 2024 | 2,036 | 0     | 4  | 2  | 1  | C  | Avg | NE 19 | 10,890 | \$17,300 | \$11,100    | \$0       | \$175.15 | NSFD      |
| <b>17-Condo</b>          |                         |            |           |          |    |      |       |       |    |    |    |    |     |       |        |          |             |           |          |           |
| 004 01200700121          | 3104 S Cora Ct          | 12/13/2024 | \$275,000 | 10.00%   | 17 | 2008 | 1,386 | 0     | 2  | 2  |    | C+ | Avg | NE 28 | 0      | \$10,400 | \$250,000   | \$239,600 | \$190.91 |           |
| 004 0130319              | 945 E Windfield Ct      | 9/18/2024  | \$220,000 | 16.83%   | 17 | 2005 | 1,156 | 0     | 2  | 1  | 1  | C+ | Avg | NE 29 | 0      | \$10,300 | \$188,300   | \$178,000 | \$181.40 |           |
| 004 0130305              | 926 E Windfield Ct      | 6/17/2024  | \$282,000 | 14.08%   | 17 | 2005 | 2,000 | 600   | 2  | 2  | 1  | C+ | Avg | NE 29 | 0      | \$10,300 | \$247,200   | \$236,900 | \$135.85 |           |
| 004 050543055            | 3042 S Bartells Dr      | 7/8/2024   | \$315,000 | 792.35%  | 17 | 2024 | 1,451 | 0     | 2  | 2  | 0  | C+ | Avg | NE 30 | 0      | \$10,300 | \$35,300    | \$25,000  | \$209.99 | NSFD      |
| 004 050543036            | 3106 S Blue Jay Ct      | 10/18/2024 | \$339,900 | 30.33%   | 17 | 2019 | 1,451 | 0     | 2  | 3  | 0  | C  | Avg | NE 30 | 0      | \$10,300 | \$260,800   | \$250,500 | \$227.15 |           |
| 004 050543056            | 3044 S Bartells Dr      | 7/22/2024  | \$315,000 | 792.35%  | 17 | 2024 | 1,464 | 0     | 2  | 2  | 0  | C+ | Avg | NE 30 | 0      | \$10,300 | \$35,300    | \$25,000  | \$208.13 | NSFD      |
| 004 050543006            | 3043 S Bartells Dr      | 1/30/2024  | \$305,000 | 14.88%   | 17 | 2018 | 1,478 | 0     | 2  | 2  | 0  | C  | Avg | NE 30 | 0      | \$10,300 | \$265,500   | \$255,200 | \$199.39 |           |
| 004 050543007            | 3053 S Bartells Dr      | 6/6/2024   | \$315,000 | 18.69%   | 17 | 2021 | 1,478 | 0     | 2  | 2  | 0  | C  | Avg | NE 30 | 0      | \$10,300 | \$265,400   | \$255,100 | \$206.16 |           |
| 004 050543034            | 3110 S Blue Jay Ct      | 9/23/2024  | \$283,000 | 2.69%    | 17 | 2007 | 1,578 | 0     | 2  | 2  | 0  | C  | Avg | NE 30 | 0      | \$10,300 | \$275,600   | \$265,300 | \$172.81 |           |
| 004 12304602             | 3079 S Park Ave         | 8/30/2024  | \$229,900 | 12.81%   | 17 | 1991 | 1,408 | 0     | 2  | 2  | 0  | B  | Avg | NE 31 | 18,731 | \$13,400 | \$203,800   | \$190,400 | \$153.76 |           |
| 004 153026071            | 3004 S Petunia Ln       | 1/23/2024  | \$169,900 | -3.96%   | 17 | 1992 | 1,198 | 0     | 2  | 1  | 1  | B- | Avg | NE 33 | 0      | \$10,300 | \$176,900   | \$166,600 | \$133.22 |           |
| 004 1530260604           | 3038 S Petunia Ln       | 7/1/2024   | \$205,000 | 7.89%    | 17 | 1992 | 1,226 | 0     | 2  | 1  | 1  | B- | Avg | NE 33 | 0      | \$10,300 | \$190,000   | \$179,700 | \$158.81 |           |
| 004 1530260606           | 3018 S Petunia Ln       | 4/16/2024  | \$185,000 | -7.31%   | 17 | 1992 | 1,360 | 0     | 2  | 2  | 0  | B  | Avg | NE 33 | 0      | \$10,300 | \$199,600   | \$189,300 | \$128.46 |           |
| 004 1530260609           | 3007 S Lexington Ct     | 9/12/2024  | \$230,000 | 15.23%   | 17 | 1994 | 1,360 | 0     | 2  | 1  | 1  | B  | Avg | NE 33 | 0      | \$10,300 | \$199,600   | \$189,300 | \$161.54 |           |

## 2025 Sales Analysis Town of Beloit

| Parcel #         | Address              | Date       | \$        | %        | ST | YR   | SFLA  | FBLA | BD | FB | HB | GR | CDU | NE    | Lot     | 25 L \$  | 24 Total \$ | 24 Imp \$ | \$/Sq    | Notes     |
|------------------|----------------------|------------|-----------|----------|----|------|-------|------|----|----|----|----|-----|-------|---------|----------|-------------|-----------|----------|-----------|
| 004 1530260623   | 587 E Berkshire Ct   | 8/8/2024   | \$220,000 | 10.22%   | 17 | 1996 | 1,360 | 0    | 2  | 1  | 1  | B  | Avg | NE 33 | 0       | \$10,300 | \$199,600   | \$189,300 | \$154.19 |           |
| 004 23000401     | 708 W Kelsey Rd      | 6/14/2024  | \$304,900 | #DIV/0!  | 17 | 2024 | 1,262 | 0    | 2  | 2  |    | C  | Avg | NE 34 | 0       | \$6,300  | \$0         | \$0       | \$236.61 | NSFD      |
| 004 23000402     | 710 Kelsey Rd        | 6/20/2024  | \$304,900 | #DIV/0!  | 17 | 2024 | 1,262 | 0    | 2  | 2  |    | C  | Avg | NE 34 | 0       | \$6,300  | \$0         | \$0       | \$236.61 | NSFD      |
| 004 23000501     | 702 W Kelsey Rd      | 3/26/2024  | \$315,000 | #DIV/0!  | 17 | 2024 | 1,567 | 0    | 3  | 2  |    | C  | Avg | NE 34 | 0       | \$6,300  | \$0         | \$0       | \$197.00 | NSFD      |
| 004 23000502     | 704 W Kelsey Rd      | 3/19/2024  | \$315,000 | #DIV/0!  | 17 | 2024 | 1,567 | 0    | 3  | 2  |    | C  | Avg | NE 34 | 0       | \$6,300  | \$0         | \$0       | \$197.00 | NSFD      |
| <b>19-Duplex</b> |                      |            |           |          |    |      |       |      |    |    |    |    |     |       |         |          |             |           |          |           |
| 004 200148       | 1907 S Wisconsin Ave | 10/1/2024  | \$103,300 | 0.00%    | 19 | 1930 | 1,152 | 0    | 3  | 2  | 0  | D+ | Fr  | NE 02 | 5,924   | \$6,400  | \$103,300   | \$96,900  | \$84.11  |           |
| 004 078005       | 2277 S Riverside Dr  | 10/18/2024 | \$400,000 | 52.85%   | 19 | 1866 | 3,526 | 0    | 5  | 2  | 1  | B- | Fr  | NE 04 | 41,992  | \$23,500 | \$261,700   | \$238,200 | \$106.78 |           |
| 004 15302601     | 3015 S Petunia Ln    | 6/13/2024  | \$369,000 | -5.26%   | 19 | 1997 | 2,302 | 0    | 5  | 1  | 0  | B- | Avg | NE 09 | 18,121  | \$26,500 | \$389,500   | \$363,000 | \$148.78 |           |
| 004 01200700131  | 3111 S Cora Ct       | 6/24/2024  | \$395,000 | 3698.08% | 19 | 2024 | 1,560 | 0    | 3  | 2  |    | C+ | Avg | NE 28 | 0       | \$10,400 | \$10,400    | \$0       | \$246.54 | NSFD      |
| 004 01200700132  | 3109 S Cora Ct       | 9/4/2024   | \$408,900 | 3831.73% | 19 | 2024 | 1,560 | 0    | 3  | 2  | 0  | C+ | Avg | NE 28 | 0       | \$10,400 | \$10,400    | \$0       | \$255.45 | NSFD      |
| <b>22-Other</b>  |                      |            |           |          |    |      |       |      |    |    |    |    |     |       |         |          |             |           |          |           |
| 004 200037       | 1901 S Church St     | 10/11/2024 | \$210,000 | 10.82%   | 22 | 1920 | 1,176 | 0    | 3  | 1  | 1  | C  | Avg | NE 02 | 5,924   | \$6,400  | \$189,500   | \$183,100 | \$173.13 |           |
| 004 236027       | 1420 E Security Rd   | 7/10/2024  | \$320,000 | 33.44%   | 22 | 1886 | 1,280 | 0    | 4  | 1  | 0  | C  | Avg | NE 26 | 127,282 | \$65,300 | \$239,800   | \$174,500 | \$198.98 | Remodeled |