

2025 Sales Analysis Town of Albion

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch																				
002/051222484603	647 State Highway 73	9/30/2024	\$175,000	-0.28%	01	1955	948	0	2	1	0	C	Avg	NE 01	28,750	\$51,600	\$175,500	\$141,100	\$130.17	
002/051235495309	66 Goede Rd	5/27/2022	\$350,000	85.87%	01	1965	1,144	0	3	1	0	C	Avg	NE 01	88,383	\$74,300	\$188,300	\$238,000	\$241.00	
002/051236416213	100 Potowatomi Dr	8/31/2023	\$500,000	25.00%	01	1990	1,176	0	3	2	0	D+	Avg	NE 01	4,966	\$46,600	\$400,000	\$369,000	\$385.54	Remodeled
002/051232186505	114 County Highway N	8/18/2023	\$365,000	24.36%	01	1982	1,176	0	3	1	0	C	Avg	NE 01	46,566	\$63,500	\$293,500	\$251,000	\$256.38	
002/051225380004	391 Liguori Rd	7/29/2022	\$285,900	84.57%	01	1967	1,229	0	3	2	1	C	Fr	NE 01	65,340	\$68,300	\$154,900	\$200,700	\$177.05	
002/051213180100	1037 Bingham Rd	8/30/2024	\$220,000	-13.89%	01	1960	1,232	0	3	1	0	C	Avg	NE 01	117,656	\$81,900	\$255,500	\$200,700	\$112.09	
002/051221182002	748 Albion Rd	5/24/2024	\$235,000	4.82%	01	1956	1,260	0	2	1	0	C	Avg	NE 01	32,234	\$54,200	\$224,200	\$188,100	\$143.49	
002/051235499707	52 Goede Rd	8/29/2023	\$400,000	15.01%	01	1978	1,437	0	3	1	1	C	Avg	NE 01	131,551	\$136,900	\$347,800	\$256,100	\$183.09	2-Parcel Sale
002/051221466072	593 Academy Dr	1/3/2024	\$280,000	22.75%	01	1954	1,508	0	3	2	0	C	Avg	NE 01	24,742	\$48,600	\$228,100	\$195,700	\$153.45	
002/051236497805	14 Hillside Rd	11/11/2022	\$739,200	109.70%	01	1973	1,576	0	3	2	0	C	Avg	NE 01	829,818	\$208,800	\$352,500	\$356,000	\$336.55	Mixed Classes; 2-Parcel Sale
002/051210291807	774 Maple Grove Rd	5/24/2022	\$450,000	13.95%	01	1995	1,782	0	3	2	0	C+	Avg	NE 01	52,969	\$65,100	\$394,900	\$438,500	\$215.99	
002/051232482006	86 County Highway N	7/20/2022	\$307,500	48.77%	01	1970	1,968	0	3	1	1	D+	Avg	NE 01	43,560	\$62,700	\$206,700	\$248,700	\$124.39	
002/051235285107	269 Goede Rd	12/20/2024	\$271,350	-1.58%	01	1963	2,060	800	3	2	0	C	Avg	NE 01	81,893	\$72,600	\$275,700	\$227,100	\$96.48	
002/051204181107	741 County Highway A	11/20/2024	\$430,000	19.25%	01	1965	2,253	631	3	2	0	C	Avg	NE 01	107,593	\$79,300	\$360,600	\$307,600	\$155.66	
002/051227201444	422 Windwood Cir	7/15/2022	\$420,000	18.04%	01	1991	2,780	0	4	3	0	B	Avg	NE 01	57,064	\$66,200	\$355,800	\$400,100	\$127.27	
002/051236111760	109 Lakeview Ave	8/18/2023	\$225,000	25.00%	01	1955	680	0	1	1	0	D+	Avg	NE 03	8,102	\$38,100	\$180,000	\$154,600	\$274.85	Remodeled
002/051236145435	119 Highwood Dr	7/9/2024	\$180,000	49.88%	01	1960	744	0	3	1	1	C	Avg	NE 03	7,144	\$33,600	\$120,100	\$97,700	\$196.77	
002/051225450730	127 Walnut St	2/28/2022	\$218,000	29.76%	01	1990	1,154	0	3	2	0	C-	Avg	NE 03	8,102	\$38,100	\$168,000	\$193,400	\$155.89	
002/051236107995	126 Beach Ave	8/23/2023	\$260,000	32.86%	01	1970	1,360	420	2	2	0	D	Gd	NE 03	8,102	\$38,000	\$195,700	\$170,300	\$163.24	2-Parcel Sale
002/051225450018	380 Liguori Rd	9/8/2023	\$323,000	16.02%	01	1960	1,652	416	2	1	0	C	Avg	NE 03	23,086	\$108,500	\$278,400	\$206,300	\$129.84	6-Parcel Sale
03-Split Lvl																				
002/051222315250	575 Edgerton Rd	1/10/2023	\$172,000	39.16%	03	1950	1,664	0	3	2	0	D+	Avg	NE 01	4,051	\$15,200	\$123,600	\$113,500	\$94.23	
002/051236413921	56 Blackhawk Dr	5/3/2024	\$360,000	81.63%	03	1965	1,900	0	3	2	0	C	Avg	NE 01	11,195	\$42,000	\$198,200	\$170,200	\$167.37	Remodeled; 2-Parcel Sale
002/051234111448	589 Prestige Ct	8/30/2024	\$409,900	26.12%	03	2001	2,098	782	3	3	0	C	Avg	NE 01	33,149	\$54,900	\$325,000	\$288,400	\$169.21	Remodeled
002/051236403350	56 Winnebago Dr	5/2/2024	\$390,000	25.68%	03	1975	2,236	900	4	2	1	C	Avg	NE 01	25,091	\$48,800	\$310,300	\$277,800	\$152.59	
002/051225382011	342 Koshkonong Dr	6/16/2023	\$775,000	112.45%	03	1972	2,271	624	3	2	1	C+	Avg	NE 01	1,739,568	\$85,000	\$364,800	\$300,500	\$303.83	Mixed Classes; 3-Parcel Sale
04-Cape Cod																				
002/051209385307	1009 Maple Grove Rd	11/25/2024	\$502,500	61.32%	04	1957	2,202	0	3	2	1	C	Avg	NE 01	87,120	\$74,000	\$311,500	\$262,000	\$194.60	Remodeled
002/051236401336	85 Blackhawk Dr	9/26/2023	\$535,000	52.12%	04	1999	3,024	952	3	3	0	C+	Avg	NE 01	21,387	\$80,300	\$351,700	\$0	\$150.36	3-Parcel Sale
002/051225428114	97 Oak St	7/15/2024	\$230,000	13.02%	04	1950	1,440	0	5	1	0	C-	Avg	NE 03	13,068	\$54,100	\$203,500	\$167,400	\$122.15	Remodeled
002/051225458841	124 Cherokee Dr	7/5/2022	\$235,100	20.44%	04	1950	1,566	0	3	1	0	D+	Avg	NE 03	12,458	\$58,600	\$195,200	\$195,200	\$112.71	2-Parcel Sale
002/051225457968	327 Koshkonong Dr	6/12/2024	\$286,000	84.40%	04	1949	1,805	763	3	1	0	C	Gd	NE 03	6,229	\$29,300	\$155,100	\$135,600	\$142.22	Remodeled
05-Bungalow																				
002/051225471764	110 Chippewa Dr	5/16/2023	\$400,000	22.03%	05	1940	1,814	280	4	3	0	C-	Avg	NE 03	18,687	\$87,900	\$327,800	\$269,300	\$172.05	Remodeled; 3-Parcel Sale
06-Cottage																				
002/051236285605	261 Hillside Rd	4/7/2023	\$130,000	-2.11%	06	1980	975	0	1	1	0	D	Avg	NE 01	8,712	\$32,700	\$132,800	\$111,000	\$99.79	
002/051236415350	118 Potowatomi Dr	10/31/2022	\$704,000	77.73%	06	1920	1,900	500	3	2	0	D+	Avg	NE 01	26,092	\$123,900	\$396,100	\$478,700	\$305.32	
002/051225421111	358 Lake Shore Dr	3/11/2022	\$586,500	64.15%	06	1990	1,296	0	3	2	0	C	Gd	NE 02	10,106	\$195,000	\$357,300	\$487,300	\$302.08	
002/051236138550	129 Hickory Nut Ln	3/22/2024	\$136,000	23.52%	06	1968	520	0	1	1	0	C-	Avg	NE 03	5,097	\$24,000	\$110,100	\$94,100	\$215.38	
002/051236127277	122 Forest Ave	3/7/2023	\$150,000	67.79%	06	1940	564	0	1	1	0	D-	Avg	NE 03	10,149	\$47,600	\$89,400	\$59,600	\$181.56	3-Parcel Sale
002/051236116449	114 Lakeview Ave	8/20/2024	\$167,000	92.62%	06	1940	608	0	3	1	1	D	Avg	NE 03	4,051	\$19,000	\$86,700	\$74,000	\$243.42	
002/051236102310	105 Beach Ave	12/4/2024	\$189,000	75.16%	06	1952	664	0	2	1	1	D+	Avg	NE 03	8,015	\$37,700	\$107,900	\$82,900	\$227.86	
002/051236134698	240 Koshkonong Dr	1/31/2023	\$160,000	22.98%	06	1970	688	0	2	1	0	D+	Avg	NE 03	7,274	\$34,100	\$130,100	\$107,300	\$182.99	2-Parcel Sale
002/051236124449	96 Forest Ave	4/23/2024	\$99,000	34.69%	06	1940	720	0	2	1	0	D	Avg	NE 03	4,051	\$19,000	\$73,500	\$60,800	\$111.11	
002/051236102650	111 Beach Ave	6/6/2023	\$147,500	55.26%	06	1970	728	0	1	1	0	D+	Avg	NE 03	4,051	\$19,000	\$95,000	\$82,300	\$176.51	
002/051236148763	116 Highwood Dr	5/13/2022	\$138,375	113.54%	06	1940	756	0	2	1	0	D	Avg	NE 03	7,362	\$34,600	\$64,800	\$87,800	\$137.27	
002/051236110838	89 Lakeview Ave	3/18/2022	\$125,000	82.22%	06	1940	792	0	2	1	0	D	Avg	NE 03	4,051	\$19,000	\$68,600	\$81,300	\$133.84	
002/051236124770	102 Forest Ave	9/23/2024	\$210,000	40.00%	06	1920	800	0	2	1	0	D	Avg	NE 03	4,051	\$19,000	\$150,000	\$137,300	\$238.75	
002/051225449093	105 Oak St	6/23/2023	\$135,000	-19.11%	06	1970	833	0	1	1	0	C	Avg	NE 03	18,426	\$86,400	\$166,900	\$109,300	\$58.34	6-Parcel Sale

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Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
002/051236124663	100 Forest Ave	12/13/2024	\$189,000	24.34%	06	1940	848	0	2	1	0	C-	Avg	NE 03	4,051	\$19,000	\$152,000	\$139,300	\$200.47	
002/051225431226	78 Oak St	12/18/2023	\$199,000	70.96%	06	1940	943	0	2	1	0	D+	Fr	NE 03	12,937	\$53,800	\$116,400	\$80,500	\$153.98	
002/051225452105	98 Oak St	4/7/2023	\$81,300	-12.49%	06	1920	1,029	0	2	1	0	D+	Avg	NE 03	8,451	\$39,700	\$92,900	\$66,500	\$40.43	2-Parcel Sale
002/051236105906	88 Beach Ave	1/10/2024	\$265,000	46.65%	06	1980	1,056	0	2	1	0	D+	Avg	NE 03	12,153	\$52,000	\$180,700	\$146,000	\$201.70	
002/051236144776	107 Highwood Dr	6/28/2024	\$300,000	45.35%	06	1958	1,125	0	3	2	0	C-	Avg	NE 03	11,413	\$53,600	\$206,400	\$170,600	\$219.02	Remodeled; 3-Parcel Sale
002/051225455568	318 Lake Shore Dr	9/20/2024	\$210,000	2.89%	06	1990	1,200	0	2	1	0	C+	Avg	NE 03	12,458	\$58,600	\$204,100	\$165,100	\$126.17	2-Parcel Sale
09-BSS																				
002/051236143348	132 Hickory Nut Ln	3/5/2024	\$220,000	24.29%	09	1940	1,042	0	2	1	1	C-	Avg	NE 03	6,098	\$28,700	\$177,000	\$157,900	\$183.59	
002/051236145980	129 Highwood Dr	2/4/2022	\$135,000	-33.99%	09	1940	1,090	0	3	2	0	C	Avg	NE 03	17,206	\$80,700	\$204,500	\$176,700	\$49.82	5-Parcel Sale
002/051225458958	122 Cherokee Dr	7/8/2024	\$295,000	37.27%	09	1961	1,288	0	2	2	0	C-	Avg	NE 03	12,458	\$58,600	\$214,900	\$175,900	\$183.54	Remodeled; 2-Parcel Sale
10-Farmhouse																				
002/051234498004	566 Thronson Dr	1/8/2024	\$75,000	-26.90%	10	1940	800	0	2	1	0	D	Avg	NE 01	21,780	\$46,300	\$102,600	\$71,700	\$35.88	
002/051236418613	97 Mound Dr	10/9/2024	\$237,000	57.37%	10	1940	918	0	2	1	0	D+	Avg	NE 01	12,981	\$39,700	\$150,600	\$124,100	\$214.92	
002/051222339494	584 Edgerton Rd	6/25/2024	\$242,000	76.13%	10	1900	968	0	2	1	0	D	Gd	NE 01	21,780	\$46,300	\$137,400	\$106,500	\$202.17	
002/051216398307	1256 Cty Hwy A	4/25/2023	\$280,000	25.00%	10	1940	1,170	0	3	1	0	D+	Avg	NE 01	88,209	\$41,300	\$224,000	\$193,100	\$204.02	Remodeled; Mixed Classes
002/051220186108	784 County Highway X	3/29/2024	\$140,000	9.80%	10	1940	1,354	0	2	1	0	C-	Avg	NE 01	31,799	\$53,800	\$127,500	\$91,600	\$63.66	
002/051222342524	572 Edgerton Rd	6/27/2024	\$85,000	21.60%	10	1900	1,383	0	3	1	0	D	V Pr	NE 01	23,784	\$47,800	\$69,900	\$38,000	\$26.90	
002/051222341516	576 Edgerton Rd	6/9/2023	\$290,000	53.03%	10	1920	1,547	0	3	2	0	B-	Avg	NE 01	38,899	\$59,200	\$189,500	\$150,100	\$149.19	
002/051203486260	1419 State Highway 73	10/1/2024	\$285,000	12.96%	10	1940	1,674	0	3	1	1	C-	Avg	NE 01	52,272	\$65,000	\$252,300	\$208,800	\$131.42	
002/051235190010	354 Lake Drive Rd	12/11/2024	\$410,000	101.08%	10	1900	1,677	0	5	2	0	D+	Avg	NE 01	1,025,054	\$86,900	\$203,900	\$144,700	\$192.67	Mixed Classes
002/051216398209	1260 County Highway A	7/31/2024	\$230,000	19.48%	10	1900	1,760	0	4	1	0	D	Avg	NE 01	96,877	\$67,700	\$192,500	\$141,300	\$92.22	
002/051221195954	721 Albion Rd	5/2/2023	\$365,000	35.99%	10	1940	1,767	264	3	2	0	C-	Avg	NE 01	24,306	\$48,200	\$268,400	\$236,200	\$179.29	
002/051206286009	1538 Washington Rd	3/24/2022	\$310,000	73.57%	10	1940	1,775	0	2	2	0	C-	Avg	NE 01	217,800	\$107,900	\$178,600	\$250,600	\$113.86	
002/051222352120	570 Academy Dr	12/1/2023	\$295,000	25.00%	10	1900	1,800	0	3	2	0	C-	Avg	NE 01	26,136	\$49,600	\$236,000	\$202,900	\$136.33	Remodeled
002/051211184000	1271 Lein Dr	8/8/2024	\$480,000	22.57%	10	1940	1,919	0	4	2	0	C-	Avg	NE 01	134,295	\$86,200	\$391,600	\$334,000	\$205.21	
002/051234398200	12 Edgerton Rd	10/21/2022	\$415,000	72.84%	10	1940	2,016	0	4	2	0	C-	Avg	NE 01	43,996	\$62,800	\$240,100	\$282,200	\$174.70	
002/051222328500	612 Albion Rd	5/5/2023	\$425,000	45.20%	10	1940	2,100	0	4	2	0	C-	Avg	NE 01	150,761	\$87,500	\$292,700	\$234,500	\$160.71	4-Parcel Sale
002/051208181600	1172 Maple Grove Rd	7/29/2022	\$355,000	60.85%	10	1940	2,188	0	4	1	0	C	Avg	NE 01	60,592	\$67,100	\$220,700	\$265,600	\$131.58	
002/051211497209	304 Craig Rd	2/10/2023	\$241,000	19.19%	10	1900	2,292	0	5	2	0	D+	Fr	NE 01	435,600	\$86,200	\$202,200	\$144,300	\$67.54	Mixed Classes
002/051208197003	1111 Maple Grove Rd	11/7/2022	\$560,000	130.17%	10	1940	2,308	0	5	2	0	C-	Avg	NE 01	596,424	\$80,500	\$243,300	\$295,200	\$207.76	Mixed Classes; 2-Parcel Sale
002/051234280015	272 Edgerton Rd	4/12/2023	\$400,000	-24.80%	10	1940	2,400	0	4	2	1	C+	Avg	NE 01	458,556	\$135,000	\$531,900	\$440,000	\$110.42	Mixed Classes
002/051216280602	1127 Cty Hwy A	2/10/2023	\$430,000	20.11%	10	1940	2,876	0	4	2	0	C	Gd	NE 01	492,838	\$120,900	\$358,000	\$276,300	\$107.48	Mixed Classes
002/051220386106	658 Oak Dr	7/14/2022	\$551,000	30.72%	10	1940	3,464	0	4	3	1	C-	Avg	NE 01	181,427	\$87,300	\$421,500	\$487,200	\$133.86	2 Dwellings; Classes 4-7
002/051236126205	97 Oakwood Ave	4/29/2022	\$125,000	37.82%	10	1940	800	0	2	1	0	D+	Avg	NE 03	4,051	\$19,000	\$90,700	\$103,400	\$132.50	
002/051225466485	133 Seminole Dr	8/30/2023	\$285,000	18.80%	10	1940	1,676	0	3	1	0	C	Avg	NE 03	12,458	\$58,600	\$239,900	\$200,900	\$135.08	2-Parcel Sale
002/051225466050	127 Seminole Dr	1/30/2023	\$240,000	-3.07%	10	1940	1,904	0	3	2	0	C	Avg	NE 03	37,374	\$110,000	\$247,600	\$173,600	\$68.28	
13-Contemporary																				
002/051228185005	857 Bliven Rd	9/2/2022	\$380,000	23.14%	13	2006	1,947	414	3	2	1	C+	Avg	NE 01	56,628	\$66,100	\$308,600	\$352,800	\$161.22	
002/051204280303	781 County Highway A	10/31/2024	\$535,000	7.65%	13	1987	2,268	0	4	2	1	C+	Avg	NE 01	198,982	\$103,000	\$497,000	\$428,200	\$190.48	
002/051227202327	500 Windwood Cir	6/30/2022	\$522,390	17.42%	13	1999	2,500	0	3	2	1	C+	Avg	NE 01	40,075	\$60,100	\$444,900	\$484,900	\$184.92	
002/051212395010	134 Craig Rd	12/21/2023	\$618,000	-1.04%	13	1977	3,350	996	3	3	0	C+	Avg	NE 01	460,255	\$138,800	\$624,500	\$530,300	\$143.04	Mixed Classes
002/051236410997	81 Indian Trl	12/22/2022	\$529,900	11.49%	13	2006	3,363	900	4	3	1	C+	Avg	NE 01	17,424	\$65,400	\$475,300	\$462,900	\$138.12	3-Parcel Sale
14-MSS																				
002/051224380200	657 Liguori Rd	9/27/2022	\$525,000	42.12%	14	2009	2,034	0	3	2	1	C	Avg	NE 01	88,427	\$74,300	\$369,400	\$419,100	\$221.58	
002/051207220010	1258 Washington Rd	4/30/2024	\$864,570	#DIV/0!	14	2024	2,460	0	3	2	1	B	Avg	NE 01	103,150	\$78,200	\$0	\$0	\$319.66	NSFD
002/051230295007	1486 Hammond Rd	6/26/2023	\$850,000	5.87%	14	2000	3,604	1,470	4	4	0	B	Avg	NE 01	2,535,192	\$185,400	\$802,900	\$673,400	\$184.41	Mixed Classes; 2-Parcel Sale
002/051225440654	117 Maple St	3/14/2023	\$170,000	-14.62%	14	2004	1,092	0	3	2	0	C	Avg	NE 03	12,285	\$57,600	\$199,100	\$160,700	\$102.93	3-Parcel Sale
002/051205456440	1205 Eldon Way	5/16/2023	\$525,000	10.74%	14	2016	1,917	0	3	2	0	C	Avg	NE 04	20,996	\$74,500	\$474,100	\$424,400	\$235.00	
002/051205470240	1118 Eldon Way	5/12/2022	\$610,000	40.59%	14	2016	2,258	0	4	3	0	C+	Avg	NE 04	23,435	\$77,100	\$433,900	\$485,300	\$236.01	
002/051205456550	1213 Eldon Way	2/18/2022	\$649,000	8.24%	14	2009	4,026	1,230	4	3	2	B-	Avg	NE 04	20,647	\$74,200	\$599,600	\$649,100	\$142.77	

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Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
15-MMS																				
002/051225430343	90 Oak St	4/20/2022	\$240,000	15.33%	15	2014	1,190	0	3	2	0	C-	Avg	NE 03	4,356	\$40,100	\$208,100	\$208,100	\$167.98	2-Parcel Sale
19-Duplex																				
002/051225437088	78 Walnut St	8/30/2024	\$285,000	12.96%	19	1970	1,627	0	3	2	1	C	Avg	NE 03	13,068	\$54,100	\$252,300	\$216,200	\$141.92	Remodeled
22-Other																				
002/051220386106	658 Oak Dr	7/14/2022	\$551,000	30.72%	22	1997	3,464	0	4	3	1	C	Avg	NE 01	181,427	\$87,300	\$421,500	\$487,200	\$133.86	2 Dwellings; Classes 4-7
002/051211493510	344 Craig Rd	9/12/2022	\$558,000	146.79%	22	1960	3,609	1,381	4	3	0	C	Avg	NE 01	23,435	\$47,600	\$226,100	\$257,800	\$141.42	