

**2026 Sales Analysis
City of Portage**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	25 Total \$	25 Imp \$	#/Sq	Notes
01-Ranch NE 01-02																				
11271 123.B	810 Thompson St	1/9/2025	\$96,000	-12.33%	01	1953	672	0	2	1	0	D	Avg	NE 01	6,316	\$7,600	\$109,500	\$103,200	\$131.55	
11271 179.G	267 Superior St	11/12/2025	\$195,000	3.50%	01	1956	812	0	2	1	0	D	Avg	NE 01	6,621	\$7,900	\$188,400	\$181,800	\$230.42	
11271 123.A	800 Thompson St	7/15/2025	\$170,000	21.86%	01	1956	864	0	2	1	0	D	Avg	NE 01	6,316	\$7,600	\$139,500	\$133,200	\$187.96	
11271 399	211 Jefferson St	7/22/2024	\$172,000	23.83%	01	1965	966	0	2	1	0	C	Avg	NE 01	3,049	\$3,700	\$138,900	\$135,800	\$174.22	
11271 396	416 E Cook St	4/30/2024	\$112,500	7.14%	01	1940	988	468	1	1	0	D+	Avg	NE 01	6,839	\$8,200	\$105,000	\$98,200	\$105.57	
11271 132	114 Superior St	9/20/2024	\$194,487	-23.82%	01	1960	1,359	0	3	1	1	C	Avg	NE 01	9,888	\$11,900	\$255,300	\$245,400	\$134.35	
11271 202	210 Brook St	10/24/2025	\$225,000	-5.94%	01	1975	1,440	0	2	2	0	C	Avg	NE 01	9,888	\$11,900	\$239,200	\$229,300	\$147.99	
11271 459	821 E Edgewater St	6/23/2025	\$270,900	13.49%	01	1981	1,450	442	4	2	0	C	Avg	NE 01	6,839	\$8,200	\$238,700	\$231,900	\$181.17	
11271 627.1	422 E Howard St	6/28/2024	\$251,000	17.07%	01	1954	1,064	0	2	1	1	C	Avg	NE 02	6,882	\$13,600	\$214,400	\$203,000	\$223.12	
11271 773	415 E Howard St	12/2/2024	\$206,000	10.99%	01	1954	1,176	0	3	2	0	C-	Avg	NE 02	6,882	\$13,600	\$185,600	\$174,200	\$163.61	
11271 967	1005 Dewitt St	6/13/2025	\$235,000	69.06%	01	1958	1,316	0	2	2	0	C-	Avg	NE 02	7,187	\$14,200	\$139,000	\$127,100	\$167.78	
11271 1536	432 W Marion St	5/9/2024	\$129,000	-37.71%	01	1960	1,444	0	3	1	0	C	Avg	NE 02	6,882	\$13,600	\$207,100	\$195,700	\$79.92	
11271 2292	1037 W Wisconsin St	7/1/2025	\$289,000	5.09%	01	1961	1,533	325	3	2	0	C	Avg	NE 02	29,098	\$34,700	\$275,000	\$252,300	\$165.88	
01-Ranch NE 03-04																				
11271 2165.A	1009 Prospect Ave	6/18/2024	\$215,000	7.34%	01	1960	923	0	2	1	0	C	Fr	NE 03	7,492	\$15,800	\$200,300	\$187,100	\$215.82	
11271 2074.A	1134 W Pleasant St	4/22/2024	\$225,000	1.81%	01	1955	1,536	352	3	1	0	C-	Fr	NE 03	7,492	\$15,800	\$221,000	\$207,800	\$136.20	
11271 2132	722 W Franklin St	6/13/2024	\$268,000	-18.81%	01	1965	1,616	0	3	1	1	C	Avg	NE 03	11,238	\$22,100	\$330,100	\$311,700	\$152.17	
11271 1826	822 W Pleasant St	8/8/2024	\$235,000	9.56%	01	1959	2,038	598	3	1	1	C	Avg	NE 03	5,097	\$10,800	\$214,500	\$205,600	\$110.01	
11271 2348.A	130 River St	12/16/2024	\$177,500	-1.22%	01	1953	864	0	3	1	0	C-	Fr	NE 04	10,890	\$24,800	\$179,700	\$159,100	\$176.74	
11271 2831	237 Winnebago Ave	1/30/2025	\$219,900	10.01%	01	1952	924	0	2	1	0	C-	Avg	NE 04	6,490	\$15,600	\$199,900	\$186,900	\$221.10	Remodeled
11271 2499.AA	2635 New Pinery Rd	7/15/2024	\$150,000	-33.18%	01	1940	988	0	2	2	0	C	Avg	NE 04	23,130	\$25,100	\$224,500	\$203,500	\$126.42	
11271 1996.A	814 Hamilton St	7/18/2024	\$241,000	6.26%	01	1963	1,087	0	2	2	0	C	Avg	NE 04	9,235	\$22,200	\$226,800	\$208,300	\$201.29	
11271 2803	200 Minnehaha Ave	5/9/2024	\$241,000	10.45%	01	1960	1,088	0	3	2	0	C	Avg	NE 04	7,362	\$17,700	\$218,200	\$203,500	\$205.24	
11271 2627	303 Highland Ave	10/31/2025	\$230,000	-4.64%	01	1955	1,100	0	3	2	0	C	Gd	NE 04	8,843	\$21,200	\$241,200	\$223,500	\$189.82	
11271 2387.B	214 W Haertel St	10/15/2025	\$250,000	3.65%	01	1952	1,112	0	3	2	0	C	Avg	NE 04	10,454	\$24,400	\$241,200	\$220,800	\$202.88	
11271 2476.C	108 W Slifer St	10/17/2025	\$230,000	1.68%	01	1974	1,120	0	2	1	0	C	Avg	NE 04	8,886	\$21,300	\$226,200	\$208,400	\$186.34	
11271 2829	229 Winnebago Ave	11/19/2024	\$225,000	3.02%	01	1950	1,120	0	3	1	0	C-	Gd	NE 04	5,663	\$13,600	\$218,400	\$207,100	\$188.75	
11271 3019	510 Carla Ct	10/24/2025	\$290,000	12.36%	01	1976	1,152	0	3	2	0	C	Avg	NE 04	9,801	\$23,500	\$258,100	\$238,500	\$231.34	
11271 2864	2405 Yellowstone Ave	2/14/2024	\$276,000	31.12%	01	1961	1,172	0	3	1	1	C	Avg	NE 04	10,672	\$24,600	\$210,500	\$190,100	\$214.51	
11271 2853	230 Winnebago Ave	8/16/2024	\$190,000	2.43%	01	1953	1,176	0	3	1	0	C-	Avg	NE 04	10,062	\$24,100	\$185,500	\$165,500	\$141.07	
11271 3113	2408 Red Pine Ct	10/10/2024	\$319,500	17.12%	01	1979	1,196	0	2	2	0	C	Avg	NE 04	10,019	\$24,000	\$272,800	\$252,800	\$247.07	
11271 2893	815 River St	12/13/2024	\$295,000	11.24%	01	1979	1,260	0	3	2	0	C	Avg	NE 04	16,988	\$30,300	\$265,200	\$240,000	\$210.08	
11271 3109	2440 Red Pine Ct	5/28/2025	\$325,000	18.44%	01	1991	1,340	0	3	2	0	C	Avg	NE 04	11,064	\$25,000	\$274,400	\$253,600	\$223.88	
11271 2611	219 Summit St	9/15/2025	\$260,000	-1.18%	01	1955	1,376	0	3	1	1	C	Avg	NE 04	12,981	\$26,700	\$263,100	\$240,900	\$169.55	
11271 2479.B	2541 Lennon St	10/16/2024	\$260,000	4.67%	01	1961	1,440	0	3	1	1	C-	Gd	NE 04	10,672	\$24,600	\$248,400	\$227,800	\$163.47	
11271 2696.A	404 W Albert St	7/7/2025	\$267,000	5.12%	01	1958	1,456	0	3	2	0	C	Avg	NE 04	24,786	\$37,300	\$254,000	\$223,000	\$157.76	
11271 2852	226 Winnebago Ave	8/1/2025	\$215,000	14.42%	01	1950	1,462	0	2	1	0	C-	Avg	NE 04	7,623	\$18,300	\$187,900	\$172,700	\$134.54	
11271 2220.A	407 Volk St	8/2/2024	\$258,000	16.48%	01	1954	1,579	491	3	1	0	C	Avg	NE 04	6,665	\$16,000	\$221,500	\$208,100	\$153.26	
11271 2796	207 Minnehaha Ave	8/22/2025	\$299,900	-1.51%	01	1963	1,588	0	3	2	0	C	Avg	NE 04	10,454	\$24,400	\$304,500	\$284,100	\$173.49	
11271 2820	208 Minnehaha Ave	8/29/2025	\$320,000	-9.97%	01	1965	1,596	0	3	1	1	C	Avg	NE 04	10,672	\$24,600	\$340,300	\$319,900	\$185.09	
11271 3013	843 Dorothy Dr	8/21/2025	\$415,000	3.80%	01	1978	1,646	302	3	2	1	C	Gd	NE 04	11,369	\$25,200	\$399,800	\$378,800	\$236.82	
11271 2607	301 Summit St	5/30/2025	\$325,000	14.68%	01	1954	1,848	0	3	2	0	C	Avg	NE 04	17,032	\$30,300	\$283,400	\$258,200	\$159.47	
11271 2750	337 Summit St	6/13/2025	\$300,000	-4.88%	01	1951	1,860	0	4	2	2	C	Avg	NE 04	9,583	\$23,000	\$315,400	\$296,200	\$148.92	
11271 2276.A	336 River St	5/21/2025	\$260,000	4.00%	01	1960	1,960	700	3	2	0	C	Avg	NE 04	18,600	\$28,600	\$250,000	\$226,200	\$118.06	
11271 2992	848 Hamilton St	10/7/2024	\$260,000	3.34%	01	1968	2,000	800	4	2	0	C	Avg	NE 04	9,191	\$22,100	\$251,600	\$233,200	\$118.95	
11271 2925	830 Parkview Ct	7/31/2025	\$300,000	-8.26%	01	1975	2,432	896	4	2	0	C	Avg	NE 04	20,168	\$33,200	\$327,000	\$299,400	\$109.70	
11271 2920	833 Parkview Ct	1/19/2024	\$385,000	-7.56%	01	1984	3,264	1,536	3	2	1	C+	Gd	NE 04	15,856	\$29,300	\$416,500	\$392,100	\$108.98	
11271 6008.02	461 School Rd	11/27/2024	\$520,000	-6.12%	01	2016	3,314	1,500	4	3	0	C	Avg	NE 04	22,651	\$24,000	\$553,900	\$529,900	\$149.67	
01-Ranch NE 05-07																				
11271 4003.05	2417 Wild Rose Ct	10/17/2024	\$325,000	6.07%	01	2015	1,353	0	3	2	0	C	Avg	NE 05	13,068	\$36,600	\$306,400	\$275,900	\$213.16	
11271 4003.16	2424 Wild Rose Ct	7/31/2024	\$330,000	6.66%	01	2018	1,400	0	3	2	1	C	Avg	NE 05	13,068	\$36,600	\$309,400	\$278,900	\$209.57	

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11271 3186	618 Evergreen Trl	1/27/2025	\$400,000	-6.17%	01	2006	2,184	728	3	3	0	C+	Avg	NE 05	13,373	\$37,000	\$426,300	\$395,600	\$166.21	
11271 4003.12	2408 Wild Rose Ct	8/16/2024	\$335,000	15.56%	01	2013	2,531	1,075	5	3	0	C	Avg	NE 05	13,939	\$37,600	\$289,900	\$258,500	\$117.50	Remodeled
11271 3147.098	525 Eagle Ridge Ln	5/9/2024	\$385,000	-3.27%	01	2020	1,490	0	3	2	0	C+	Avg	NE 07	14,244	\$40,800	\$398,000	\$360,900	\$231.01	
11271 3147.120	552 Meadowlark Ln	11/20/2025	\$425,000	6.25%	01	1999	1,854	0	3	2	0	C+	Avg	NE 07	14,985	\$41,800	\$400,000	\$362,100	\$206.69	
11271 3147.005	650 Mooreland Cir	7/31/2025	\$435,000	3.03%	01	1995	2,524	1,000	4	3	0	C+	Gd	NE 07	28,227	\$59,300	\$422,200	\$368,300	\$148.85	
11271 3147.117	526 Meadowlark Ln	9/6/2024	\$365,000	3.69%	01	1999	2,603	867	3	2	1	C+	Avg	NE 07	14,985	\$41,800	\$352,000	\$314,100	\$124.16	
11271 3147.061	706 Morningstar Dr	3/21/2025	\$426,000	7.66%	01	2004	2,723	1,167	4	3	0	B-	Gd	NE 07	15,594	\$42,600	\$395,700	\$357,000	\$140.80	Remodeled
11271 3147.108	2912 Bluebird Dr	9/30/2024	\$440,000	6.00%	01	2004	2,788	1,115	4	3	0	C+	Avg	NE 07	18,600	\$46,600	\$415,100	\$372,700	\$141.10	
11271 3147.135	524 Eagle Ridge Ln	8/5/2024	\$610,000	16.88%	01	2020	3,400	1,700	5	3	1	B-	Gd	NE 07	13,634	\$40,000	\$521,900	\$485,500	\$167.65	Remodeled
11271 3147.210	618 Cardinal Ct	7/23/2024	\$525,000	0.96%	01	2005	3,460	1,375	3	2	1	B	Avg	NE 07	16,988	\$44,400	\$520,000	\$479,700	\$138.90	
01-Ranch NE 11																				
11271 2664	219 W Haertel St	4/25/2025	\$240,000	-6.25%	01	1951	1,092	0	3	2	0	C	Avg	NE 11	29,185	\$46,200	\$256,000	\$209,800	\$177.47	
02-Bi Level																				
11271 1340.01	519 W Burns St	10/3/2025	\$363,000	10.23%	02	1970	2,384	1,152	3	2	0	C	Gd	NE 02	32,670	\$37,500	\$329,300	\$298,000	\$136.54	
11271 2079	1111 W Conant St	10/21/2025	\$300,000	3.81%	02	1973	1,774	486	2	2	1	C	Avg	NE 03	8,320	\$17,600	\$289,000	\$274,400	\$159.19	
11271 2973	2406 Woodcrest Dr	6/19/2025	\$260,000	-6.41%	02	1968	1,092	0	2	2	0	C	Avg	NE 04	10,803	\$24,700	\$277,800	\$257,200	\$215.48	
11271 2982	2405 Woodcrest Dr	7/28/2025	\$382,500	39.45%	02	1968	1,664	624	3	2	0	C	Avg	NE 04	10,367	\$24,300	\$274,300	\$254,100	\$215.26	
11271 2000.02	821 Dorothy Dr	11/25/2025	\$325,000	11.26%	02	1995	1,914	842	3	2	0	C	Avg	NE 04	11,674	\$25,500	\$292,100	\$270,900	\$156.48	
11271 3039	449 Winnebago Ave	6/23/2025	\$375,000	29.89%	02	1977	2,231	875	3	2	1	C	Avg	NE 04	10,324	\$24,300	\$288,700	\$268,500	\$157.19	
11271 2958.2	428 Oakridge Dr	8/30/2024	\$363,500	14.27%	02	1973	2,856	1,428	5	2	0	C	Avg	NE 04	10,629	\$24,600	\$318,100	\$297,900	\$118.66	
11271 2442.05	640 Grove St	3/29/2024	\$330,000	5.67%	02	2000	2,240	1,100	4	2	0	C	Avg	NE 05	13,504	\$37,100	\$312,300	\$281,400	\$130.76	
03-Split Level																				
11271 2037.A	1005 W Franklin St	9/25/2024	\$248,000	16.16%	03	1952	1,296	0	3	1	0	C	Gd	NE 03	14,985	\$25,200	\$213,500	\$192,500	\$171.91	
11271 3073	530 Winnebago Ave	12/10/2025	\$789,000	27.36%	03	1974	3,432	672	6	3	0	C	Gd	NE 04	26,267	\$38,600	\$619,500	\$587,300	\$218.65	
11271 2442.20	615 Grove St	5/8/2024	\$350,000	-1.24%	03	2006	1,740	336	4	3	0	C	Avg	NE 05	17,860	\$42,300	\$354,400	\$319,100	\$176.84	
04-Cape Cod NE 01-02																				
11271 362	330 E Edgewater St	1/21/2025	\$130,000	-24.81%	04	1952	1,320	0	3	1	1	D+	Fr	NE 01	8,581	\$10,300	\$172,900	\$164,300	\$90.68	
11271 540	222 E Conant St	9/5/2025	\$217,000	5.03%	04	1945	936	0	3	1	1	C	Avg	NE 02	3,441	\$6,800	\$206,600	\$200,900	\$224.57	Multi-Parcel; #540.01
11271 2728	1303 W Wisconsin St	6/26/2024	\$227,000	26.74%	04	1937	1,220	0	3	1	1	C	Avg	NE 02	30,013	\$28,300	\$179,100	\$155,500	\$162.87	
11271 725	605 Dewitt St	12/29/2025	\$170,000	-16.09%	04	1948	1,398	0	3	1	0	C-	Fr	NE 02	5,140	\$10,200	\$202,600	\$194,100	\$114.31	
11271 872	131 E Franklin St	6/7/2024	\$245,000	19.16%	04	1870	1,643	0	3	2	0	C	Avg	NE 02	9,278	\$18,400	\$205,600	\$190,300	\$137.92	
04-Cape Cod NE 03-04																				
11271 2151	923 Prospect Ave	2/7/2024	\$192,000	-5.65%	04	1952	1,312	0	2	1	0	C	Avg	NE 03	7,492	\$15,800	\$203,500	\$190,300	\$134.30	
11271 1240	324 W Edgewater St	10/31/2025	\$264,899	-8.62%	04	1910	1,614	0	3	1	1	C	Avg	NE 03	9,453	\$19,900	\$289,900	\$273,200	\$151.80	
11271 2075	1129 W Conant St	10/18/2024	\$351,500	37.47%	04	1945	1,680	0	2	1	2	C	Gd	NE 03	7,754	\$16,400	\$255,700	\$242,100	\$199.46	
11271 1758	412 W Pleasant St	2/10/2025	\$320,000	16.11%	04	1936	2,089	0	3	3	0	C+	Gd	NE 03	6,882	\$14,500	\$275,600	\$263,500	\$146.24	
11271 2528.B1	2555 W Wisconsin St	10/7/2025	\$225,000	26.26%	04	1920	977	0	2	1	0	C	Avg	NE 04	18,557	\$31,700	\$178,200	\$151,800	\$197.85	
11271 2349.02	140 River St	10/10/2025	\$230,500	24.06%	04	1997	1,312	0	1	1	1	C	Gd	NE 04	5,881	\$14,100	\$185,800	\$174,000	\$164.94	Remodeled
11271 2868	2307 Yellowstone Ave	10/29/2024	\$285,000	-11.13%	04	1959	2,205	0	4	2	0	C	Gd	NE 04	10,672	\$24,600	\$320,700	\$300,300	\$118.10	
05-Bungalow																				
11271 108	1101 Wauona Trl	5/9/2024	\$260,000	89.09%	05	1932	1,288	0	3	2	0	D	Pr	NE 01	53,622	\$31,800	\$137,500	\$111,000	\$177.17	Remodeled
11271 2314	1048 W Wisconsin St	9/11/2025	\$182,000	21.25%	05	1926	1,392	0	3	1	0	C-	Avg	NE 02	3,485	\$6,900	\$150,100	\$144,400	\$125.79	
11271 1412	316 W Burns St	6/20/2025	\$280,000	40.35%	05	1927	2,347	0	4	2	0	C	Avg	NE 02	9,365	\$18,500	\$199,500	\$184,100	\$111.42	Remodeled
09-BSS NE 01-02																				
11271 404	429 E Edgewater St	1/19/2024	\$35,000	-15.46%	09	1850	576	0	1	1	0	D+	Avg	NE 01	5,184	\$6,200	\$41,400	\$36,200	\$50.00	
11271 30.02	215 Ontario St	6/14/2024	\$195,000	9.86%	09	1870	1,086	0	2	1	0	C-	Fr	NE 01	13,634	\$14,000	\$177,500	\$165,900	\$166.67	Remodeled
11271 261	121 Brady St	2/2/2024	\$191,500	3.51%	09	1870	1,241	0	2	1	0	C	Gd	NE 01	14,854	\$14,600	\$185,000	\$172,800	\$142.55	

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11271 500.01	508 E Conant St	3/24/2025	\$212,000	16.87%	09	1950	780	0	2	2	0	C-	Avg	NE 02	6,970	\$13,800	\$181,400	\$170,000	\$254.10	Parcel Split
11271 804	324 E Franklin St	7/2/2025	\$65,000	-48.66%	09	1880	780	0	2	1	0	C	Avg	NE 02	6,882	\$13,600	\$126,600	\$115,200	\$65.90	
11271 1390	207 W Burns St	8/29/2025	\$166,000	32.80%	09	1915	852	0	3	1	0	C-	Fr	NE 02	3,833	\$7,600	\$125,000	\$118,700	\$185.92	
11271 801	431 E Carroll St	9/19/2024	\$145,000	36.15%	09	1910	896	0	3	1	0	D	Avg	NE 02	6,882	\$13,600	\$106,500	\$95,100	\$146.65	
11271 2723	1203 W Wisconsin St	6/3/2024	\$205,000	18.77%	09	1930	912	0	3	1	0	D	Gd	NE 02	7,492	\$14,800	\$172,600	\$160,200	\$208.55	
11271 1407	211 W Emmett St	1/31/2024	\$173,000	83.26%	09	1880	1,010	0	2	1	0	D	Avg	NE 02	6,752	\$13,400	\$94,400	\$83,300	\$158.02	
11271 1487	220 W Emmett St	11/15/2024	\$210,000	0.19%	09	1900	1,032	0	2	1	1	C	Avg	NE 02	7,492	\$14,800	\$209,600	\$197,200	\$189.15	
11271 815	321 E Carroll St	9/25/2024	\$250,000	11.11%	09	1885	1,080	0	2	1	0	C-	Gd	NE 02	6,882	\$13,600	\$225,000	\$213,600	\$218.89	
11271 929	211 E Marion St	4/11/2025	\$177,000	17.92%	09	1875	1,116	0	2	1	0	C	Gd	NE 02	6,882	\$13,600	\$150,100	\$138,700	\$146.42	
11271 842	713 Dewitt St	8/15/2025	\$205,000	-1.87%	09	1920	1,175	0	3	1	0	C	Avg	NE 02	4,487	\$8,900	\$208,900	\$201,500	\$166.89	
09-BSS NE 03-04																				
11271 1755	417 W Pleasant St	3/13/2025	\$170,000	19.97%	09	1890	800	0	2	1	0	D+	Fr	NE 03	5,097	\$10,800	\$141,700	\$132,800	\$199.00	Remodeled
11271 1237	310 W Edgewater St	9/23/2025	\$170,000	82.40%	09	1895	892	0	2	1	0	C-	Avg	NE 03	5,793	\$12,200	\$93,200	\$83,000	\$176.91	Remodeled
11271 2142	708 W Carroll St	5/9/2025	\$215,000	18.59%	09	1951	964	0	2	1	1	C-	Avg	NE 03	6,882	\$14,500	\$181,300	\$169,200	\$207.99	
11271 1849	616 W Conant St	3/7/2025	\$168,000	55.56%	09	1881	982	0	2	1	1	D+	Avg	NE 03	6,882	\$14,500	\$108,000	\$95,900	\$156.31	
11271 1157	307 W Edgewater St	3/27/2025	\$188,400	-7.19%	09	1897	1,435	0	3	1	0	C	Avg	NE 03	6,882	\$14,500	\$203,000	\$190,900	\$121.18	
11271 2080.A	1105 W Conant St	8/12/2025	\$307,000	37.42%	09	1880	1,446	480	3	2	0	C	Avg	NE 03	10,672	\$21,700	\$223,400	\$205,400	\$197.30	
11271 2841	224 Hiawatha Ave	11/3/2025	\$240,000	47.60%	09	1948	864	0	3	1	0	C	Avg	NE 04	10,672	\$24,600	\$162,600	\$142,200	\$249.31	
11271 2620	1300 W Wisconsin St	11/27/2024	\$300,000	81.27%	09	1920	1,236	0	3	2	0	C	Avg	NE 04	6,621	\$15,900	\$165,500	\$152,200	\$229.85	Remodeled
10-Farmhouse NE 01																				
11271 450	822 E Cook St	9/8/2025	\$92,500	16.65%	10	1860	968	0	2	1	0	C	Avg	NE 01	6,839	\$8,200	\$79,300	\$72,500	\$87.09	
11271 230	204 Brady St	8/26/2024	\$155,000	15.24%	10	1870	1,050	0	3	1	0	C-	Gd	NE 01	9,888	\$11,900	\$134,500	\$124,600	\$136.29	
11271 361	105 Jefferson St	11/17/2025	\$215,000	0.66%	10	1880	1,141	0	3	1	0	C	Avg	NE 01	9,017	\$10,800	\$213,600	\$204,600	\$178.97	
11271 61	1103 E Wisconsin St	1/31/2024	\$2,970,000	2817.49%	10	1884	1,152	0	3	1	0	C-	Fr	NE 01	9,060	\$10,900	\$101,800	\$92,800	\$2,568.66	Mixed Classes, 5-Parcel Sale
11271 335	820 E Edgewater St	6/27/2025	\$125,000	12.41%	10	1937	1,158	0	2	1	0	C-	Avg	NE 01	17,990	\$16,300	\$111,200	\$97,600	\$93.87	
11271 307	225 E Mullet St	11/4/2024	\$150,000	-1.25%	10	1853	1,180	0	3	1	0	C	Gd	NE 01	8,581	\$10,300	\$151,900	\$143,300	\$118.39	
11271 127	115 Wauona Trl	6/28/2024	\$200,000	24.38%	10	1870	1,357	0	3	1	0	C	Avg	NE 01	19,820	\$17,300	\$160,800	\$146,400	\$134.64	
11271 521	427 E Cook St	1/31/2024	\$239,000	9.89%	10	1865	1,392	0	3	2	0	C-	Avg	NE 01	6,273	\$7,500	\$217,500	\$211,200	\$166.31	Remodeled
11271 432	617 E Edgewater St	10/30/2024	\$178,500	18.21%	10	1890	1,440	0	3	1	0	C	Avg	NE 01	6,839	\$8,200	\$151,000	\$144,200	\$118.26	
11271 491	619 E Cook St	5/7/2024	\$243,000	85.07%	10	1850	1,616	0	4	2	0	D	Fr	NE 01	6,882	\$8,300	\$131,300	\$124,400	\$145.24	
11271 518	415 E Cook St	8/27/2025	\$215,000	5.29%	10	1900	1,793	0	3	1	0	D	Avg	NE 01	6,882	\$8,300	\$204,200	\$197,300	\$115.28	
10-Farmhouse NE 02																				
11271 525	328 E Conant St	12/5/2025	\$163,000	34.60%	10	1910	816	0	2	1	0	C-	Avg	NE 02	6,882	\$13,600	\$121,100	\$109,700	\$183.09	Remodeled
11271 1645	604 Macfarlane Rd	3/31/2025	\$155,000	23.90%	10	1900	838	0	2	1	0	C-	Avg	NE 02	3,833	\$7,600	\$125,100	\$118,800	\$175.89	
11271 2726	1209 W Wisconsin St	10/18/2024	\$260,000	39.78%	10	1945	912	0	3	2	0	D+	Avg	NE 02	14,985	\$18,900	\$186,000	\$170,200	\$264.36	
11271 695	126 E Howard St	5/1/2024	\$205,000	161.15%	10	1890	987	0	3	1	0	C	Gd	NE 02	4,095	\$8,100	\$78,500	\$71,700	\$199.49	
11271 1316	1212 Macfarlane Rd	8/29/2025	\$165,000	27.61%	10	1860	1,044	0	3	2	0	D+	Gd	NE 02	4,487	\$8,900	\$129,300	\$121,900	\$149.52	
11271 735	230 E Carroll St	8/29/2025	\$147,716	-15.35%	10	1890	1,134	0	3	1	1	C	Fr	NE 02	3,441	\$6,800	\$174,500	\$168,800	\$124.26	
11271 963	112 E Burns St	4/25/2025	\$250,000	50.69%	10	1918	1,223	0	3	1	1	C	Avg	NE 02	7,057	\$14,000	\$165,900	\$154,200	\$192.97	Remodeled
11271 1028	616 Dewitt St	6/17/2024	\$229,500	65.23%	10	1865	1,254	0	3	1	0	C-	Gd	NE 02	10,890	\$20,500	\$138,900	\$121,800	\$166.67	
11271 1079	210 W Pleasant St	7/24/2025	\$170,000	35.35%	10	1865	1,272	0	3	1	0	C	Avg	NE 02	6,621	\$13,100	\$125,600	\$114,700	\$123.35	
11271 771	416 E Carroll St	5/9/2024	\$237,000	123.58%	10	1900	1,292	0	4	2	0	C	Pr	NE 02	6,882	\$13,600	\$106,000	\$94,600	\$172.91	Remodeled
11271 881	208 E Marion St	6/14/2024	\$205,000	9.39%	10	1870	1,302	0	3	1	0	C-	Fr	NE 02	6,882	\$13,600	\$187,400	\$176,000	\$147.00	
11271 747	219 E Howard St	12/19/2025	\$225,000	15.33%	10	1929	1,302	0	3	1	0	C	Avg	NE 02	6,882	\$13,600	\$195,100	\$183,700	\$162.37	
11271 836	128 E Franklin St	5/10/2024	\$151,000	38.03%	10	1870	1,326	0	2	1	0	C-	Fr	NE 02	7,187	\$14,200	\$109,400	\$97,500	\$103.17	
11271 1361	322 W Oneida St	2/7/2025	\$210,000	27.97%	10	1880	1,340	0	3	1	0	C	Avg	NE 02	7,492	\$14,800	\$164,100	\$151,700	\$145.67	Remodeled
11271 926	911 Adams St	3/20/2025	\$235,000	10.80%	10	1920	1,344	0	3	2	0	C	Avg	NE 02	6,882	\$13,600	\$212,100	\$200,700	\$164.73	
11271 1071.A	409 Macfarlane Rd	7/26/2024	\$234,900	18.52%	10	1921	1,346	0	4	1	1	C	Gd	NE 02	8,189	\$16,200	\$198,200	\$184,700	\$162.48	
11271 579	407 E Conant St	4/24/2024	\$290,000	31.40%	10	1900	1,362	0	3	2	0	C	V Gd	NE 02	8,059	\$16,000	\$220,700	\$207,400	\$201.17	
11271 723	613 Dewitt St	7/1/2024	\$180,000	39.53%	10	1860	1,362	0	4	1	0	C-	Fr	NE 02	5,924	\$11,700	\$129,000	\$119,200	\$123.57	
11271 850	125 E Carroll St	10/21/2024	\$229,000	26.94%	10	1960	1,424	280	4	2	0	C	Avg	NE 02	7,187	\$14,200	\$180,400	\$168,500	\$150.84	

**2026 Sales Analysis
City of Portage**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	25 Total \$	25 Imp \$	#/Sq	Notes
11271 605	623 E Conant St	8/22/2024	\$172,222	8.45%	10	1870	1,434	0	3	1	0	C	Avg	NE 02	6,882	\$13,600	\$158,800	\$147,400	\$110.62	
11271 1437	908 Cass St	10/6/2025	\$155,000	82.78%	10	1875	1,434	0	3	2	0	C	Fr	NE 02	5,445	\$10,800	\$84,800	\$75,800	\$100.56	
11271 991	121 E Burns St	9/3/2025	\$175,000	31.78%	10	1910	1,435	0	4	1	1	C-	Fr	NE 02	7,579	\$15,000	\$132,800	\$120,300	\$111.50	
11271 948	109 E Marion St	1/30/2025	\$212,000	18.44%	10	1890	1,451	0	3	2	0	C	Gd	NE 02	7,100	\$14,100	\$179,000	\$167,300	\$136.39	
11271 920	321 E Marion St	7/30/2024	\$205,000	28.13%	10	1860	1,458	0	3	1	1	C	Avg	NE 02	6,882	\$13,600	\$160,000	\$148,600	\$131.28	
11271 569	331 E Conant St	5/28/2024	\$220,000	30.25%	10	1920	1,485	0	3	1	1	C-	Avg	NE 02	5,314	\$10,500	\$168,900	\$160,200	\$141.08	
11271 909	407 E Franklin St	7/24/2025	\$179,329	19.71%	10	1840	1,512	0	4	1	1	C	Avg	NE 02	11,151	\$20,700	\$149,800	\$132,500	\$104.91	
11271 1598	729 W Wisconsin St	4/29/2024	\$270,000	44.77%	10	1854	1,524	0	3	2	0	C-	Gd	NE 02	5,837	\$11,600	\$186,500	\$176,800	\$169.55	
11271 1386	215 W Burns St	12/30/2025	\$226,200	58.18%	10	1915	1,560	0	3	1	1	C	Avg	NE 02	7,492	\$14,800	\$143,000	\$130,600	\$135.51	
11271 845	707 Dewitt St	1/15/2024	\$205,000	9.86%	10	1850	1,563	0	4	1	0	C-	Avg	NE 02	6,055	\$12,000	\$186,600	\$176,600	\$123.48	Remodeled
11271 1400	228 W Burns St	7/10/2024	\$234,900	49.62%	10	1916	1,603	0	3	1	1	C	Avg	NE 02	4,704	\$9,300	\$157,000	\$149,200	\$140.74	
11271 580	411 E Conant St	8/29/2024	\$320,000	32.84%	10	1870	1,609	0	3	2	0	C-	Gd	NE 02	5,750	\$11,400	\$240,900	\$231,400	\$191.80	
11271 1477	321 W Marion St	10/17/2025	\$180,000	40.30%	10	1885	1,632	0	3	2	0	C	Fr	NE 02	8,233	\$16,300	\$128,300	\$114,700	\$100.31	
11271 1623	207 W Carroll St	12/23/2024	\$224,900	19.50%	10	1925	1,639	0	4	2	0	C	Avg	NE 02	4,443	\$8,800	\$188,200	\$180,900	\$131.85	
11271 894	320 E Marion St	11/11/2024	\$224,000	3.08%	10	1870	1,663	0	4	2	0	D+	Avg	NE 02	6,882	\$13,600	\$217,300	\$205,900	\$126.52	
11271 1356	401 W Burns St	12/30/2025	\$160,000	46.79%	10	1870	1,675	0	3	1	0	C-	Fr	NE 02	7,492	\$14,800	\$109,000	\$96,600	\$86.69	
11271 667.02	217 E Pleasant St	11/26/2025	\$95,000	-49.49%	10	1905	1,688	0	3	2	0	C	Gd	NE 02	6,708	\$13,300	\$188,100	\$177,000	\$48.40	
11271 1646	616 Macfarlane Rd	6/16/2025	\$185,000	14.91%	10	1905	1,688	0	3	2	0	C	Avg	NE 02	5,837	\$11,600	\$161,000	\$151,300	\$102.73	
11271 901	317 E Franklin St	7/11/2025	\$213,500	42.33%	10	1930	1,726	374	3	1	1	C-	Avg	NE 02	6,621	\$13,100	\$150,000	\$139,100	\$116.11	
11271 483.1	614 E Conant St	4/29/2025	\$245,000	32.94%	10	1858	1,767	0	4	2	0	C	Avg	NE 02	6,882	\$13,600	\$184,300	\$172,900	\$130.96	Remodeled
11271 1410	1010 Dunn St	6/19/2024	\$192,000	19.93%	10	1842	1,776	0	3	1	0	C	Gd	NE 02	9,540	\$18,900	\$160,100	\$144,400	\$97.47	
11271 993	133 E Burns St	12/20/2024	\$187,000	9.81%	10	1885	1,778	0	4	2	0	C-	Fr	NE 02	10,367	\$20,100	\$170,300	\$153,600	\$93.87	Remodeled
11271 512	410 E Conant St	5/27/2025	\$220,000	35.89%	10	1913	1,820	0	2	1	0	C	Avg	NE 02	6,882	\$13,600	\$161,900	\$150,500	\$113.41	
11271 1478	315 W Marion St	8/15/2025	\$282,500	26.40%	10	1900	1,860	0	4	2	0	C	Gd	NE 02	6,752	\$13,400	\$223,500	\$212,300	\$144.68	
11271 1363	1011 Cass St	7/19/2024	\$246,000	34.94%	10	1887	1,960	0	3	3	0	C	Avg	NE 02	7,492	\$14,800	\$182,300	\$169,900	\$117.96	Multi-Parcel; #1362
11271 1466	304 W Emmett St	7/25/2025	\$266,000	39.27%	10	1860	1,992	0	3	2	0	C	Gd	NE 02	7,492	\$14,800	\$191,000	\$178,600	\$126.10	
11271 1047	208 W Howard St	2/7/2024	\$100,000	-37.66%	10	1880	1,998	0	4	2	0	C-	Fr	NE 02	7,100	\$14,100	\$160,400	\$148,700	\$42.99	
11271 502	502 E Conant St	12/1/2025	\$201,000	163.43%	10	1880	2,138	0	4	2	0	C	Avg	NE 02	6,839	\$13,500	\$76,300	\$65,000	\$87.70	Remodeled
11271 597	523 E Conant St	3/21/2025	\$289,900	20.79%	10	1895	2,204	0	4	3	0	C	Gd	NE 02	7,492	\$14,800	\$240,000	\$227,600	\$124.82	
11271 818	230 E Franklin St	12/16/2024	\$230,000	41.02%	10	1903	2,272	0	5	1	1	C	Avg	NE 02	6,882	\$13,600	\$163,100	\$151,700	\$95.25	
11271 663	201 E Pleasant St	11/18/2025	\$225,000	10.89%	10	1910	2,492	0	4	2	0	C	Avg	NE 02	7,492	\$14,800	\$202,900	\$190,500	\$84.35	
11271 1008.A	141 W Carroll St	8/7/2024	\$178,602	65.68%	10	1880	2,504	0	5	2	0	C-	Pr	NE 02	8,059	\$16,000	\$107,800	\$94,500	\$64.94	
11271 1027	211 W Howard St	10/3/2024	\$300,000	13.04%	10	1880	2,548	0	3	2	1	C	Gd	NE 02	10,367	\$20,100	\$265,400	\$248,700	\$109.85	
11271 1083	224 W Pleasant St	4/25/2024	\$224,200	-10.18%	10	1904	2,889	0	4	2	1	C	Fr	NE 02	6,839	\$13,500	\$249,600	\$238,300	\$72.93	
10-Farmhouse NE 03																				
11271 2164	1023 Prospect Ave	9/9/2024	\$217,000	27.72%	10	1926	830	0	3	1	0	C	Avg	NE 03	7,492	\$15,800	\$169,900	\$156,700	\$242.41	
11271 1153	323 W Edgewater St	8/2/2024	\$174,000	35.51%	10	1903	948	0	3	1	0	C-	Avg	NE 03	5,271	\$11,100	\$128,400	\$119,100	\$171.84	
11271 2348	807 W Franklin St	12/26/2025	\$190,000	36.30%	10	1870	1,160	0	2	1	0	C-	Avg	NE 03	10,890	\$21,800	\$139,400	\$121,200	\$145.00	
11271 1807	714 W Pleasant St	12/15/2025	\$165,000	-10.91%	10	1885	1,248	0	3	1	0	C-	Fr	NE 03	6,882	\$14,500	\$185,200	\$173,100	\$120.59	
11271 1562	610 W Franklin St	8/1/2025	\$230,000	7.28%	10	1910	1,288	0	3	1	0	C	Avg	NE 03	6,882	\$14,500	\$214,400	\$202,300	\$167.31	
11271 2152	913 Prospect Ave	11/7/2025	\$257,000	5.63%	10	1910	1,372	0	3	1	0	C	Avg	NE 03	6,882	\$14,500	\$243,300	\$231,200	\$176.75	
11271 1839	729 W Cook St	8/5/2025	\$225,000	9.17%	10	1930	1,381	0	3	1	1	C	Avg	NE 03	6,882	\$13,100	\$206,100	\$195,200	\$153.44	
11271 1819	701 W Conant St	9/10/2024	\$190,000	-2.56%	10	1875	1,382	0	3	1	0	C	Avg	NE 03	6,882	\$14,500	\$195,000	\$182,900	\$126.99	
11271 1868	528 W Conant St	7/19/2024	\$225,000	8.23%	10	1900	1,397	0	3	2	0	C	Avg	NE 03	6,882	\$14,500	\$207,900	\$195,800	\$150.68	
11271 1578	527 W Carroll St	3/11/2025	\$245,000	-8.41%	10	1922	1,406	0	3	2	0	C	Avg	NE 03	6,882	\$14,500	\$267,500	\$255,400	\$163.94	
11271 2360	914 W Carroll St	11/5/2024	\$245,000	11.01%	10	1885	1,446	0	3	2	1	C	Avg	NE 03	7,492	\$15,800	\$220,700	\$207,500	\$158.51	
11271 1937	609 W Edgewater St	5/8/2024	\$250,000	35.06%	10	1926	1,464	0	3	1	1	C	Avg	NE 03	5,619	\$11,900	\$185,100	\$175,200	\$162.64	
11271 1588	429 W Carroll St	3/10/2025	\$160,000	-20.48%	10	1880	1,537	0	5	1	0	C	Fr	NE 03	4,443	\$9,400	\$201,200	\$193,400	\$97.98	
11271 2130	714 W Franklin St	12/19/2025	\$209,000	1.16%	10	1913	1,582	0	3	1	1	C	Avg	NE 03	7,492	\$15,800	\$206,600	\$193,400	\$122.12	
11271 1843	709 W Cook St	4/12/2024	\$166,000	15.68%	10	1881	1,600	0	4	2	0	C	Avg	NE 03	6,882	\$13,100	\$143,500	\$132,600	\$95.56	
11271 1896	412 W Cook St	12/13/2024	\$271,000	6.40%	10	1875	1,629	0	3	2	0	C-	Gd	NE 03	5,750	\$12,100	\$254,700	\$244,600	\$158.93	
11271 1835	718 W Conant St	8/9/2024	\$239,000	9.89%	10	1862	1,644	0	4	2	1	E	Pr	NE 03	6,882	\$13,100	\$217,500	\$206,600	\$137.41	Remodeled

**2026 Sales Analysis
City of Portage**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	25 Total \$	25 Imp \$	#/Sq	Notes
11271 1976	414 W Edgewater St	9/30/2025	\$287,500	37.23%	10	1876	1,656	0	3	2	1	C	Avg	NE 03	12,110	\$22,800	\$209,500	\$190,500	\$159.84	
11271 1956	809 W Edgewater St	4/12/2024	\$240,000	6.19%	10	1891	1,843	0	4	2	1	C	Avg	NE 03	8,712	\$18,400	\$226,000	\$210,700	\$120.24	
11271 1872	525 W Cook St	6/7/2024	\$332,000	19.51%	10	1929	1,871	0	3	2	1	C+	Avg	NE 03	6,839	\$14,400	\$277,800	\$265,800	\$169.75	
11271 1963	722 W Edgewater St	4/30/2024	\$330,000	5.97%	10	1870	1,876	0	3	2	1	C	Gd	NE 03	6,970	\$14,700	\$311,400	\$299,200	\$168.07	
11271 1552	601 Pierce St	5/12/2025	\$280,000	60.92%	10	1890	2,156	0	4	2	1	C	Avg	NE 03	7,797	\$16,500	\$174,000	\$160,300	\$122.22	Remodeled
11271 1785	509 W Conant St	3/29/2024	\$325,000	9.87%	10	1889	2,272	0	4	2	0	C-	Pr	NE 03	7,492	\$15,800	\$295,800	\$282,600	\$136.09	Remodeled
11271 1786.1	505 W Conant St	6/16/2025	\$253,500	2.42%	10	1910	2,290	0	4	2	1	C	Avg	NE 03	7,405	\$15,600	\$247,500	\$234,500	\$103.89	
11271 1737	530 Prospect Ave	8/2/2024	\$320,000	7.67%	10	1935	2,362	0	3	2	1	C+	Avg	NE 03	6,882	\$14,500	\$297,200	\$285,100	\$129.34	
10-Farmhouse NE 04																				
11271 2345	126 River St	3/21/2025	\$244,000	17.42%	10	1930	1,404	0	3	2	0	C-	Avg	NE 04	4,487	\$10,800	\$207,800	\$198,800	\$166.10	Remodeled
11271 2404	310 Volk St	8/30/2024	\$219,500	9.80%	10	1860	1,448	0	3	1	1	C	Gd	NE 04	9,496	\$22,800	\$199,900	\$180,900	\$135.84	
11271 2267	317 River St	11/17/2025	\$276,000	27.07%	10	1865	1,571	0	3	2	0	C	Avg	NE 04	11,238	\$25,100	\$217,200	\$196,200	\$159.71	
11271 2220	403 Volk St	9/19/2025	\$219,900	10.45%	10	1875	1,602	0	3	1	1	C-	Avg	NE 04	6,229	\$14,900	\$199,100	\$186,700	\$127.97	
11271 2386	318 W Albert St	10/4/2024	\$150,000	-27.54%	10	1860	2,084	0	4	2	0	C-	Fr	NE 04	16,509	\$29,900	\$207,000	\$182,200	\$57.63	Multi-Parcel; #2708
11271 2320	121 James St	4/14/2025	\$311,000	51.41%	10	1880	2,152	0	3	1	1	C	Avg	NE 04	16,117	\$29,500	\$205,400	\$180,800	\$130.81	Remodeled
11-Victorian																				
11271 819	222 E Franklin St	6/13/2025	\$265,000	20.45%	11	1875	2,162	0	3	2	1	C+	Avg	NE 02	17,555	\$25,700	\$220,000	\$198,500	\$110.68	
11271 1080	214 W Pleasant St	12/23/2025	\$270,000	91.63%	11	1905	2,222	0	4	1	1	C-	Avg	NE 02	3,703	\$7,300	\$140,900	\$134,800	\$118.23	Remodeled
11271 1422	315 W Emmett St	6/21/2024	\$230,000	0.39%	11	1910	2,532	0	4	2	0	C+	Avg	NE 02	7,492	\$14,800	\$229,100	\$216,700	\$84.99	
11271 1616	224 W Franklin St	6/12/2024	\$324,000	18.25%	11	1897	2,552	0	5	2	1	C	Avg	NE 02	6,882	\$13,600	\$274,000	\$262,600	\$121.63	
11271 1603	324 W Franklin St	6/14/2024	\$350,000	-7.94%	11	1903	3,015	0	4	2	1	C	Gd	NE 02	6,882	\$11,400	\$380,200	\$368,800	\$112.31	
11271 1722	629 W Pleasant St	6/14/2024	\$245,000	-9.19%	11	1910	1,568	0	3	1	0	C	Gd	NE 03	5,750	\$12,100	\$269,800	\$259,700	\$148.53	
11271 1856	619 W Cook St	9/30/2025	\$325,000	173.11%	11	1900	2,040	0	4	2	0	D	Avg	NE 03	6,882	\$14,500	\$119,000	\$106,900	\$152.21	
11271 1720	626 Prospect Ave	1/3/2024	\$280,000	4.83%	11	1908	2,134	0	4	2	1	C+	Gd	NE 03	8,625	\$18,200	\$267,100	\$251,900	\$122.68	
11271 1721	628 Prospect Ave	11/26/2025	\$330,000	-24.10%	11	1922	2,636	0	4	2	0	C+	Gd	NE 03	8,189	\$17,300	\$434,800	\$420,400	\$118.63	
12-Colonial NE 01-03																				
11271 366	312 E Edgewater St	7/18/2024	\$216,000	51.79%	12	1928	1,456	0	3	1	0	C	Avg	NE 01	5,837	\$7,000	\$142,300	\$136,500	\$143.54	
11271 1525	315 W Franklin St	3/21/2024	\$318,999	13.77%	12	1865	2,600	0	4	2	0	C	Gd	NE 02	6,882	\$13,600	\$280,400	\$269,000	\$117.46	
11271 2188	911 W Pleasant St	11/26/2025	\$289,000	12.36%	12	1915	1,664	0	3	1	1	C	Gd	NE 03	6,882	\$14,500	\$257,200	\$245,100	\$164.96	
11271 1239	320 W Edgewater St	6/27/2025	\$272,000	11.61%	12	1937	1,768	0	3	2	1	C	Avg	NE 03	10,019	\$21,100	\$243,700	\$226,100	\$141.91	
11271 1978	422 W Edgewater St	6/2/2025	\$315,000	9.95%	12	1932	2,002	0	3	1	1	C	Avg	NE 03	19,950	\$29,300	\$286,500	\$262,100	\$142.71	
11271 1983	510 W Edgewater St	7/17/2025	\$400,000	-1.11%	12	1946	2,520	356	3	3	1	C	Avg	NE 03	6,970	\$14,700	\$404,500	\$392,200	\$152.90	
12-Colonial NE 04																				
11271 2961	414 Oakridge Dr	4/30/2025	\$380,000	8.94%	12	1972	2,389	0	4	2	1	C	Avg	NE 04	16,291	\$29,700	\$348,800	\$324,000	\$146.63	
11271 2771	302 Riverview Ct	7/31/2025	\$325,000	-6.45%	12	1965	2,400	0	3	2	1	C	Avg	NE 04	12,197	\$26,000	\$347,400	\$325,800	\$124.58	
11271 3067	525 Winnebago Ave	3/15/2024	\$395,000	-9.22%	12	1973	2,516	0	4	2	1	C+	Avg	NE 04	15,769	\$29,200	\$435,100	\$410,700	\$145.39	
11271 3074	540 Winnebago Ave	10/1/2025	\$444,000	4.15%	12	1991	2,620	0	4	2	1	C+	Avg	NE 04	10,629	\$24,600	\$426,300	\$405,900	\$160.08	Multi-Parcel; #3080.03
11271 2497.D	208 W Collins St	11/19/2024	\$315,000	-2.45%	12	1974	2,640	0	4	2	0	C	Avg	NE 04	9,627	\$23,100	\$322,900	\$303,700	\$110.57	Multi-Parcel; #2481.03
11271 3078	590 Winnebago Ave	4/15/2024	\$440,000	-22.19%	12	1974	2,836	0	4	2	1	C	Avg	NE 04	21,998	\$34,800	\$565,500	\$536,500	\$142.88	
11271 2924	828 Parkview Ct	1/18/2024	\$420,000	8.58%	12	1979	3,296	1,192	4	2	1	C	Avg	NE 04	13,591	\$27,200	\$386,800	\$364,200	\$119.17	
14-MSS																				
11271 4003.10	2101 St Hwy 33	9/19/2025	\$256,000	#DIV/0!	14	2023	1,432	0	3	2	0	C+	Avg	NE 01	25,265	\$20,200	\$0	\$0	\$164.66	NSFD; Sold from Exr
11271 6021.08	2931 Ridgeview Dr	10/17/2025	\$359,000	236.46%	14	2025	1,331	0	4	2	0	C+	Avg	NE 05	10,019	\$33,000	\$106,700	\$79,200	\$244.93	NSFD
11271 6021.07	2935 Ridgeline Dr	7/28/2025	\$380,000	250.55%	14	2025	1,331	0	4	2	0	C+	Avg	NE 05	11,761	\$35,100	\$108,400	\$79,200	\$259.13	NSFD
11271 4003.11	2404 Wild Rose Ct	8/8/2025	\$261,000	#DIV/0!	14	2023	1,388	0	3	2	0	C+	Avg	NE 05	22,651	\$47,900	\$0	\$0	\$153.53	NSFD; Sold from Exr
11271 4003.17	2428 Wild Rose Ct	11/7/2025	\$349,000	967.28%	14	2025	1,420	0	3	2	0	C+	Avg	NE 05	15,246	\$39,200	\$32,700	\$0	\$218.17	NSFD
11271 6021.25	421 Gunderson Dr	7/3/2025	\$429,900	16.10%	14	2024	1,475	0	3	2	0	C+	Avg	NE 05	10,890	\$34,000	\$370,300	\$341,900	\$268.41	
11271 6021.36	422 Prairie View	8/7/2024	\$469,900	14.33%	14	2023	1,638	0	3	2	0	C+	Avg	NE 05	13,504	\$37,100	\$411,000	\$380,100	\$264.22	
11271 6021.23	413 Gunderson Dr	6/11/2024	\$439,900	9.89%	14	2023	1,704	0	3	2	0	C+	Avg	NE 05	10,890	\$34,000	\$400,300	\$371,900	\$238.20	

**2026 Sales Analysis
City of Portage**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	25 Total \$	25 Imp \$	#/Sq	Notes
11271 6021.26	425 Gunderson Dr	7/25/2025	\$449,900	4.70%	14	2024	3,061	1,330	4	3	0	C+	Avg	NE 05	10,890	\$34,000	\$429,700	\$401,300	\$135.87	
15-MMS																				
11271 693	134 E Howard St	9/20/2024	\$270,000	24.37%	15	2000	1,680	0	3	1	1	C	Avg	NE 02	6,360	\$12,600	\$217,100	\$206,600	\$153.21	
11271 3048.1	575 Oakridge Dr	9/11/2024	\$455,000	-1.47%	15	1992	3,847	1,167	5	2	1	C	Avg	NE 04	13,024	\$26,700	\$461,800	\$439,600	\$111.33	
11271 6021.10	456 Gunderson Dr	9/16/2024	\$360,000	9.89%	15	2023	1,632	0	3	2	0	C+	Avg	NE 05	5,663	\$18,700	\$327,600	\$312,000	\$209.13	NSFD
11271 6021.24	417 Gunderson Dr	1/22/2025	\$484,000	28.25%	15	2023	1,632	0	3	2	0	C+	Avg	NE 05	10,890	\$34,000	\$377,400	\$349,000	\$275.74	NSFD
11271 6021.11	452 Gunderson Dr	11/14/2025	\$365,000	#DIV/0!	15	2025	1,960	0	4	2	1	C+	Avg	NE 05	3,920	\$12,900	\$0	\$0	\$179.64	NSFD; Sold from EXR
11271 2473.040	579 Clemens Ct	5/20/2025	\$430,000	2.14%	15	2003	2,883	601	5	3	1	C+	Avg	NE 05	13,983	\$37,700	\$421,000	\$389,500	\$136.07	
11271 2473.012	2601 Dorn Dr	4/22/2024	\$490,000	1.39%	15	2002	4,434	1,536	4	3	2	C+	Avg	NE 05	17,990	\$42,400	\$483,300	\$448,000	\$100.95	
11271 3147.059	650 Morningstar Dr	11/6/2025	\$475,000	11.76%	15	1995	3,456	1,269	5	3	1	C+	Gd	NE 07	15,943	\$43,000	\$425,000	\$385,800	\$125.00	
17-Condo NE 12																				
11271 2472.16	549 E Slifer St	8/29/2025	\$230,000	2.22%	17	1996	1,142	0	3	1	0	C	Avg	NE 12	5,924	\$9,200	\$225,000	\$215,800	\$193.35	
11271 2472.18	559 E Slifer St	11/7/2025	\$232,000	3.11%	17	1996	1,142	0	3	1	0	C	Avg	NE 12	5,924	\$9,200	\$225,000	\$215,800	\$195.10	
11271 2472.11	525 E Slifer St	5/31/2024	\$235,000	4.44%	17	1996	1,142	0	3	1	0	C	Avg	NE 12	5,924	\$9,200	\$225,000	\$215,800	\$197.72	
11271 2472.13	535 E Slifer St	2/9/2024	\$235,000	4.44%	17	1996	1,142	0	3	1	0	C	Avg	NE 12	5,924	\$9,200	\$225,000	\$215,800	\$197.72	
11271 2472.1	575 E Slifer St	3/13/2025	\$235,000	4.44%	17	1997	1,142	0	3	1	0	C	Avg	NE 12	0	\$9,200	\$225,000	\$215,800	\$197.72	
17-Condo NE 13-16																				
11271 2475.01	576 Clemens Ct	5/1/2025	\$310,000	6.64%	17	1999	1,441	0	3	2	0	C	Avg	NE 13	9,975	\$22,400	\$290,700	\$268,300	\$199.58	
11271 2512.22	2528 Airport Rd	10/28/2025	\$230,000	45.94%	17	2003	1,136	0	2	2	0	C	Avg	NE 14	0	\$7,500	\$157,600	\$150,100	\$195.86	
11271 2512.13	2516 Airport Rd	7/28/2025	\$227,000	42.32%	17	1997	1,150	0	2	1	1	C	Gd	NE 14	0	\$7,500	\$159,500	\$152,000	\$190.87	
11271 3101.002	2506 Northridge Dr	6/24/2024	\$305,000	1.84%	17	2002	1,432	0	3	2	0	C+	Gd	NE 15	0	\$7,500	\$299,500	\$292,000	\$207.75	
11271 3104.3042	304 Henry Dr #2	1/12/2024	\$249,900	-14.18%	17	2007	1,564	0	2	2	0	C+	Avg	NE 16	0	\$10,500	\$291,200	\$280,700	\$153.07	
17-Condo NE 19																				
11271 3600.1121	1120 Prospect Ave #1	7/30/2024	\$185,000	3.82%	17	2007	988	0	1	1	0	C	Avg	NE 19	0	\$7,500	\$178,200	\$170,700	\$179.66	
11271 3600.1024	1020 Prospect Ave #4	6/24/2025	\$241,500	20.75%	17	2005	1,114	0	2	2	0	C	Avg	NE 19	0	\$7,500	\$200,000	\$192,500	\$210.05	
11271 3600.1126	1120 Prospect Ave #6	8/1/2025	\$243,000	16.27%	17	2008	1,166	0	2	2	0	C	Avg	NE 19	0	\$7,500	\$209,000	\$201,500	\$201.97	
17-Condo NE 21																				
11271 3800.1104	1100 W Pleasant St #4	10/31/2024	\$400,000	4.09%	17	2005	2,905	861	3	3	1	B-	Avg	NE 21	0	\$7,500	\$384,300	\$376,800	\$135.11	
11271 3800.1101	1100 W Pleasant St #1	7/11/2024	\$435,000	13.19%	17	2005	2,905	861	3	3	1	B	Avg	NE 21	0	\$7,500	\$384,300	\$376,800	\$147.16	
11271 3800.1103	1100 W Pleasant St #3	7/31/2025	\$400,000	8.40%	17	2005	3,192	1,148	3	3	1	B	Gd	NE 21	0	\$7,500	\$369,000	\$361,500	\$122.96	
19-Duplex NE 01-03																				
11271 440	714 E Cook St	8/9/2024	\$250,000	19.79%	19	1895	1,818	0	4	2	0	C	Fr	NE 01	6,839	\$8,200	\$208,700	\$201,900	\$133.00	Remodeled
11271 660	212 E Howard St	1/31/2024	\$255,000	15.75%	19	1875	1,407	0	4	2	0	D+	Fr	NE 02	6,273	\$12,400	\$220,300	\$210,000	\$172.42	
11271 689	213 E Conant St	9/13/2024	\$97,000	-8.32%	19	1860	1,455	0	3	2	0	C	Avg	NE 02	6,926	\$13,700	\$105,800	\$94,400	\$57.25	
11271 1328	203 W Oneida St	9/30/2025	\$100,000	-26.31%	19	1890	1,560	0	4	2	0	D+	Avg	NE 02	6,098	\$12,100	\$135,700	\$125,600	\$56.35	
11271 511	414 E Conant St	9/23/2025	\$250,000	67.34%	19	1865	1,640	0	3	2	0	C-	Avg	NE 02	3,746	\$7,400	\$149,400	\$143,200	\$147.93	Remodeled
11271 581	413 E Conant St	1/16/2024	\$190,000	66.96%	19	1870	1,760	0	4	2	0	C	Fr	NE 02	6,882	\$13,600	\$113,800	\$102,400	\$100.23	Remodeled
11271 913	419 E Franklin St	11/19/2025	\$227,000	13.56%	19	1994	2,016	0	4	2	0	C-	Avg	NE 02	13,286	\$22,400	\$199,900	\$181,200	\$101.49	
11271 1078	208 W Pleasant St	8/1/2024	\$139,900	11.39%	19	1891	2,266	0	3	2	0	C-	Avg	NE 02	6,882	\$13,600	\$125,600	\$114,200	\$55.74	
11271 1077	202 W Pleasant St	12/6/2024	\$210,000	28.21%	19	1900	2,292	0	4	2	0	C	Avg	NE 02	3,267	\$6,500	\$163,800	\$158,400	\$88.79	
11271 949	115 E Marion St	5/31/2024	\$249,900	14.21%	19	1862	2,570	0	3	3	0	C	Gd	NE 02	10,672	\$20,300	\$218,800	\$201,900	\$89.34	
11271 1590	614 Cass St	3/1/2024	\$185,000	34.94%	19	1905	1,329	0	3	2	0	C	Avg	NE 03	6,316	\$13,300	\$137,100	\$126,000	\$129.19	
11271 1895	408 W Cook St	6/17/2024	\$147,500	-6.76%	19	1875	1,624	0	4	2	0	C	Fr	NE 03	5,750	\$12,100	\$158,200	\$148,100	\$83.37	
11271 1828	805 W Conant St	7/30/2024	\$499,900	9.89%	19	1876	2,296	0	4	3	1	C	Gd	NE 03	13,809	\$24,200	\$454,900	\$434,700	\$207.19	Remodeled
11271 1982	508 W Edgewater St	12/30/2025	\$252,500	21.28%	19	1923	2,473	0	4	2	0	C	Avg	NE 03	9,583	\$20,200	\$208,200	\$191,300	\$93.93	
19-Duplex NE 04																				
11271 6017.18	115 Hill Row	12/15/2025	\$340,000	2495.42%	19	2025	1,392	0	2	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$232.97	NSFD
11271 6017.19	113 Hill Row	12/15/2025	\$375,000	2762.60%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$187.14	NSFD
11271 6017.20	111 Hill Row	10/17/2025	\$375,000	2762.60%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$187.14	NSFD

**2026 Sales Analysis
City of Portage**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	25 Total \$	25 Imp \$	#/Sq	Notes
11271 6017.21	109 Hill Row	12/9/2025	\$365,000	2686.26%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$181.93	NSFD
11271 6017.22	107 Hill Row	6/13/2025	\$362,000	2663.36%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$180.36	NSFD
11271 6017.23	105 Hill Row	6/13/2025	\$360,000	2648.09%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$179.32	NSFD
11271 6017.24	103 Hill Row	6/13/2025	\$360,000	2648.09%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	6,534	\$15,700	\$13,100	\$0	\$179.32	NSFD
11271 6017.25	101 Hill Row	10/16/2025	\$355,000	2038.55%	19	2025	1,920	0	3	2	0	C+	Avg	NE 04	8,276	\$19,900	\$16,600	\$0	\$174.53	NSFD
21-Manufactured																				
11271 204.01	519 Thompson St	3/28/2025	\$249,900	16.23%	21	2011	1,056	0	3	1	1	C-	Avg	NE 01	10,019	\$12,000	\$215,000	\$205,000	\$225.28	Remodeled
11271 2387	206 Schneider St	4/30/2024	\$270,000	9.27%	21	1966	1,600	0	4	1	1	C-	Avg	NE 04	21,039	\$33,900	\$247,100	\$218,900	\$147.56	