

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
01-Ranch NE 01																				
206 3317-00000	309 Badger Dr	8/29/2025	\$192,000	83.38%	01	1940	703	0	2	1	0	C-	Avr	NE 01	4,748	\$19,000	\$104,700	\$84,700	\$246.09	
206 1154-81310	1915 Man Mound Rd	6/13/2025	\$100,000	70.65%	01	1901	712	0	2	1	0	D+	V Pr	NE 01	48,352	\$57,900	\$58,600	\$19,500	\$59.13	
206 0877-00000	731A Lake St	4/1/2024	\$120,000	22.70%	01	1950	728	0	1	1	0	C-	Avr	NE 01	24,002	\$47,000	\$97,800	\$71,500	\$100.27	2-Parcel Sale; #3614
206 3524-00000	519 10th St	10/1/2024	\$205,000	73.88%	01	1946	768	0	2	1	1	C	Avr	NE 01	7,928	\$31,700	\$117,900	\$93,000	\$225.65	
206 3307-00000	433 Rachael Rd	12/23/2025	\$235,000	107.78%	01	1955	841	0	2	1	0	C-	Avr	NE 01	6,882	\$27,500	\$113,100	\$89,900	\$246.73	
206 1996-00000	412 Hitchcock St	11/25/2025	\$224,000	110.72%	01	1953	864	0	3	1	0	C-	Avr	NE 01	8,712	\$34,800	\$106,300	\$80,400	\$218.98	
206 0551-00000	420 7th St	8/7/2023	\$195,000	31.40%	01	1942	864	0	2	1	0	C	Gd	NE 01	8,712	\$34,800	\$148,400	\$122,300	\$185.42	
206 3541-00000	320 11th St	3/21/2024	\$199,900	54.48%	01	1944	874	0	1	1	0	C-	Gd	NE 01	8,712	\$34,800	\$129,400	\$103,300	\$188.90	Remodeled
206 2927-00000	1020 4th St	10/25/2024	\$172,000	94.13%	01	1956	884	0	2	1	0	C	Fr	NE 01	7,492	\$30,000	\$88,600	\$64,300	\$160.63	
206 1997-00000	418 Hitchcock St	5/7/2025	\$215,000	76.95%	01	1953	896	0	2	1	0	C-	Avr	NE 01	8,712	\$34,800	\$121,500	\$95,600	\$201.12	
206 2284-10000	1107 3rd St	5/31/2024	\$185,000	31.95%	01	1957	896	0	2	1	0	C	Avr	NE 01	10,454	\$40,200	\$140,200	\$112,800	\$161.61	
206 3266-00000	411 Lynn Ave	10/13/2023	\$200,000	48.15%	01	1957	910	0	3	1	0	C	V Gd	NE 01	8,712	\$34,800	\$135,000	\$109,100	\$181.54	
206 0531-00000	502 8th St	11/8/2024	\$200,000	42.76%	01	1950	921	0	2	1	1	C	Avr	NE 01	8,712	\$34,800	\$140,100	\$117,400	\$179.37	
206 2605-00000	511 3rd Ave	8/29/2023	\$200,000	42.86%	01	1922	921	0	2	1	0	C-	Fr	NE 01	5,271	\$21,100	\$140,000	\$119,000	\$194.25	Remodeled
206 3274-00000	338 Badger Dr	2/15/2023	\$165,000	30.54%	01	1949	936	0	2	1	0	C	Avr	NE 01	9,496	\$38,000	\$126,400	\$99,900	\$135.68	
206 3282-00000	202 Badger Dr	7/11/2025	\$180,000	27.84%	01	1942	952	0	2	1	0	C	Gd	NE 01	6,882	\$27,500	\$140,800	\$117,600	\$160.19	
206 2029-00000	705 9th Ave	3/8/2024	\$219,900	42.88%	01	1946	959	0	2	1	1	C	Avr	NE 01	8,712	\$34,800	\$153,900	\$127,800	\$193.01	Exr Classes
206 1994-00000	625 Prairie Ave	7/10/2023	\$180,000	44.23%	01	1953	960	0	2	1	0	C	Fr	NE 01	8,843	\$35,400	\$124,800	\$98,800	\$150.63	
206 0182-00000	706 9th Ave	6/28/2023	\$236,000	96.67%	01	1950	964	0	2	1	1	C	Fr	NE 01	5,401	\$21,600	\$120,000	\$98,800	\$222.41	
206 3380-00000	560 Quarry St	4/26/2024	\$217,000	59.09%	01	1994	1,008	0	3	1	0	C	Avr	NE 01	6,882	\$27,500	\$136,400	\$120,000	\$188.00	
206 2484-00000	623 2nd St	8/1/2025	\$227,000	69.40%	01	1972	1,008	0	3	1	0	C-	Avr	NE 01	9,278	\$37,100	\$134,000	\$107,400	\$188.39	
206 0919-01000	924 Lake St	4/24/2025	\$200,000	37.27%	01	1996	1,008	0	3	1	0	C	Avr	NE 01	10,498	\$40,200	\$145,700	\$118,200	\$158.53	
206 3265-00000	426 Badger Dr	7/26/2024	\$224,900	42.88%	01	1950	1,032	0	3	1	0	C-	V Gd	NE 01	7,841	\$31,400	\$157,400	\$132,800	\$187.50	Remodeled
206 1978-00000	306 Hitchcock St	5/11/2023	\$155,000	16.45%	01	1953	1050	0	3	1	0	C	Gd	NE 01	8,712	\$34,800	\$133,100	\$107,200	\$114.48	
206 3268-00000	414 Badger Dr	8/30/2024	\$210,000	75.73%	01	1954	1,056	0	2	1	0	C-	Avr	NE 01	9,496	\$38,000	\$119,500	\$93,000	\$162.88	
206 0783-30000	10/7 Effinger Rd	10/7/2025	\$260,500	71.16%	01	1988	1,056	0	3	2	0	C	Avr	NE 01	22,259	\$46,100	\$152,200	\$123,200	\$203.03	
206 1970-00000	209 Hitchcock St	6/5/2023	\$151,000	-15.31%	01	1967	1064	0	2	2	0	C+	Avr	NE 01	10,542	\$40,300	\$178,300	\$151,000	\$104.04	
206 3348-00000	515 Badger Dr	5/9/2023	\$180,000	23.29%	01	1959	1072	0	2	1	0	C	Gd	NE 01	7,841	\$31,400	\$146,000	\$121,400	\$138.62	
206 2320-00000	216 Washington Ave	9/30/2025	\$300,000	52.75%	01	1990	1,092	0	3	2	0	C+	V Gd	NE 01	9,888	\$39,600	\$196,400	\$169,400	\$238.46	2-Parcel Sale; #2321
206 2917-00000	1017 4th St	7/18/2025	\$300,000	71.82%	01	1964	1,092	0	3	1	0	C	Gd	NE 01	13,678	\$41,800	\$174,600	\$144,700	\$236.45	
206 2119-08000	509 14th Ave	6/20/2024	\$290,000	35.14%	01	1993	1,120	0	3	2	0	C+	Gd	NE 01	9,714	\$38,900	\$214,600	\$180,500	\$224.20	
206 2933-00000	905 2nd St	7/18/2025	\$220,000	36.48%	01	1954	1,144	0	2	1	1	C+	Gd	NE 01	8,712	\$34,800	\$161,200	\$135,100	\$161.89	
206 1849-10000	7/31 15th Ave	7/31/2023	\$275,000	34.15%	01	1991	1152	0	3	1	1	C+	Avr	NE 01	11,021	\$40,500	\$205,000	\$167,900	\$203.56	
206 0073-00000	1407 East St	11/3/2023	\$229,000	80.17%	01	1949	1154	0	3	1	0	C-	V Gd	NE 01	11,979	\$41,000	\$127,100	\$98,500	\$162.91	
206 0533-00000	424 8th St	7/14/2023	\$265,000	61.68%	01	1952	1158	0	2	2	0	C	Avr	NE 01	13,068	\$41,500	\$163,900	\$138,200	\$193.01	Remodeled
206 0423-00000	510 9th St	3/21/2025	\$262,000	92.08%	01	1948	1,199	0	2	2	0	C	Avr	NE 01	8,973	\$35,900	\$136,400	\$110,100	\$188.57	Remodeled
206 0988-00000	404 S Parkway	3/21/2023	\$200,000	7.93%	01	1950	1200	0	2	2	0	C+	Avr	NE 01	11,108	\$40,600	\$185,300	\$165,800	\$132.83	
206 2131-00000	1026 6th St	10/17/2023	\$245,000	50.96%	01	1975	1200	0	3	1	0	C	Avr	NE 01	8,581	\$34,300	\$162,300	\$136,400	\$175.58	
206 0521-00000	824 5th St	9/29/2023	\$210,000	48.94%	01	1953	1204	0	3	1	0	C	Avr	NE 01	11,500	\$40,800	\$141,000	\$112,800	\$140.53	
206 2525-00000	726 Mound St	4/4/2024	\$195,000	50.12%	01	1949	1,221	0	3	1	0	C-	Avr	NE 01	14,505	\$42,300	\$129,900	\$107,000	\$125.06	
206 3325-00000	455 Russell St	2/1/2023	\$180,000	31.00%	01	1944	1232	0	3	2	0	C	V Gd	NE 01	7,187	\$28,700	\$137,400	\$113,700	\$122.81	
206 3239-00000	1204 Lincoln Ave	9/1/2023	\$298,000	60.13%	01	1972	1248	0	3	1	1	C	Gd	NE 01	20,168	\$45,100	\$186,100	\$142,100	\$202.64	
206 2119-06000	501 14th Ave	3/2/2023	\$260,900	20.45%	01	1993	1250	130	4	2	0	C+	Gd	NE 01	12,545	\$41,300	\$216,600	\$179,800	\$175.68	
206 2119-14000	531 Ernstmeyer Dr	7/14/2023	\$310,000	56.88%	01	1994	1250	130	4	2	0	C+	Avr	NE 01	9,322	\$37,300	\$197,600	\$163,900	\$218.16	
206 2282-00000	1120 4th St	8/8/2025	\$265,900	55.77%	01	1969	1,280	0	3	1	1	C	Gd	NE 01	7,318	\$29,300	\$170,700	\$146,600	\$184.84	Remodeled
206 2523-00000	736 Mound St	10/14/2025	\$292,000	97.43%	01	1951	1,280	0	3	2	0	C	Avr	NE 01	12,720	\$41,400	\$147,900	\$126,000	\$195.78	
206 1848-00000	621 13th St	8/11/2023	\$291,000	46.53%	01	1954	1326	0	3	2	0	C+	Avr	NE 01	12,807	\$41,400	\$198,600	\$159,700	\$188.24	3-Parcel Sale; #0356, #0357
206 3270-00000	402 Badger Dr	10/2/2023	\$160,500	30.17%	01	1951	1344	0	3	1	0	C-	Avr	NE 01	6,970	\$27,900	\$123,300	\$100,000	\$98.66	
206 0352-03000	1133 11th St	2/24/2023	\$270,100	27.05%	01	2002	1366	0	3	2	0	C+	Avr	NE 01	9,583	\$38,300	\$212,600	\$187,200	\$169.69	
206 1365-00000	421 6th Ave	4/8/2025	\$206,500	42.61%	01	1952	1,368	0	3	1	1	C	Avr	NE 01	6,229	\$24,900	\$144,800	\$122,400	\$132.75	
206 2947-00000	955 2nd St	11/7/2023	\$320,000	44.40%	01	1950	1391	156	3	2	0	C+	Gd	NE 01	13,068	\$41,500	\$221,600	\$192,200	\$200.22	Remodeled
206 3235-00000	1219 10th St	8/30/2024	\$307,000	49.32%	01	1984	1,442	0	3	2	0	C+	Avr	NE 01	12,415	\$41,200	\$205,600	\$169,000	\$184.33	
206 2293-00000	1148 3rd St	10/20/2025	\$319,000	57.76%	01	1966	1,456	0	4	1	0	C+	Avr	NE 01	13,416	\$41,700	\$202,200	\$172,500	\$190.45	

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City of Baraboo**

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206 1035-00000	224 Case St	5/12/2025	\$280,000	83.49%	01	1994	1,472	0	3	1	0	C	Avg	NE 01	8,233	\$32,900	\$152,600	\$127,400	\$167.87	
206 3078-00000	217 13th Ave	6/30/2023	\$260,000	19.87%	01	1978	1488	0	3	2	0	C+	Avg	NE 01	11,282	\$40,600	\$216,900	\$179,500	\$147.45	
206 2138-00000	830 6th St	12/27/2024	\$315,000	60.14%	01	1955	1,522	0	3	1	1	C	Gd	NE 01	17,947	\$44,000	\$196,700	\$163,600	\$178.06	
206 0736-00000	1010 5th St	6/17/2024	\$305,000	81.12%	01	1950	1,580	0	2	2	0	C	Avg	NE 01	9,453	\$37,800	\$168,400	\$141,700	\$169.11	
206 3102-00000	1806 Amundson Dr	8/16/2024	\$315,000	50.29%	01	1969	1,584	0	3	2	1	C	Avg	NE 01	12,720	\$41,400	\$209,600	\$170,800	\$172.73	
206 3601-00000	900 Lake St	4/3/2025	\$134,000	-28.53%	01	1955	1,596	300	3	1	0	C+	Gd	NE 01	10,237	\$40,100	\$187,500	\$168,400	\$58.83	
206 3441-00000	109 Monroe St	3/29/2024	\$336,000	57.16%	01	1971	1,608	0	3	2	0	C+	Avg	NE 01	12,981	\$41,500	\$213,800	\$174,700	\$183.15	
206 3146-00000	544 Carignan Ct	7/19/2024	\$377,000	42.86%	01	1978	1,620	0	3	2	0	C	Avg	NE 01	11,631	\$40,800	\$263,900	\$228,000	\$207.53	Remodeled
206 0352-06000	1136 10th St	5/29/2025	\$339,900	48.36%	01	1997	1,698	0	3	1	1	C+	Avg	NE 01	23,087	\$46,500	\$229,100	\$182,300	\$172.79	
206 3082-00000	211 13th Ave	9/19/2023	\$310,000	36.87%	01	1975	1704	0	3	3	0	C+	Avg	NE 01	12,763	\$41,400	\$226,500	\$187,600	\$157.63	
206 3085-00000	202 12th Ave	4/30/2025	\$360,000	56.59%	01	1978	1,708	0	3	3	0	C+	Avg	NE 01	11,282	\$40,600	\$229,900	\$192,500	\$187.00	2-Parcel Sale; #3081
206 2303-00000	1111 2nd St	5/28/2024	\$260,000	40.31%	01	1962	1,728	768	3	1	0	C	V Gd	NE 01	16,945	\$43,500	\$185,300	\$153,000	\$125.29	
206 2718-00000	421 Roblee Rd	5/25/2023	\$299,000	41.64%	01	1954	1806	0	3	2	1	C+	Avg	NE 01	14,331	\$42,200	\$211,100	\$170,600	\$142.19	
206 1100-00000	105 Hollywood St	7/7/2023	\$260,000	50.20%	01	1989	1854	750	3	2	0	C	Avg	NE 01	10,542	\$40,300	\$173,100	\$145,800	\$118.50	
206 3088-00000	135 13th Ave	8/8/2025	\$285,000	44.82%	01	1982	1,856	680	3	2	0	C+	Avg	NE 01	10,585	\$40,300	\$196,800	\$160,100	\$131.84	
206 0716-00000	1014 6th St	11/27/2024	\$320,000	60.48%	01	1953	1,944	0	3	2	0	C	Gd	NE 01	10,977	\$40,500	\$199,400	\$171,600	\$143.78	
206 2231-00000	811 9th St	7/16/2025	\$385,000	48.36%	01	1971	1,976	0	3	2	0	C+	Gd	NE 01	13,504	\$41,800	\$259,500	\$229,800	\$173.68	
206 0739-10000	906 2nd St	10/3/2023	\$364,900	53.77%	01	1993	2026	580	5	2	0	C+	Avg	NE 01	44,780	\$57,100	\$237,300	\$189,400	\$151.92	
206 2070-10000	1210 Crawford St	3/25/2024	\$826,000	106.09%	01	2019	2,107	0	3	3	0	C+	Gd	NE 01	52,403	\$58,800	\$400,800	\$356,600	\$364.12	
206 3342-00000	315 Russell St	7/23/2025	\$160,000	-30.71%	01	1955	2,156	400	3	1	1	C	V Gd	NE 01	13,024	\$41,500	\$230,900	\$201,800	\$54.96	
206 2899-00000	815 Lake St	3/12/2025	\$260,000	69.38%	01	1970	2,192	996	4	2	0	C	Gd	NE 01	8,494	\$34,000	\$153,500	\$135,400	\$103.10	
206 0056-00000	1514 Ash St	2/24/2023	\$352,000	52.05%	01	1966	2247	473	4	2	1	C+	Avg	NE 01	13,678	\$41,800	\$231,500	\$191,700	\$138.05	
206 0185-00000	620 9th Ave	1/2/2024	\$295,000	67.42%	01	1953	2,447	0	5	3	0	C+	Fr	NE 01	14,985	\$42,500	\$176,200	\$145,400	\$103.19	Remodeled
206 0179-00000	1204 Park St	1/13/2023	\$375,000	38.99%	01	1992	2620	1000	4	3	0	C+	Avg	NE 01	23,130	\$46,600	\$269,800	\$226,800	\$125.34	
206 2064-00000	309 12th Ave	6/17/2024	\$690,000	31.10%	01	1994	2,848	0	4	3	1	B+	Gd	NE 01	47,829	\$57,800	\$526,300	\$452,400	\$221.98	
206 1851-10000	115 15th Ave	6/9/2025	\$419,000	61.65%	01	1986	3,000	1,395	4	3	1	C+	Avg	NE 01	13,068	\$41,500	\$259,200	\$220,000	\$125.83	
206 3217-33800	836 Sequoia Cir	6/22/2023	\$480,000	36.83%	01	1994	3394	1334	3	2	1	C+	Gd	NE 01	16,988	\$43,500	\$350,800	\$302,200	\$128.61	
206 0094-00000	211 10th Ave	11/7/2024	\$450,000	78.08%	01	1960	3,432	1,596	4	2	1	C+	Avg	NE 01	26,136	\$48,100	\$252,700	\$213,500	\$117.10	2-Parcel Sale; #0096
206 0083-33000	1402 Crawford St	6/5/2024	\$680,000	92.63%	01	2017	3,964	1,550	5	3	0	C+	Avg	NE 01	30,056	\$50,000	\$353,000	\$316,500	\$158.93	
01-Ranch NE 02																				
206 2416-00000	615 Naragansett Ave	8/26/2024	\$350,000	63.25%	01	1988	1,198	0	3	2	0	C+	Gd	NE 02	10,193	\$55,200	\$214,400	\$179,900	\$246.08	
206 2361-00000	1810 Algonquin Dr	11/8/2024	\$200,000	0.00%	01	1976	1,248	0	3	2	0	C+	Avg	NE 02	13,809	\$58,200	\$200,000	\$162,100	\$113.62	
206 2395-00000	638 Madison Ave	8/31/2023	\$260,000	47.81%	01	1978	1396	0	3	1	0	C+	Avg	NE 02	13,809	\$58,200	\$175,900	\$138,000	\$144.56	
206 3001-33200	1511 19th St	2/9/2024	\$369,000	54.59%	01	2013	1,436	0	3	2	1	C+	Avg	NE 02	12,502	\$57,100	\$238,700	\$190,400	\$217.20	Remodeled
206 2883-30500	1600 15th St	9/26/2025	\$400,000	71.38%	01	2007	1,541	0	3	2	0	C+	Gd	NE 02	11,108	\$55,900	\$233,400	\$186,900	\$223.30	
206 3638-18000	1521 21st St	3/31/2023	\$380,000	47.80%	01	2018	1548	0	3	2	0	B-	Gd	NE 02	12,502	\$57,100	\$257,100	\$220,100	\$208.59	
206 3638-12000	1401 21st St	8/25/2023	\$341,000	26.16%	01	2019	1548	0	3	2	0	B	Gd	NE 02	16,553	\$60,600	\$270,300	\$231,800	\$181.14	
206 2412-00000	633 Naragansett Ave	4/5/2024	\$330,000	43.04%	01	1989	2,036	672	4	3	0	C+	Avg	NE 02	12,589	\$57,200	\$230,700	\$193,900	\$133.99	
206 2150-41000	1125 21st St	5/10/2024	\$540,000	75.50%	01	2004	2,038	0	5	3	0	B-	Gd	NE 02	21,127	\$64,500	\$307,700	\$257,500	\$233.32	
206 2883-35710	1310 16th St	5/10/2024	\$440,000	42.86%	01	2017	2,140	626	3	2	1	C+	Gd	NE 02	16,988	\$60,900	\$308,000	\$254,100	\$177.15	Remodeled
206 2368-00000	1709 Algonquin Dr	12/15/2025	\$392,000	53.13%	01	1995	2,323	1,000	3	2	1	C+	Avg	NE 02	14,418	\$58,800	\$256,000	\$217,500	\$143.44	
206 3001-31100	1411 19th St	9/16/2024	\$381,000	51.61%	01	2014	2,398	894	4	3	0	C	Avg	NE 02	12,327	\$57,000	\$251,300	\$203,200	\$135.11	
206 0010-00000	440 16th St	10/10/2025	\$360,000	20.20%	01	1961	2,598	648	3	3	0	C+	Avg	NE 02	43,560	\$83,500	\$299,500	\$229,800	\$106.43	
206 3217-44400	860 Iroquois Cir	9/29/2023	\$409,900	38.53%	01	1990	2679	1149	5	3	0	C+	Avg	NE 02	19,907	\$63,400	\$295,900	\$244,100	\$129.34	
206 2883-31600	1600 Berry Hill Ct	9/30/2024	\$410,000	40.80%	01	2005	2,720	1,164	4	3	0	C+	Gd	NE 02	12,327	\$57,000	\$291,200	\$243,100	\$129.78	
206 1963-06000	1101 Tillberry Dr	3/14/2025	\$400,000	54.20%	01	2002	2,724	1,200	5	3	0	C+	Avg	NE 02	14,288	\$58,600	\$259,400	\$213,900	\$125.33	
206 0026-10000	1800 Jefferson St	12/30/2025	\$450,000	44.37%	01	1982	2,736	886	3	2	0	B-	Avg	NE 02	41,382	\$81,700	\$311,700	\$254,200	\$134.61	
206 3217-22000	804 Iroquois Cir	11/13/2024	\$414,900	45.43%	01	1995	2,832	1,392	4	3	0	C+	V Gd	NE 02	19,123	\$62,800	\$285,300	\$234,300	\$124.33	
206 3001-33400	1501 20th St	6/14/2024	\$459,000	56.07%	01	2015	2,876	1,292	5	3	0	C+	Avg	NE 02	12,632	\$57,200	\$294,100	\$245,600	\$139.71	
206 2150-31000	2219 Surrey Ln	10/30/2024	\$499,000	47.68%	01	2004	3,210	1,400	4	3	0	B-	Gd	NE 02	20,081	\$63,600	\$337,900	\$288,800	\$135.64	
206 3217-09000	937 Bascom Hill Dr	8/17/2023	\$525,000	30.34%	01	1987	3341	1200	3	2	1	B-	Gd	NE 02	23,217	\$66,200	\$402,800	\$347,200	\$137.32	
206 1948-00000	911 Ott Ln	7/12/2023	\$500,000	22.19%	01	1970	3441	0	3	3	1	B-	Gd	NE 02	27,878	\$70,200	\$409,200	\$366,000	\$124.91	
206 2029-52500	701 Bascom Hill Dr	9/19/2023	\$480,000	28.93%	01	2000	3663	1600	4	3	1	B-	Gd	NE 02	14,810	\$59,100	\$372,300	\$326,200	\$114.91	
206 2150-34000	2313 Surrey Ln	9/30/2024	\$615,000	44.26%	01	2004	3,911	1,659	4	3	1	B+	Gd	NE 02	20,038	\$63,500	\$426,300	\$377,200	\$141.01	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
01-Ranch NE 04																				
206 3569-10900	1200 Victoria Cir	8/11/2023	\$275,000	40.66%	01	1996	1176	0	3	2	0	C	Avg	NE 04	12,894	\$46,900	\$195,500	\$160,000	\$193.96	
206 3117-60000	531 White Spruce Ave	9/5/2024	\$305,000	86.77%	01	2004	1,246	0	3	2	0	D+	Avg	NE 04	9,583	\$43,100	\$163,300	\$132,000	\$210.19	
206 2745-22700	306 Valley Glen Ct	7/30/2024	\$300,000	42.86%	01	1997	1,311	135	4	2	1	C	Avg	NE 04	9,670	\$43,500	\$210,000	\$172,400	\$195.65	Remodeled
206 3117-31000	521 Red Spruce Ave	11/10/2025	\$230,000	36.74%	01	2001	1,344	0	3	2	0	D+	Avg	NE 04	9,714	\$43,700	\$168,200	\$136,800	\$138.62	
206 3117-29000	501 Red Spruce Ave	5/1/2023	\$248,000	45.37%	01	2001	1378	0	3	3	0	D+	Avg	NE 04	9,714	\$43,700	\$170,600	\$139,200	\$148.26	
206 3117-01000	1400 Evergreen Dr	10/24/2025	\$211,500	43.29%	01	1995	1,404	0	3	2	0	D+	Avg	NE 04	9,627	\$43,300	\$147,600	\$116,200	\$119.80	
206 3117-34000	1431 Evergreen Dr	4/25/2025	\$254,900	88.40%	01	1998	1,404	0	3	2	0	D+	Avg	NE 04	10,759	\$45,500	\$135,300	\$102,900	\$149.15	
206 2745-07100	1111 Spruce Dr	10/19/2023	\$330,000	58.81%	01	1997	1456	0	3	2	0	C	Avg	NE 04	15,246	\$48,400	\$207,800	\$169,000	\$193.41	
206 3569-13100	312 Lisa Ct	6/26/2024	\$315,000	40.06%	01	2009	1,487	0	3	3	0	C	Gd	NE 04	19,166	\$51,000	\$224,900	\$183,700	\$177.54	
206 3117-27000	441 Red Spruce Ave	11/27/2024	\$241,000	50.91%	01	2002	1,512	0	3	2	0	D+	Avg	NE 04	9,714	\$43,700	\$159,700	\$128,300	\$130.49	
206 3117-12000	450 Red Spruce Ave	10/10/2025	\$253,800	64.70%	01	2000	1,560	0	3	2	0	D+	Avg	NE 04	11,892	\$46,200	\$154,100	\$120,700	\$133.08	
206 3117-51000	1500 Spruce Dr	1/29/2025	\$293,000	48.73%	01	2003	1,800	0	3	2	0	D+	Avg	NE 04	10,890	\$45,600	\$197,000	\$164,500	\$137.44	
206 2745-06500	311 Spruce Ct	12/12/2025	\$379,900	72.92%	01	2000	1,932	504	4	3	0	C	Avg	NE 04	16,988	\$49,500	\$219,700	\$179,300	\$171.01	
206 2745-20600	729 Parkside Ave	8/15/2023	\$327,500	42.89%	01	2000	1937	700	4	3	0	C	Avg	NE 04	8,538	\$38,400	\$229,200	\$193,000	\$149.25	Remodeled
206 3117-17000	1400 Spruce Dr	3/13/2025	\$269,900	50.87%	01	2000	1,980	0	3	2	0	D+	Avg	NE 04	13,155	\$47,100	\$178,900	\$144,400	\$112.53	
206 3569-12100	306 Krista Ct	8/9/2024	\$359,900	65.70%	01	2003	2,162	742	3	2	1	C+	Avg	NE 04	12,632	\$46,700	\$217,200	\$181,900	\$144.87	Updated Data
206 2745-22300	319 Valley Glen Ct	7/27/2023	\$347,000	48.67%	01	1998	2194	900	3	3	0	C	Avg	NE 04	14,898	\$48,200	\$233,400	\$190,300	\$136.19	
206 2745-22800	840 Parkside Ave	9/30/2024	\$368,000	54.82%	01	2000	2,216	808	4	3	0	C	Avg	NE 04	10,454	\$45,300	\$237,700	\$199,300	\$145.62	
206 3569-11400	307 Krista Ct	9/11/2023	\$375,000	54.32%	01	1999	2228	862	5	3	0	C+	Avg	NE 04	11,021	\$45,700	\$243,000	\$209,200	\$147.80	
206 2745-23800	636 Parkside Ave	10/15/2024	\$375,000	65.49%	01	2002	2,247	875	3	2	1	C	Avg	NE 04	10,454	\$45,300	\$226,600	\$188,200	\$146.73	
206 3117-00406	1330 Springbrook Dr	6/30/2023	\$428,000	27.46%	01	2015	2343	967	3	2	1	C+	Gd	NE 04	11,326	\$64,200	\$335,800	\$279,600	\$155.27	
206 2745-23200	730 Parkside Ave	1/27/2023	\$328,000	40.05%	01	1999	2404	1000	4	3	0	C	Avg	NE 04	8,799	\$39,600	\$234,200	\$197,500	\$119.97	
206 3117-00440	1315 Springbrook Dr	5/23/2025	\$425,000	54.94%	01	2016	2,550	896	4	3	0	B-	Avg	NE 04	12,632	\$37,400	\$274,300	\$261,700	\$152.00	
206 3117-00410	1260 Springbrook Dr	9/5/2025	\$478,000	45.33%	01	2003	2,931	1,303	3	3	0	B-	V Gd	NE 04	13,504	\$66,200	\$328,900	\$270,900	\$140.50	
02-Bi Level																				
206 1101-00000	103 Hollywood St	11/14/2025	\$226,000	52.91%	02	1978	990	0	2	1	1	C	Gd	NE 01	10,542	\$40,300	\$147,800	\$120,500	\$187.58	
206 1154-88260	1880 8th St	1/10/2025	\$261,500	48.83%	02	1979	1,152	0	3	1	0	C	Avg	NE 01	31,363	\$50,700	\$175,700	\$136,900	\$182.99	
206 3236-00000	1215 10th St	6/20/2025	\$290,000	57.61%	02	1983	1,592	512	3	2	0	C+	Avg	NE 01	11,195	\$40,600	\$184,000	\$148,500	\$156.66	Remodeled
206 1112-00000	1003 Ellis Ave	8/29/2025	\$200,000	8.11%	02	1979	1,722	624	3	2	0	C	Avg	NE 01	29,359	\$49,700	\$185,000	\$143,800	\$87.28	2-Parcel Sale; #1111
206 2382-00000	1810 Draper St	2/20/2023	\$190,000	-7.36%	02	1984	1514	294	3	2	1	C+	Avg	NE 02	17,903	\$61,700	\$205,100	\$163,300	\$84.74	
206 2380-00000	718 Iroquois Ct	11/27/2023	\$315,000	42.15%	02	1984	1812	520	3	3	0	C+	Gd	NE 02	22,128	\$65,300	\$221,600	\$175,700	\$137.80	
206 2366-00000	1725 Algonquin Dr	8/1/2025	\$320,000	57.25%	02	1978	1,870	560	3	2	0	C+	Fr	NE 02	14,854	\$59,100	\$203,500	\$164,500	\$139.52	
206 2367-00000	1715 Algonquin Dr	5/27/2025	\$400,000	62.34%	02	1978	2,150	514	4	2	1	B-	Avg	NE 02	14,985	\$59,200	\$246,400	\$207,300	\$158.51	
206 0407-00000	314 15th St	11/6/2023	\$302,000	16.51%	02	1966	2644	1067	2	3	0	C+	Avg	NE 02	19,820	\$63,300	\$259,200	\$213,300	\$90.28	
03-Split Level																				
206 3187-00000	628 10th St	2/24/2023	\$230,000	36.74%	03	1951	1478	360	3	1	1	C	Gd	NE 01	13,068	\$41,500	\$168,200	\$138,800	\$127.54	
206 2990-00000	707 Rivercrest Dr	4/5/2024	\$178,000	7.23%	03	1956	1,632	0	3	1	0	C	Avg	NE 01	12,502	\$41,300	\$166,000	\$137,000	\$83.76	
206 3013-00000	410 Arney Dr	4/1/2024	\$297,000	42.86%	03	1978	1,632	480	4	2	0	C+	Avg	NE 01	13,199	\$41,600	\$207,900	\$168,600	\$156.50	Remodeled
206 2677-00000	608 4th Ave	7/11/2025	\$255,000	47.48%	03	1988	1,652	600	4	2	0	C	Avg	NE 01	8,712	\$34,800	\$172,900	\$146,800	\$133.29	
206 1120-30000	839 Walnut St	8/29/2025	\$325,000	54.98%	03	1999	1,792	616	4	2	0	C	Avg	NE 01	24,219	\$47,100	\$209,700	\$171,900	\$155.08	
206 3001-33000	1531 19th St	3/28/2024	\$464,000	45.09%	03	2023	2,329	688	4	3	0	C+	Avg	NE 02	12,632	\$57,200	\$319,800	\$271,300	\$174.67	
206 3001-33900	1551 20th St	10/11/2024	\$490,000	65.37%	03	2022	3,010	1,380	4	3	0	C	Avg	NE 02	12,632	\$57,200	\$296,300	\$247,800	\$143.79	
206 2150-50000	1119 20th St	10/1/2024	\$407,000	28.55%	03	2004	3,068	1,288	4	3	0	C+	Avg	NE 02	17,076	\$61,000	\$316,600	\$268,000	\$112.78	
206 3117-39000	510 White Spruce Ave	6/14/2024	\$339,000	67.08%	03	2006	1,699	357	3	2	1	C+	Avg	NE 04	9,714	\$43,700	\$202,900	\$171,500	\$173.81	
206 2745-25100	643 Parkside Ave	10/4/2024	\$376,000	50.40%	03	2002	2,214	736	4	3	0	C	Avg	NE 04	17,337	\$49,800	\$250,000	\$204,300	\$147.34	
04-Cape Cod																				
206 1222-00000	424 7th Ave	5/15/2024	\$235,000	73.43%	04	1945	1,014	0	3	1	1	C+	Gd	NE 01	5,445	\$21,800	\$135,500	\$114,300	\$210.26	
206 3538-00000	1223 Warren St	9/13/2024	\$185,000	45.90%	04	1940	1,032	0	2	1	0	C	Avg	NE 01	5,401	\$21,600	\$126,800	\$105,600	\$158.33	
206 0571-00000	418 6th St	8/12/2025	\$245,100	84.01%	04	1949	1,076	0	2	1	1	C	Gd	NE 01	6,055	\$24,200	\$133,200	\$111,000	\$205.30	
206 1559-00000	410 Birch St	10/27/2023	\$200,000	73.61%	04	1935	1,089	0	2	1	0	C+	Avg	NE 01	3,485	\$13,900	\$115,200	\$96,900	\$170.89	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 0184-00000	720 9th Ave	6/20/2025	\$245,000	75.88%	04	1949	1,143	0	3	1	0	C	Gd	NE 01	9,191	\$36,800	\$139,300	\$112,800	\$182.15	
206 3530-00000	512 11th St	11/1/2024	\$295,000	47.21%	04	1946	1,152	0	3	1	0	C+	V Gd	NE 01	8,712	\$34,800	\$200,400	\$174,300	\$225.87	
206 2309-00000	1156 2nd St	12/17/2025	\$300,000	61.03%	04	1969	1,229	0	3	1	1	C+	Gd	NE 01	14,462	\$42,200	\$186,300	\$155,800	\$209.76	
206 2766-00000	808 East St	6/21/2023	\$210,000	24.19%	04	1924	1248	0	3	1	0	C+	Gd	NE 01	4,138	\$16,600	\$169,100	\$149,800	\$154.97	
206 1248-00000	821 Broadway	6/14/2023	\$195,000	82.58%	04	1/18	1250	0	2	2	0	B-	Gd	NE 01	4,182	\$16,700	\$106,800	\$79,900	\$142.64	
206 1249-00000	817 Broadway	4/15/2025	\$259,900	108.59%	04	1929	1,337	0	3	1	0	C+	Gd	NE 01	4,095	\$16,400	\$124,600	\$105,400	\$182.12	
206 2918-00000	1011 4th St	10/26/2023	\$175,500	16.53%	04	1963	1373	0	3	1	0	C	Avg	NE 01	9,888	\$39,600	\$150,600	\$123,600	\$98.98	
206 3315-00000	331 Badger Dr	11/26/2025	\$215,500	47.40%	04	1950	1,383	0	3	1	0	C	Avg	NE 01	5,663	\$22,700	\$146,200	\$124,800	\$139.41	
206 3502-00000	408 10th St	9/22/2023	\$260,000	60.10%	04	1939	1386	0	2	2	0	C	Gd	NE 01	7,928	\$31,700	\$162,400	\$137,500	\$164.72	
206 3125-00000	736 3rd St	3/13/2023	\$229,000	153.60%	04	1947	1396	0	3	2	0	C	Fr	NE 01	6,490	\$26,000	\$90,300	\$67,500	\$145.42	
206 1354-00000	326 5th Ave	10/14/2024	\$260,000	86.51%	04	1950	1,412	0	4	1	1	C	Gd	NE 01	8,712	\$34,800	\$139,400	\$113,300	\$159.49	
206 3525-00000	525 10th St	10/29/2025	\$305,000	60.27%	04	1949	1,527	0	3	2	0	C	Gd	NE 01	7,928	\$31,700	\$190,300	\$165,400	\$178.98	
206 3527-00000	1221 Elizabeth St	11/24/2025	\$265,000	57.36%	04	1955	1,542	0	3	1	1	C+	Avg	NE 01	7,928	\$31,700	\$168,400	\$143,500	\$151.30	
206 0997-00000	529 Quarry St	9/13/2024	\$249,900	82.81%	04	1962	1,615	0	3	1	1	C	Avg	NE 01	8,233	\$32,900	\$136,700	\$118,900	\$134.37	
206 0413-00000	421 11th St	1/31/2023	\$230,000	38.22%	04	1940	1673	0	4	2	0	C	Gd	NE 01	8,712	\$34,800	\$166,400	\$140,300	\$116.68	
206 3497-00000	502 10th St	3/18/2024	\$260,000	61.99%	04	1945	1,804	0	3	2	0	C	Avg	NE 01	8,059	\$32,200	\$160,500	\$135,400	\$126.27	Remodeled
206 2984-00000	509 12th St	5/9/2024	\$275,000	77.99%	04	1947	1,804	0	3	1	1	C+	Avg	NE 01	8,712	\$34,800	\$154,500	\$128,400	\$133.15	
206 3550-00000	1016 East St	9/2/2025	\$228,000	44.76%	04	1940	1,837	0	4	1	1	C+	Fr	NE 01	5,097	\$20,400	\$157,500	\$136,800	\$113.01	
206 1278-00000	809 Oak St	7/28/2023	\$253,500	58.04%	04	1954	1940	0	2	2	0	C+	Avg	NE 01	6,011	\$24,000	\$160,400	\$138,300	\$118.30	
206 3134-00000	715 2nd St	2/9/2024	\$245,000	41.13%	04	1939	2,029	0	4	1	1	C+	Gd	NE 01	7,754	\$31,000	\$173,600	\$148,900	\$105.47	
206 2137-00000	834 6th St	5/27/2025	\$300,000	90.36%	04	1966	2,109	0	2	2	0	C	Avg	NE 01	9,627	\$38,500	\$157,600	\$130,800	\$123.99	Remodeled
206 0071-00000	1402 Ash St	8/26/2024	\$160,000	4.99%	04	1936	2,127	0	3	1	1	C+	Fr	NE 01	14,157	\$42,100	\$152,400	\$122,200	\$55.43	
206 0392-00000	515 13th St	7/19/2024	\$450,000	28.68%	04	1949	2,820	0	5	3	0	B-	Gd	NE 01	57,935	\$84,100	\$349,700	\$265,600	\$129.75	
206 1190-10000	221 8th Ave	8/25/2023	\$260,000	42.86%	04	1938	3123	0	3	2	0	C+	Fr	NE 01	8,000	\$32,000	\$182,000	\$161,100	\$73.01	Exr Classes
206 2384-00000	713 Madison Ave	10/21/2025	\$390,000	56.56%	04	1978	2,282	0	4	2	0	C+	Avg	NE 02	15,594	\$59,800	\$249,100	\$209,500	\$144.70	
05-Bungalow																				
206 0558-00000	415 6th St	8/29/2024	\$195,511	75.50%	05	1940	624	0	1	1	0	C-	Gd	NE 01	6,621	\$26,500	\$111,400	\$88,400	\$270.85	
206 1888-00000	326 Blake St	3/25/2025	\$184,900	61.63%	05	1901	874	0	2	1	0	C-	Gd	NE 01	8,712	\$34,800	\$114,400	\$96,100	\$171.74	
206 2073-00000	203 10th St	7/31/2024	\$232,000	43.21%	05	1901	1,006	0	3	2	0	C	Gd	NE 01	12,676	\$41,300	\$162,000	\$132,900	\$189.56	
206 2537-00000	228 Elizabeth St	7/22/2024	\$265,000	101.83%	05	1925	1,219	0	3	1	1	C+	Avg	NE 01	6,186	\$24,700	\$131,300	\$108,900	\$197.13	
206 1204-00000	319 8th Ave	9/30/2024	\$249,900	42.88%	05	1910	1,444	0	3	2	0	C	Avg	NE 01	5,271	\$21,100	\$174,900	\$156,600	\$158.45	
206 2822-00000	513 4th St	4/30/2024	\$242,000	42.86%	05	1925	1,508	0	3	1	0	C	Gd	NE 01	8,712	\$34,800	\$169,400	\$143,300	\$137.40	Remodeled
206 2610-00000	539 3rd Ave	6/30/2023	\$251,000	44.92%	05	1928	1597	0	3	1	1	C+	Avg	NE 01	8,712	\$34,800	\$173,200	\$147,100	\$135.38	
206 2673-00000	638 4th Ave	10/7/2024	\$155,000	5.01%	05	1929	1,929	0	3	1	0	C+	Fr	NE 01	7,144	\$28,600	\$147,600	\$123,800	\$65.53	
206 3563-00000	407 8th St	6/15/2023	\$300,000	49.03%	05	1917	2220	0	3	3	0	C	Gd	NE 01	7,928	\$31,700	\$201,300	\$179,600	\$120.86	Remodeled
07-Craftsman																				
206 3457-00000	227 9th St	8/25/2023	\$220,000	47.16%	07	1928	1200	0	2	1	0	C+	Gd	NE 01	8,712	\$34,800	\$149,500	\$123,400	\$154.33	
09-BSS																				
206 2560-00000	541 8th Ave	10/17/2025	\$110,000	89.33%	09	1920	480	0	1	1	0	D	Avg	NE 01	8,233	\$32,900	\$58,100	\$36,000	\$160.63	
206 1447-10000	610 Ash St	12/13/2023	\$185,000	52.01%	09	1901	1168	0	3	2	0	C-	Avg	NE 01	3,840	\$15,400	\$121,700	\$103,000	\$145.21	2-Parcel Sale (#1448-10000); Remodeled, Mixed Classes
10-Farmhouse																				
206 1562-00000	226 2nd Ave	11/27/2023	\$235,000	59.43%	10	1930	2992	0	5	3	0	C	Fr	NE 01	7,362	\$29,400	\$147,400	\$123,300	\$68.72	2 Dwellings
206 3199-00000	620 11th St	1/31/2024	\$140,000	44.18%	10	1935	664	0	2	1	0	C-	Avg	NE 01	8,712	\$34,800	\$97,100	\$71,000	\$158.43	
206 0538-00000	338 8th St	10/31/2025	\$165,000	75.72%	10	1942	684	0	1	1	0	D+	Fr	NE 01	8,712	\$34,800	\$93,900	\$71,200	\$190.35	
206 1523-00000	422 3rd Ave	12/5/2025	\$148,500	62.47%	10	1920	694	0	2	1	0	D+	Fr	NE 01	5,663	\$22,700	\$91,400	\$69,800	\$181.27	
206 2044-00000	415 9th Ave	12/17/2024	\$75,000	-27.18%	10	1920	709	0	2	1	0	D+	Avg	NE 01	7,405	\$29,600	\$103,000	\$78,800	\$64.03	
206 1893-00000	319 Martin St	6/5/2025	\$70,000	13.82%	10	1901	736	0	1	1	0	D+	Avg	NE 01	4,356	\$17,400	\$61,500	\$47,800	\$71.47	
206 1897-00000	220 Elm St	11/26/2025	\$190,000	95.27%	10	1901	746	0	2	1	0	C-	Avg	NE 01	3,528	\$14,100	\$97,300	\$84,500	\$235.79	Remodeled
206 2555-00000	509 8th Ave	1/25/2024	\$149,500	63.21%	10	1944	787	0	1	1	0	D+	Avg	NE 01	8,581	\$34,300	\$91,600	\$69,000	\$146.38	Remodeled
206 0248-00000	510 Ridge St	9/25/2023	\$132,500	25.95%	10	1930	816	0	2	1	0	D+	Fr	NE 01	13,068	\$41,500	\$105,200	\$75,800	\$111.52	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 3512-00000	315 10th St	12/12/2025	\$264,000	135.08%	10	1930	835	0	3	1	1	C-	Avg	NE 01	8,712	\$34,800	\$112,300	\$86,200	\$274.49	
206 2760-00000	326 7th St	11/15/2024	\$140,000	20.59%	10	1901	862	0	2	1	0	D+	Gd	NE 01	6,534	\$26,100	\$116,100	\$93,200	\$132.13	
206 0272-00000	825 2nd Ave	5/5/2023	\$199,900	93.33%	10	1920	864	0	2	1	0	C-	Fr	NE 01	8,538	\$34,200	\$103,400	\$77,500	\$191.78	
206 0858-00000	353 Lake St	5/19/2023	\$80,000	10.34%	10	1910	888	0	2	1	0	D+	Fr	NE 01	7,710	\$30,800	\$72,500	\$60,200	\$55.41	
206 2929-00000	927 3rd St	5/31/2024	\$159,000	57.74%	10	1930	905	0	2	1	0	D	Gd	NE 01	8,712	\$34,800	\$100,800	\$74,700	\$137.24	
206 2152-00000	618 Lake St	12/8/2023	\$173,000	76.35%	10	1910	933	0	3	1	0	C-	Avg	NE 01	4,138	\$16,600	\$98,100	\$84,600	\$167.63	
206 3616-00000	713 Lake St	11/1/2024	\$157,000	43.90%	10	1901	950	0	2	1	0	C	Avg	NE 01	10,498	\$40,200	\$109,100	\$89,900	\$122.95	
206 2630-00000	613 2nd Ave	5/28/2025	\$179,000	68.87%	10	1901	968	0	2	1	0	C-	Avg	NE 01	4,879	\$19,500	\$106,000	\$85,600	\$164.77	Remodeled
206 1362-00000	409 6th Ave	7/28/2023	\$219,900	86.99%	10	1901	990	0	3	1	0	C	Avg	NE 01	6,316	\$25,300	\$117,600	\$95,000	\$196.57	Remodeled
206 0980-00000	302 Quarry St	2/28/2025	\$215,000	71.59%	10	1901	1,012	0	2	1	0	C	Gd	NE 01	19,166	\$44,600	\$125,300	\$108,300	\$168.38	
206 2501-00000	615 Mound St	10/24/2023	\$190,000	60.61%	10	1910	1018	0	2	1	0	D+	Avg	NE 01	9,278	\$37,100	\$118,300	\$91,700	\$150.20	
206 2043-00000	1015 West St	12/8/2023	\$190,000	42.86%	10	1901	1023	0	2	2	0	D	Pr	NE 01	8,712	\$34,800	\$133,000	\$106,900	\$151.71	Remodeled
206 3582-00000	706 6th St	6/10/2025	\$234,900	111.62%	10	1910	1,040	0	2	1	0	C	Avg	NE 01	7,405	\$29,600	\$111,000	\$86,800	\$197.40	
206 2454-00000	527 Grove St	7/12/2023	\$100,000	-16.11%	10	1935	1071	0	4	1	0	C-	Avg	NE 01	8,712	\$34,800	\$119,200	\$100,900	\$60.88	
206 2763-00000	314 7th St	8/12/2024	\$180,000	60.00%	10	1901	1,080	0	2	1	0	C-	Gd	NE 01	5,663	\$22,700	\$112,500	\$90,900	\$145.65	
206 2757-00000	331 7th St	8/15/2023	\$150,000	27.66%	10	1901	1080	0	2	2	0	C-	Avg	NE 01	8,712	\$34,800	\$117,500	\$91,400	\$106.67	
206 3572-00000	612 6th St	12/27/2024	\$210,000	50.65%	10	1920	1,120	0	3	2	0	C	Avg	NE 01	7,405	\$29,600	\$139,400	\$115,200	\$161.07	
206 1205-00000	327 8th Ave	7/5/2023	\$147,000	38.16%	10	1901	1146	0	3	1	0	D+	Avg	NE 01	5,532	\$22,100	\$106,400	\$87,800	\$108.99	
206 3154-00000	611 Lake St	11/21/2025	\$175,000	51.38%	10	1901	1,160	0	3	1	1	C-	Avg	NE 01	7,405	\$29,600	\$115,600	\$98,700	\$125.34	
206 2659-00000	624 3rd Ave	3/26/2025	\$245,000	62.47%	10	1922	1,179	0	2	1	0	C+	Avg	NE 01	6,621	\$26,500	\$150,800	\$127,800	\$185.33	
206 0194-00000	717 Park St	7/2/2025	\$175,000	39.89%	10	1901	1,179	0	1	1	0	C	Avg	NE 01	8,712	\$34,800	\$125,100	\$99,000	\$118.91	
206 2691-00000	821 Summit St	6/5/2024	\$235,000	103.99%	10	1928	1,183	0	3	1	0	C+	Avg	NE 01	8,189	\$32,800	\$115,200	\$89,900	\$170.92	
206 1864-00000	418 Walnut St	11/10/2025	\$230,000	59.72%	10	1901	1,185	0	3	2	0	C-	V Gd	NE 01	17,424	\$43,700	\$144,000	\$121,100	\$157.22	
206 2753-00000	309 7th St	10/31/2023	\$199,000	28.06%	10	1910	1191	0	4	2	0	C	Avg	NE 01	8,712	\$34,800	\$155,400	\$129,300	\$137.87	
206 1343-00000	214 5th Ave	9/22/2023	\$249,900	57.27%	10	1915	1192	0	3	1	0	C	Gd	NE 01	8,712	\$34,800	\$158,900	\$132,800	\$180.45	
206 0236-00000	723 Ridge St	4/29/2024	\$215,000	53.13%	10	1910	1,208	0	3	1	1	C	Gd	NE 01	5,793	\$23,200	\$140,400	\$118,600	\$158.77	
206 1916-00000	603 Walnut St	12/1/2025	\$107,500	-26.37%	10	1880	1,208	0	3	2	1	C	Gd	NE 01	17,555	\$43,800	\$146,000	\$123,100	\$52.73	Updated Data
206 0070-00000	1406 Ash St	10/31/2023	\$230,000	125.49%	10	1925	1212	0	4	1	0	C	Avg	NE 01	14,157	\$42,100	\$102,000	\$71,800	\$155.03	
206 0506-00000	732 5th St	8/21/2025	\$211,000	49.01%	10	1940	1,243	0	3	1	0	C	Gd	NE 01	7,841	\$31,400	\$141,600	\$116,800	\$144.49	
206 1784-00000	203 Maple St	12/10/2025	\$150,000	367.29%	10	1910	1,264	0	3	1	0	C-	Uns	NE 01	8,712	\$34,800	\$32,100	\$13,800	\$91.14	
206 3159-00000	517 Lake St	6/28/2023	\$87,500	-32.38%	10	1901	1280	0	3	1	0	C	Pr	NE 01	17,424	\$43,700	\$129,400	\$106,500	\$34.22	Updated Data
206 2564-00000	522 7th Ave	12/13/2023	\$260,000	32.25%	10	1901	1282	0	3	1	1	D+	Fr	NE 01	8,712	\$34,800	\$196,600	\$170,500	\$175.66	Remodeled
206 2641-00000	635 3rd Ave	6/30/2023	\$220,000	67.17%	10	1901	1286	0	3	1	1	C-	Avg	NE 01	6,055	\$24,200	\$131,600	\$99,400	\$152.26	
206 1638-00000	220 2nd St	2/13/2023	\$215,000	78.57%	10	1901	1289	0	3	2	0	C	Avg	NE 01	5,358	\$21,400	\$120,400	\$99,300	\$150.19	
206 2889-00000	203 Depot St	8/10/2023	\$150,000	16.19%	10	1901	1289	0	3	1	0	D+	Gd	NE 01	14,070	\$42,000	\$129,100	\$111,000	\$83.79	
206 0994-00000	545 Quarry St	5/16/2023	\$230,000	104.44%	10	1901	1298	0	3	2	0	C-	Avg	NE 01	8,973	\$35,900	\$112,500	\$94,100	\$149.54	Remodeled
206 0910-00000	808 Lake St	9/5/2024	\$270,000	69.81%	10	1902	1,299	0	3	1	1	C	V Gd	NE 01	9,235	\$36,900	\$159,000	\$140,400	\$179.45	
206 1878-00000	518 Vine St	11/7/2025	\$215,000	67.06%	10	1901	1,300	0	3	1	0	D+	Gd	NE 01	10,062	\$40,000	\$128,700	\$109,700	\$134.62	
206 3420-00000	114 9th Ave	12/20/2024	\$215,000	74.51%	10	1901	1,304	0	4	2	0	C-	Fr	NE 01	10,629	\$40,300	\$123,200	\$95,600	\$133.97	
206 2532-00000	618 Mound St	6/11/2025	\$275,000	79.39%	10	1901	1,318	0	3	2	0	C-	Gd	NE 01	8,581	\$34,300	\$153,300	\$127,300	\$182.63	
206 2151-00000	612 Lake St	5/19/2023	\$219,000	113.66%	10	1910	1332	0	3	1	0	C-	Avg	NE 01	8,320	\$33,300	\$102,500	\$84,600	\$139.41	
206 2747-00000	326 8th St	4/26/2024	\$256,000	42.86%	10	1920	1,334	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$179,200	\$156,500	\$165.82	Remodeled
206 2756-00000	327 7th St	5/23/2025	\$196,470	41.24%	10	1901	1,336	0	2	1	0	C	Fr	NE 01	8,712	\$34,800	\$139,100	\$113,000	\$121.01	
206 0126-00000	214 11th St	9/19/2025	\$242,000	79.26%	10	1901	1,340	0	3	1	0	C	Avg	NE 01	8,712	\$34,800	\$135,000	\$108,900	\$154.63	
206 0108-00000	1317 East St	7/12/2024	\$230,000	30.76%	10	1910	1,340	0	3	1	0	C	V Gd	NE 01	26,223	\$48,100	\$175,900	\$136,600	\$135.75	
206 1696-00000	109 1st Ave	7/30/2025	\$148,000	24.89%	10	1901	1,341	0	3	1	1	C-	Avg	NE 01	9,235	\$36,900	\$118,500	\$97,300	\$82.85	
206 0621-00000	404 3rd St	12/8/2023	\$245,000	43.86%	10	1901	1343	0	3	2	0	C	Gd	NE 01	6,926	\$27,700	\$170,300	\$146,800	\$161.80	
206 0601-00000	420 4th St	7/31/2025	\$230,000	249.01%	10	1920	1,351	0	3	1	0	C	Avg	NE 01	8,712	\$34,800	\$65,900	\$39,800	\$144.49	
206 0864-00000	414 Lake St	9/18/2024	\$185,000	58.25%	10	1901	1,367	0	3	1	0	C-	Avg	NE 01	13,634	\$41,800	\$116,900	\$96,000	\$104.75	
206 1690-00000	317 1st Ave	9/18/2024	\$200,000	81.82%	10	1930	1,383	0	2	1	1	C+	Avg	NE 01	11,282	\$40,600	\$110,000	\$87,600	\$115.26	
206 0077-00000	1505 Oak St	9/22/2023	\$276,000	116.30%	10	1901	1386	0	3	2	0	C	Avg	NE 01	17,163	\$43,600	\$127,600	\$95,100	\$167.68	
206 1515-00000	326 3rd Ave	11/10/2025	\$255,000	43.10%	10	1901	1,398	0	3	2	0	C	Gd	NE 01	8,320	\$33,300	\$178,200	\$152,700	\$158.58	
206 2505-00000	708 2nd St	6/21/2024	\$249,900	93.87%	10	1901	1,419	0	3	1	0	C-	Avg	NE 01	8,712	\$34,800	\$128,900	\$102,800	\$151.59	
206 1220-10000	421 8th Ave	9/14/2023	\$173,000	9.49%	10	1901	1427	0	2	1	0	C-	Avg	NE 01	8,712	\$34,800	\$158,000	\$135,300	\$96.85	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 1463-00000	211 3rd St	5/31/2024	\$163,000	39.20%	10	1901	1,439	0	2	1	1	C	Fr	NE 01	2,352	\$9,400	\$117,100	\$100,500	\$106.74	
206 0192-00000	723 Park St	10/11/2024	\$115,000	-10.02%	10	1901	1,446	0	3	1	0	C-	Avg	NE 01	10,803	\$40,400	\$127,800	\$100,100	\$51.59	
206 1109-00000	834 Walnut St	10/27/2023	\$175,000	9.86%	10	1910	1462	0	3	1	1	C+	Avg	NE 01	18,339	\$44,200	\$159,300	\$139,300	\$89.47	
206 2275-00000	1140 4th St	10/31/2025	\$255,000	91.44%	10	1901	1,472	0	3	2	0	C	Gd	NE 01	14,636	\$42,300	\$133,200	\$102,600	\$144.50	
206 0612-00000	520 3rd St	5/30/2025	\$257,300	113.17%	10	1910	1,492	0	3	2	0	C	Avg	NE 01	7,405	\$29,600	\$120,700	\$96,500	\$152.61	Remodeled
206 1386-00000	332 4th Ave	10/15/2025	\$175,000	35.45%	10	1901	1,494	0	2	2	0	C	Avg	NE 01	6,055	\$24,200	\$129,200	\$107,000	\$100.94	
206 2864-00000	415 1st St	5/29/2025	\$260,000	47.81%	10	1901	1,496	0	4	1	1	C	V Gd	NE 01	6,621	\$26,500	\$175,900	\$152,900	\$156.08	
206 3402-00000	1008 Oak St	10/3/2025	\$239,900	81.33%	10	1935	1,504	0	3	1	1	C+	Avg	NE 01	4,312	\$17,200	\$132,300	\$112,700	\$148.07	
206 3571-00000	618 6th St	9/30/2025	\$190,000	37.09%	10	1901	1,520	0	4	1	0	C	Avg	NE 01	8,712	\$34,800	\$138,600	\$112,500	\$102.11	
206 1635-00000	234 2nd St	6/13/2024	\$230,000	75.84%	10	1920	1,528	0	3	2	0	C	Avg	NE 01	6,621	\$26,500	\$130,800	\$107,800	\$133.18	
206 2843-00000	510 2nd St	10/26/2023	\$179,500	28.95%	10	1901	1536	0	3	1	1	C	Avg	NE 01	4,356	\$17,400	\$139,200	\$119,600	\$105.53	
206 0581-00000	425 5th St	3/22/2024	\$223,800	74.71%	10	1901	1,558	0	3	1	0	C	Gd	NE 01	8,712	\$34,800	\$128,100	\$102,000	\$121.31	Remodeled
206 2513-00000	721 Mound St	3/29/2024	\$255,600	42.87%	10	1901	1,558	0	3	1	1	C	Fr	NE 01	8,712	\$34,800	\$178,900	\$152,800	\$141.72	Remodeled
206 2660-00000	616 3rd Ave	11/26/2024	\$240,720	62.32%	10	1920	1,563	0	3	1	1	C	Gd	NE 01	6,273	\$25,100	\$148,300	\$125,800	\$137.95	
206 2242-00000	815 2nd St	11/25/2024	\$289,900	116.67%	10	1925	1,563	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$133,800	\$107,700	\$163.21	
206 1381-00000	321 5th Ave	8/27/2025	\$233,500	30.81%	10	1925	1,564	0	5	2	0	C	Gd	NE 01	8,712	\$34,800	\$178,500	\$152,400	\$127.05	
206 1821-00000	114 Maple St	1/12/2024	\$245,000	47.06%	10	1910	1,568	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$166,600	\$148,300	\$134.06	Remodeled
206 0074-00000	1326 Ash St	11/26/2025	\$255,000	85.59%	10	1901	1,576	0	3	1	0	C	Gd	NE 01	7,057	\$28,200	\$137,400	\$113,700	\$143.91	
206 1256-00000	820 Birch St	6/29/2023	\$225,000	52.75%	10	1901	1581	0	3	2	0	C	Avg	NE 01	6,621	\$26,500	\$147,300	\$124,300	\$125.55	
206 2785-00000	333 5th St	5/5/2023	\$225,000	42.86%	10	1920	1583	0	3	1	0	D+	Avg	NE 01	8,712	\$34,800	\$157,500	\$131,400	\$120.15	Remodeled
206 3173-00000	132 Pine St	8/16/2024	\$259,000	63.10%	10	1901	1,584	0	3	2	0	C	Avg	NE 01	17,424	\$43,700	\$158,800	\$126,400	\$135.92	
206 2003-10000	518 8th Ave	1/23/2023	\$215,000	62.63%	10	1901	1588	0	3	2	0	D+	V Gd	NE 01	9,365	\$37,500	\$132,200	\$109,000	\$111.78	
206 2506-00000	714 2nd St	11/19/2024	\$253,000	50.95%	10	1901	1,592	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$167,600	\$141,500	\$137.06	
206 1648-00000	227 1st St	8/19/2025	\$230,000	46.31%	10	1929	1,592	0	4	1	1	C+	Avg	NE 01	8,712	\$34,800	\$157,200	\$131,100	\$122.61	
206 1524-00000	418 3rd Ave	3/14/2025	\$239,000	41.92%	10	1901	1,596	0	3	2	0	C	Gd	NE 01	5,271	\$21,100	\$168,400	\$147,400	\$136.53	
206 1227-00000	815 West St	9/12/2023	\$254,000	66.67%	10	1901	1602	0	4	2	0	C-	Avg	NE 01	8,712	\$34,800	\$152,400	\$126,300	\$136.83	
206 2534-00000	610 Mound St	5/31/2024	\$275,001	42.86%	10	1901	1,607	0	3	2	0	C	Fr	NE 01	8,712	\$34,800	\$192,500	\$166,400	\$149.47	Remodeled
206 0275-00000	815 2nd Ave	7/29/2025	\$225,000	49.90%	10	1921	1,629	549	3	2	0	C-	Gd	NE 01	16,988	\$43,500	\$150,100	\$121,000	\$111.42	
206 0887-00000	704 Potter St	12/15/2025	\$140,000	8.86%	10	1901	1,638	0	4	1	0	C-	Avg	NE 01	8,712	\$34,800	\$128,600	\$110,300	\$64.22	2-Parcel Sale; #0890
206 1258-00000	232 6th Ave	3/29/2023	\$258,000	27.34%	10	1910	1645	0	4	1	1	C+	Avg	NE 01	8,712	\$34,800	\$202,600	\$176,500	\$135.68	
206 0602-00000	414 4th St	2/23/2023	\$212,000	40.49%	10	2/18	1658	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$150,900	\$124,800	\$106.88	
206 0535-00000	414 8th St	10/15/2025	\$252,200	86.81%	10	1901	1,659	0	3	2	1	C-	Avg	NE 01	13,199	\$41,600	\$135,000	\$109,200	\$126.94	
206 1535-00000	412 2nd Ave	11/3/2025	\$252,500	81.79%	10	1901	1,660	0	3	1	0	C	Gd	NE 01	3,964	\$15,900	\$138,900	\$119,900	\$142.53	
206 0249-00000	500 Ridge St	8/14/2025	\$309,900	58.44%	10	1901	1,661	0	4	2	0	C	V Gd	NE 01	8,712	\$34,800	\$195,600	\$169,500	\$165.62	
206 3398-00000	1015 Oak St	2/1/2024	\$218,000	37.28%	10	1901	1,672	0	3	1	1	C-	Avg	NE 01	8,712	\$34,800	\$158,800	\$132,700	\$109.57	
206 2646-00000	620 2nd Ave	7/24/2023	\$197,000	36.71%	10	1901	1680	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$144,100	\$118,000	\$96.55	
206 1792-00000	334 Lake St	2/5/2025	\$184,500	34.48%	10	1901	1,687	0	4	1	0	C-	Gd	NE 01	4,792	\$19,200	\$137,200	\$123,000	\$97.98	
206 2739-00000	1112 Summit St	3/6/2025	\$225,000	40.89%	10	1901	1,692	0	4	1	1	C-	Gd	NE 01	7,928	\$31,700	\$159,700	\$134,800	\$114.24	Remodeled
206 2623-00000	523 2nd Ave	8/23/2024	\$256,000	91.76%	10	1860	1,693	725	3	2	0	C	Avg	NE 01	21,257	\$45,600	\$133,500	\$98,000	\$124.28	Remodeled
206 1824-00000	107 South St	10/15/2025	\$305,000	52.35%	10	1910	1,694	0	3	3	1	C	V Gd	NE 01	8,712	\$34,800	\$200,200	\$181,900	\$159.50	
206 2119-04000	1607 Crawford St	7/21/2023	\$281,100	26.05%	10	1901	1,716	0	3	2	0	C+	V Gd	NE 01	9,627	\$38,500	\$223,000	\$187,200	\$141.38	Remodeled
206 2865-00000	419 1st St	5/16/2024	\$380,000	42.86%	10	1901	1,733	0	5	2	0	C+	Gd	NE 01	6,621	\$26,500	\$266,000	\$243,000	\$203.98	Remodeled
206 2330-00000	209 Washington Ave	1/17/2024	\$285,000	30.79%	10	1901	1,765	0	3	2	0	C+	Gd	NE 01	34,717	\$52,400	\$217,900	\$172,300	\$131.78	
206 2802-00000	303 3rd St	3/14/2023	\$175,000	46.08%	10	1920	1791	0	3	1	1	C	Fr	NE 01	5,837	\$23,300	\$119,800	\$98,000	\$84.70	
206 2622-00000	513 2nd Ave	9/26/2025	\$334,900	75.43%	10	1849	1,792	0	3	2	0	C+	Gd	NE 01	17,076	\$43,500	\$190,900	\$158,500	\$162.61	
206 1512-00000	331 4th Ave	1/9/2024	\$276,000	23.38%	10	1927	1,796	0	3	1	1	B-	Gd	NE 01	7,928	\$31,700	\$223,700	\$198,800	\$136.02	
206 0454-00000	717 8th St	10/9/2023	\$280,000	39.30%	10	1901	1806	0	3	1	1	C	Gd	NE 01	18,557	\$44,300	\$201,000	\$171,600	\$130.51	
206 2088-00000	120 13th St	4/30/2025	\$269,900	68.48%	10	1901	1,819	0	3	2	0	C+	Gd	NE 01	8,712	\$34,800	\$160,200	\$134,100	\$129.25	Remodeled
206 2577-00000	532 6th Ave	3/14/2025	\$247,000	49.33%	10	1901	1,819	0	3	2	1	C	Avg	NE 01	8,712	\$34,800	\$165,400	\$139,300	\$116.66	
206 1666-00000	231 2nd Ave	12/30/2024	\$220,000	45.21%	10	1910	1,834	0	3	1	0	C	Avg	NE 01	8,712	\$34,800	\$151,500	\$125,400	\$100.98	
206 1860-00000	204 South St	8/14/2025	\$245,000	44.37%	10	1901	1,837	0	3	2	0	C	Gd	NE 01	8,712	\$34,800	\$169,700	\$151,400	\$114.43	
206 1295-00000	808 Ash St	7/28/2023	\$275,000	64.67%	10	1910	1856	0	3	1	0	C+	Avg	NE 01	5,881	\$23,500	\$167,000	\$145,100	\$135.51	
206 0199-00000	736 Ridge St	8/11/2023	\$259,000	33.85%	10	1925	1890	0	4	2	0	C+	Avg	NE 01	8,712	\$34,800	\$193,500	\$167,400	\$118.62	Remodeled
206 3423-00000	1121 Oak St	9/11/2024	\$30,000	-82.83%	10	1920	1,922	0	3	1	1	C+	Gd	NE 01	8,712	\$34,800	\$174,700	\$148,600	-\$2.50	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 1244-00000	318 6th Ave	6/30/2025	\$286,000	67.15%	10	1901	1,936	0	3	2	0	C+	Avg	NE 01	7,667	\$30,700	\$171,100	\$146,500	\$131.87	
206 0471-00000	704 8th St	9/27/2023	\$284,900	42.88%	10	1901	1,939	0	4	4	0	C	Avg	NE 01	10,890	\$40,400	\$199,400	\$175,200	\$126.10	Remodeled
206 2500-00000	611 Mound St	8/2/2024	\$290,000	66.57%	10	1920	1,942	0	3	2	1	C+	Avg	NE 01	8,712	\$34,800	\$174,100	\$148,000	\$131.41	
206 1159-00000	914 Ash St	9/26/2025	\$386,000	61.57%	10	1929	1,944	0	3	1	1	B	Avg	NE 01	6,708	\$26,800	\$238,900	\$215,800	\$184.77	
206 1818-00000	320 Walnut St	6/23/2023	\$180,000	2.80%	10	2/18	1976	0	2	1	1	B	Avg	NE 01	8,712	\$34,800	\$175,100	\$156,800	\$73.48	
206 1369-00000	408 5th Ave	7/18/2025	\$220,000	52.57%	10	1910	1,990	0	4	2	0	C	Avg	NE 01	8,712	\$34,800	\$144,200	\$118,100	\$93.07	
206 0536-00000	408 8th St	7/20/2023	\$240,000	52.57%	10	1901	2,000	0	3	1	1	C	Avg	NE 01	8,712	\$34,800	\$157,300	\$134,600	\$102.60	
206 2613-00000	526 2nd Ave	6/5/2024	\$321,300	71.54%	10	1860	2,009	0	3	1	2	C-	Avg	NE 01	8,712	\$34,800	\$187,300	\$161,200	\$142.61	
206 1048-00000	623 Lynn Ave	8/1/2024	\$305,000	53.50%	10	1870	2,021	0	5	2	0	C	Avg	NE 01	71,090	\$63,100	\$198,700	\$136,800	\$119.69	
206 3418-00000	128 9th Ave	7/7/2023	\$250,000	31.58%	10	1924	2,036	0	4	2	0	C+	Gd	NE 01	11,151	\$40,600	\$190,000	\$162,000	\$102.85	
206 1509-00000	315 4th Ave	12/20/2024	\$245,000	48.57%	10	1910	2,041	0	4	2	0	C+	Avg	NE 01	5,271	\$21,100	\$164,900	\$143,900	\$109.70	
206 1389-00000	314 4th Ave	11/7/2025	\$312,000	48.93%	10	1880	2,046	0	3	1	1	C	Gd	NE 01	8,712	\$34,800	\$209,500	\$183,400	\$135.48	
206 2845-00000	502 2nd St	8/9/2024	\$240,000	48.15%	10	1910	2,080	0	3	1	1	C	Avg	NE 01	8,712	\$34,800	\$162,000	\$135,900	\$98.65	
206 1167-00000	915 Ash St	4/30/2025	\$335,000	46.10%	10	1917	2,096	0	4	2	1	B-	Avg	NE 01	7,928	\$31,700	\$229,300	\$206,800	\$144.70	2-Parcel Sale (#1167); Remodeled
206 1260-00000	220 6th Ave	11/13/2023	\$301,400	45.11%	10	1923	2,117	0	4	2	0	B-	Gd	NE 01	8,712	\$34,800	\$207,700	\$181,600	\$125.93	
206 2016-10000	630 8th Ave	5/14/2025	\$165,000	105.22%	10	1898	2,122	0	4	1	1	C+	Pr	NE 01	8,712	\$34,800	\$80,400	\$57,700	\$61.36	
206 1259-00000	226 6th Ave	12/11/2025	\$350,000	70.82%	10	1915	2,126	0	4	2	0	B-	Avg	NE 01	8,712	\$34,800	\$204,900	\$178,800	\$148.26	
206 2649-00000	602 2nd Ave	5/19/2025	\$315,000	75.68%	10	1884	2,140	0	4	2	0	C+	Avg	NE 01	8,712	\$34,800	\$179,300	\$153,200	\$130.93	
206 1618-00000	232 3rd St	7/17/2023	\$173,000	41.92%	10	1901	2,158	0	3	1	0	D+	Fr	NE 01	6,142	\$24,600	\$121,900	\$99,600	\$68.77	
206 3453-00000	1120 Ash St	11/15/2024	\$360,000	60.86%	10	1891	2,164	0	4	2	0	C+	Gd	NE 01	17,816	\$43,900	\$223,800	\$190,800	\$146.07	
206 2692-00000	819 Summit St	3/31/2023	\$200,000	21.95%	10	1920	2,165	0	3	1	1	C	Avg	NE 01	8,189	\$32,800	\$164,000	\$138,700	\$77.23	Remodeled
206 2606-00000	513 3rd Ave	10/10/2023	\$235,000	89.82%	10	1901	2,230	0	3	1	1	C	Fr	NE 01	7,797	\$31,200	\$123,800	\$99,100	\$91.39	
206 2019-00000	625 9th Ave	12/4/2025	\$233,800	38.43%	10	1920	2,234	0	3	1	1	C+	Avg	NE 01	8,712	\$34,800	\$168,900	\$142,800	\$89.08	
206 0487-00000	803 Camp St	10/2/2023	\$353,000	57.66%	10	1940	2,270	0	3	2	0	B-	Gd	NE 01	8,712	\$34,800	\$223,900	\$197,800	\$140.18	
206 1561-00000	230 2nd Ave	10/3/2025	\$280,000	849.15%	10	1901	2,288	0	3	1	1	C	Gd	NE 01	4,487	\$17,900	\$29,500	\$9,700	\$114.55	Remodeled
206 2595-00000	500 4th Ave	7/12/2023	\$334,000	48.78%	10	1910	2,313	0	4	2	0	B-	Avg	NE 01	8,756	\$35,000	\$224,500	\$198,300	\$129.27	Remodeled
206 1687-00000	425 2nd Ave	11/14/2025	\$370,000	74.61%	10	1901	2,396	0	3	2	0	B-	Avg	NE 01	8,973	\$35,900	\$211,900	\$185,600	\$139.44	
206 1308-00000	721 Ash St	3/8/2024	\$171,000	31.54%	10	1924	2,423	0	3	1	1	C-	Fr	NE 01	8,843	\$35,400	\$130,000	\$103,800	\$55.96	
206 2084-00000	1221 Oak St	5/5/2023	\$340,000	40.44%	10	1910	2,485	0	4	1	1	B-	Gd	NE 01	27,138	\$48,600	\$242,100	\$202,200	\$117.26	
206 1293-00000	820 Ash St	5/31/2024	\$525,000	42.86%	10	1891	2,947	0	4	3	0	B	Avg	NE 01	8,712	\$34,800	\$367,500	\$341,400	\$166.34	Remodeled
206 0025-60200	1120 City View Rd	9/5/2025	\$320,000	121.15%	10	1910	1,280	0	2	1	0	C	Avg	NE 02	35,240	\$76,500	\$144,700	\$107,900	\$190.23	
11-Victorian																				
206 1450-00000	215 4th St	6/30/2023	\$345,000	42.86%	11	1908	2,733	0	4	2	1	B	Avg	NE 01	8,712	\$34,800	\$241,500	\$215,400	\$113.50	Remodeled
12-Colonial																				
206 2233-00000	501 11th St	7/17/2023	\$255,000	37.32%	12	1956	1,824	0	4	2	1	C+	Avg	NE 01	11,979	\$41,000	\$185,700	\$157,100	\$117.32	
206 2721-00000	420 14th St	11/17/2025	\$425,000	22.23%	12	1961	3,257	0	5	3	1	B-	Gd	NE 01	17,860	\$43,900	\$347,700	\$303,700	\$117.01	
206 2980-00000	409 12th St	9/5/2025	\$400,000	69.42%	12	1950	3,546	1,022	4	3	1	B-	Gd	NE 01	17,424	\$43,700	\$236,100	\$203,400	\$100.48	
206 3217-55500	883 Iroquois Cir	5/15/2024	\$375,000	54.26%	12	1990	1,776	0	3	3	1	C+	Avg	NE 02	14,375	\$58,700	\$243,100	\$197,500	\$178.10	
206 2150-42000	1124 21st St	6/14/2024	\$575,000	39.23%	12	2017	3,175	640	4	3	1	B+	V Gd	NE 02	19,079	\$62,700	\$413,000	\$362,100	\$161.35	
206 2150-44000	1112 21st St	6/27/2024	\$460,000	25.89%	12	2003	3,259	788	5	3	1	C+	Gd	NE 02	21,736	\$65,000	\$365,400	\$314,500	\$121.20	
206 2029-50500	634 Bascom Hill Dr	1/24/2025	\$525,000	43.48%	12	1996	3,958	1,100	5	3	1	B	Avg	NE 02	13,504	\$58,000	\$365,900	\$321,300	\$117.99	2-Parcel Sale; #2029-50600
206 2745-23900	630 Parkside Ave	1/9/2023	\$294,000	41.48%	12	2000	1574	0	3	2	1	C	Avg	NE 04	11,631	\$46,100	\$207,800	\$172,400	\$157.50	
206 3117-00432	1225 Springbrook Dr	9/19/2025	\$440,000	90.39%	12	2014	2,505	735	3	2	2	C+	Avg	NE 04	12,632	\$46,700	\$231,100	\$218,500	\$157.01	
13-Contemporary																				
206 3002-00000	421 Amey Dr	11/22/2024	\$280,000	49.73%	13	1984	1,410	0	2	2	0	C+	Avg	NE 01	12,502	\$41,300	\$187,000	\$148,400	\$169.29	
206 1907-10000	709 Walnut St	6/21/2024	\$305,000	42.12%	13	2001	1,848	560	2	1	0	C+	Avg	NE 01	9,235	\$36,900	\$214,600	\$196,000	\$145.08	
14-MSS NE 01																				
206 3137-00000	735 2nd St	11/13/2023	\$288,700	42.85%	14	2023	1,325	0	3	2	0	C+	Avg	NE 01	6,578	\$26,300	\$202,100	\$182,200	\$198.04	NSFD
206 3200-30000	612 11th St	2/24/2023	\$340,000	42.86%	14	2022	1,438	0	3	2	0	C	Avg	NE 01	8,712	\$34,800	\$238,000	\$215,400	\$212.24	NSFD
206 3639-75000	412 Eisenhower Street	10/1/2025	\$445,000	836.84%	14	2025	1,566	0	3	2	0	C+	Avg	NE 01	12,632	\$41,300	\$47,500	\$0	\$257.79	NSFD

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 3639-87000	421 Roosevelt Street	5/16/2025	\$437,175	328.18%	14	2025	1,586	0	3	2		C+	Avg	NE 01	13,939	\$42,000	\$102,100	\$49,700	\$249.16	NSFD
206 3639-24000	412 Roosevelt St	8/8/2025	\$455,380	858.69%	14	2025	1,604	0	3	2		C+	Avg	NE 01	12,632	\$41,300	\$47,500	\$0	\$258.15	NSFD
206 3200-02000	616 11th St	10/6/2023	\$355,000	42.86%	14	2023	1622	0	3	2	0	C+	Avg	NE 01	8,712	\$34,800	\$248,500	\$225,900	\$197.41	NSFD
206 1879-00000	230 Blake St	3/10/2023	\$360,000	36.00%	14	2022	1741	0	3	3	1	C+	Avg	NE 01	6,534	\$26,100	\$264,700	\$248,700	\$191.79	NSFD
206 3639-61000	522 Eisenhower Street	4/1/2025	\$468,355	154.54%	14	2025	2,137	496	3	3	0	C+	Avg	NE 01	12,632	\$41,300	\$184,000	\$136,500	\$199.84	NSFD
206 3639-63000	502 Eisenhower St	7/15/2025	\$530,635	606.57%	14	2025	2,546	980	5	3	0	C+	Avg	NE 01	13,939	\$42,000	\$75,100	\$22,700	\$191.92	NSFD
206 3638-23000	1601 21 St	11/11/2025	\$490,000	42.69%	14	2022	2,631	953	5	3	0	C+	Avg	NE 01	12,502	\$41,300	\$343,400	\$306,400	\$170.54	
14-MSS NE 02-04																				
206 3639-71000	701 Roosevelt St	8/30/2024	\$359,900	42.87%	14	2024	1,379	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$251,900	\$204,400	\$219.51	NSFD
206 3639-50000	621 Eisenhower St	10/25/2024	\$361,270	42.85%	14	2024	1,379	0	3	2	0	C+	Avg	NE 02	13,939	\$58,300	\$252,900	\$204,300	\$219.70	NSFD
206 3639-56000	702 Eisenhower St	5/22/2023	\$369,900	42.87%	14	2023	1454	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$258,900	\$211,400	\$215.06	NSFD
206 3639-54000	722 Eisenhower St	6/16/2023	\$399,900	40.51%	14	2022	1506	0	3	2	0	C	Avg	NE 02	13,939	\$58,300	\$284,600	\$236,000	\$226.83	NSFD
206 3639-59000	612 Eisenhower St	7/8/2025	\$389,000	39.98%	14	2023	1,545	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$277,900	\$230,400	\$214.76	
206 3639-66000	521 Roosevelt St	9/6/2024	\$409,900	42.87%	14	2024	1,577	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$286,900	\$239,400	\$223.65	NSFD
206 3639-57000	632 Eisenhower St	6/2/2023	\$409,900	42.87%	14	2023	1577	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$286,900	\$239,400	\$223.65	NSFD
206 3639-67000	601 Roosevelt St	6/13/2025	\$439,900	346.15%	14	2025	1,586	0	3	2		C+	Avg	NE 02	12,632	\$57,200	\$98,600	\$51,100	\$241.30	NSFD
206 3639-58000	622 Eisenhower St	2/24/2023	\$419,900	43.07%	14	2023	1586	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$293,500	\$246,000	\$228.69	NSFD
206 3639-52000	701 Eisenhower St	12/18/2023	\$419,900	42.87%	14	2023	1586	0	3	2	0	C+	Avg	NE 02	15,246	\$59,500	\$293,900	\$244,200	\$227.24	NSFD
206 3639-48000	601 Eisenhower St	8/16/2024	\$434,900	42.87%	14	2024	1,628	0	3	2	0	C+	Avg	NE 02	15,682	\$59,800	\$304,400	\$254,300	\$230.41	NSFD
206 3639-49000	611 Eisenhower St	10/29/2024	\$513,295	42.86%	14	2024	1,628	0	3	2	0	C+	Avg	NE 02	21,344	\$64,600	\$359,300	\$304,300	\$275.61	NSFD
206 3639-68000	611 Roosevelt St	9/26/2025	\$440,930	828.27%	14	2025	1,674	0	3	2		C+	Avg	NE 02	12,632	\$57,200	\$47,500	\$0	\$229.23	NSFD
206 3639-64000	501 Roosevelt St	2/14/2025	\$449,295	66.65%	14	2025	1,757	0	3	2		C+	Avg	NE 02	13,939	\$58,300	\$269,600	\$217,200	\$222.54	NSFD
206 3639-55000	712 Eisenhower St	5/5/2023	\$443,900	42.87%	14	2023	1757	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$310,700	\$263,200	\$220.09	NSFD
206 3639-69000	621 Roosevelt St	4/30/2025	\$422,010	257.94%	14	2025	1,800	248	3	2		C+	Avg	NE 02	12,632	\$57,200	\$117,900	\$70,400	\$202.67	NSFD
206 3639-70000	631 Roosevelt St	12/1/2023	\$469,400	42.85%	14	2023	1808	0	3	2	0	C+	Avg	NE 02	12,632	\$57,200	\$328,600	\$281,100	\$227.99	NSFD
206 3639-73000	721 Roosevelt St	7/12/2024	\$355,000	42.86%	14	2024	2,065	688	2	2	0	C+	Avg	NE 02	13,939	\$58,300	\$248,500	\$199,900	\$143.68	NSFD
206 3001-30510	1400 20th St	10/16/2025	\$450,000	66.85%	14	2016	2,340	756	4	3	0	B-	Avg	NE 02	16,683	\$60,700	\$269,700	\$252,200	\$166.37	
206 3639-72000	711 Roosevelt St	8/16/2024	\$369,900	42.87%	14	2024	2,675	1,100	4	3	0	C+	Avg	NE 02	12,632	\$57,200	\$258,900	\$211,400	\$116.90	NSFD
206 3569-10200	1209 Victoria Cir	1/17/2025	\$370,000	56.05%	14	2001	2,182	900	4	3	0	C+	Avg	NE 04	11,631	\$46,100	\$237,100	\$202,700	\$148.44	
15-MMS																				
206 3639-60000	602 Eisenhower St	11/19/2024	\$420,000	44.73%	15	2023	1,751	0	3	2	1	C+	Avg	NE 02	12,632	\$57,200	\$290,200	\$242,700	\$207.20	NSFD
206 3639-51000	631 Eisenhower St	5/24/2024	\$425,000	45.60%	15	2023	1,751	0	3	2	1	C+	Avg	NE 02	13,939	\$58,300	\$291,900	\$243,300	\$209.42	NSFD
206 3639-23000	422 Roosevelt St	6/20/2025	\$511,335	392.14%	15	2025	2,287	387	3	2	1	C+	Avg	NE 02	13,939	\$58,300	\$103,900	\$51,500	\$198.09	NSFD
206 3638-11000	1400 21st St	4/17/2025	\$595,000	25.11%	15	2021	2,325	0	3	2	1	C+	Avg	NE 02	16,553	\$60,600	\$475,600	\$437,100	\$229.85	
17-Condo NE 03-08																				
206 2127-55210	401 Inverness Terrace Ct	12/1/2025	\$515,000	64.80%	17	2022	2,108	900	3	2	1	C+	Avg	NE 03	43,560	\$66,100	\$312,500	\$262,500	\$212.95	
206 2713-17140	1714 N Hillcrest Dr	9/29/2025	\$316,000	79.85%	17	1999	2,120	900	2	2	1	C	Gd	NE 05	43,560	\$12,600	\$175,700	\$163,100	\$143.11	
206 2223-00000	730 11th St	9/26/2024	\$240,001	121.20%	17	1975	952	0	2	2	0	C+	Avg	NE 06	43,560	\$13,100	\$108,500	\$95,400	\$238.34	
206 2217-00000	712 11th St	7/13/2023	\$154,000	43.26%	17	1974	1068	0	2	1	0	C	Fr	NE 06	43,560	\$13,100	\$107,500	\$94,400	\$131.93	
206 0384-00000	1532 East St	7/2/2025	\$189,000	70.27%	17	1979	1,056	0	2	1	0	C	Avg	NE 07	43,560	\$5,800	\$111,000	\$105,200	\$173.48	
206 2232-02112	457 Inverness Terrace Ct	2/2/2024	\$330,000	42.30%	17	2018	1,227	0	2	2	0	B+	Gd	NE 08	43,560	\$25,000	\$231,900	\$206,900	\$248.57	
206 2232-13100	439 Inverness Terrace Ct	4/28/2023	\$350,000	37.25%	17	2017	1368	0	2	2	0	B+	Gd	NE 08	43,560	\$25,000	\$255,000	\$230,000	\$237.57	
206 2232-03800	1060 Lake St	11/14/2024	\$480,000	20.21%	17	2016	2,292	192	4	2	1	B	Gd	NE 08	43,560	\$80,000	\$399,300	\$319,300	\$174.52	
17-Condo NE 09																				
206 2119-55400	1515 15th St	5/9/2025	\$175,000	55.14%	17	2004	971	0	2	1	0	C+	Gd	NE 09	43,560	\$8,400	\$112,800	\$104,400	\$171.58	
206 2119-54900	1505 Manassas Dr	1/12/2023	\$175,000	58.51%	17	2002	971	0	2	1	0	C+	Gd	NE 09	43,560	\$8,400	\$110,400	\$102,000	\$171.58	
206 2119-51300	1303 15th St	12/31/2025	\$170,000	52.47%	17	1999	1,008	0	2	1	0	C+	Gd	NE 09	43,560	\$8,400	\$111,500	\$103,100	\$160.32	
206 2119-53500	1409 15th St	12/31/2025	\$170,000	52.47%	17	2001	1,008	0	2	1	0	C+	Gd	NE 09	43,560	\$8,400	\$111,500	\$103,100	\$160.32	
206 2119-53600	1411 15th St	8/30/2024	\$175,000	56.95%	17	2001	1,008	0	2	1	0	C+	Gd	NE 09	43,560	\$8,400	\$111,500	\$103,100	\$165.28	
206 2119-50800	1338 15th St	5/16/2025	\$210,000	57.66%	17	1997	1,096	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$133,200	\$120,600	\$180.11	
206 2119-50700	1334 15th St	1/27/2023	\$178,000	35.36%	17	1997	1096	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$131,500	\$118,900	\$150.91	
206 2119-50000	1300 15th St	10/6/2023	\$190,000	37.78%	17	1996	1143	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$137,900	\$125,300	\$155.21	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 2119-53900	1423 15th St	4/28/2023	\$180,000	16.88%	17	2005	1213	0	2	1	1	C+	Gd	NE 09	43,560	\$12,600	\$154,000	\$141,400	\$138.00	
206 2119-54100	1512 15th St	1/23/2025	\$250,000	52.72%	17	2004	1,411	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$163,700	\$151,100	\$168.25	
206 2119-50500	1324 15th St	5/9/2025	\$265,000	49.80%	17	1997	1,453	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$176,900	\$164,300	\$173.71	Remodeled
206 2119-50400	1318 15th St	11/4/2024	\$250,000	55.67%	17	1997	1,453	0	2	1	1	C+	V Gd	NE 09	43,560	\$12,600	\$160,600	\$148,000	\$163.39	
206 2119-52700	1426 15th St	1/12/2024	\$250,000	40.21%	17	2000	1,568	448	3	2	1	C+	V Gd	NE 09	43,560	\$12,600	\$178,300	\$165,700	\$151.40	
206 2119-56200	1531 15th St	12/20/2024	\$322,000	55.26%	17	2001	1,694	650	3	3	0	B-	Avg	NE 09	43,560	\$12,600	\$207,400	\$194,800	\$182.64	
206 2119-56100	1529 15th St	9/19/2025	\$315,000	50.29%	17	2002	1,734	650	3	2	1	B-	V Gd	NE 09	43,560	\$12,600	\$209,600	\$197,000	\$174.39	
206 2119-52900	1500 15th St	7/27/2023	\$300,000	34.17%	17	2002	2586	1106	3	2	1	C+	V Gd	NE 09	43,560	\$12,600	\$223,600	\$211,000	\$111.14	
17-Condo NE 11																				
206 2178-10000	1720 Elizabeth St 10	9/27/2024	\$220,000	52.78%	17	1992	1,438	0	2	2	0	C	Avg	NE 11	43,560	\$8,500	\$144,000	\$135,500	\$147.08	
206 2178-07000	1720 Elizabeth St 7	2/28/2023	\$226,900	60.01%	17	1992	1438	0	2	2	0	C	Avg	NE 11	43,560	\$8,500	\$141,800	\$133,300	\$151.88	
206 2178-12000	1720 Elizabeth St 12	10/6/2023	\$240,000	81.41%	17	1991	1459	0	2	2	0	C	Avg	NE 11	43,560	\$8,500	\$132,300	\$123,800	\$158.67	
206 2178-03000	1720 Elizabeth St 3	9/29/2023	\$250,000	76.30%	17	1989	1808	600	2	1	0	C	Avg	NE 11	43,560	\$8,500	\$141,800	\$133,300	\$133.57	
206 2178-01000	1720 Elizabeth St 1	7/19/2024	\$229,000	57.82%	17	1990	2,108	900	3	2	0	C	Avg	NE 11	43,560	\$8,500	\$145,100	\$136,600	\$104.60	
206 2178-13000	1720 Elizabeth St 13	11/12/2024	\$339,000	115.24%	17	1991	2,185	920	3	3	0	C	Avg	NE 11	43,560	\$8,500	\$157,500	\$149,000	\$151.26	
17-Condo NE 12-20																				
206 3249-05000	1205 9th St	8/30/2024	\$200,000	31.75%	17	1984	1,180	0	2	2	0	C+	Avg	NE 12	43,560	\$13,100	\$151,800	\$138,700	\$158.39	
206 3217-44900	882 Iroquois Cir	9/22/2023	\$265,000	54.52%	17	1988	1684	534	3	3	0	B-	Avg	NE 13	43,560	\$14,700	\$171,500	\$156,800	\$148.63	
206 3217-55010	884 Iroquois Cir	6/30/2025	\$285,000	40.81%	17	1988	2,339	1,002	4	3	0	C+	Gd	NE 13	43,560	\$14,700	\$202,400	\$187,700	\$115.56	
206 2736-02000	501 10th Ave	5/16/2024	\$320,000	42.86%	17	2006	2,460	688	4	3	1	C+	Avg	NE 14	43,560	\$15,700	\$224,000	\$208,300	\$123.70	Remodeled
206 2883-36310	1841 Park View Dr	5/30/2023	\$305,000	35.98%	17	2016	1956	0	3	2	1	C	Avg	NE 15	7,405	\$40,300	\$224,300	\$184,000	\$135.33	
206 2178-36000	535 Hill St	2/28/2025	\$312,000	56.71%	17	2006	1,397	0	2	2	0	B-	Gd	NE 16	43,560	\$10,000	\$199,100	\$189,100	\$216.18	
206 2178-35000	533 Hill St	12/2/2024	\$341,000	55.35%	17	2006	2,006	625	3	3	0	B-	Gd	NE 16	43,560	\$10,000	\$219,500	\$209,500	\$165.00	
206 2552-04000	1161 9th St	5/30/2024	\$205,000	41.77%	17	1993	1,166	0	3	2	0	C	Avg	NE 20	43,560	\$13,100	\$144,600	\$131,500	\$164.58	
17-Condo NE 23-28																				
206 2745-10600	1312 Silver Dr	5/22/2025	\$215,000	63.87%	17	2002	1,336	0	2	1	1	C	Avg	NE 23	43,560	\$13,000	\$131,200	\$118,200	\$151.20	
206 2745-11800	1342 Silver Dr	6/19/2023	\$200,000	52.44%	17	2002	1336	0	2	1	1	C	Avg	NE 23	43,560	\$13,000	\$131,200	\$118,200	\$139.97	
206 2745-12300	1354 Silver Dr	7/10/2023	\$199,000	51.68%	17	2002	1336	0	2	1	1	C	Avg	NE 23	43,560	\$13,000	\$131,200	\$118,200	\$139.22	
206 2745-12000	1346 Silver Dr	9/19/2025	\$122,700	-7.61%	17	2002	1,360	0	2	1	1	C	Avg	NE 23	43,560	\$13,000	\$132,800	\$119,800	\$80.66	
206 2745-11300	1330 Silver Dr	10/12/2023	\$220,000	63.33%	17	2002	1360	0	2	1	1	C	Avg	NE 23	43,560	\$13,000	\$134,700	\$121,700	\$152.21	
206 3117-00705	1232 Springbrook Dr	10/20/2023	\$400,000	64.74%	17	2004	1512	0	3	2	1	B	V Gd	NE 28	43,560	\$25,500	\$242,800	\$217,300	\$247.69	
206 3117-02401	1412 Lake St	9/17/2024	\$320,000	43.56%	17	2006	2,140	1,000	3	3	0	C+	Avg	NE 28	6,970	\$44,700	\$222,900	\$178,200	\$128.64	
206 3117-00601	1360 Springbrook Dr	7/12/2024	\$390,000	54.27%	17	2000	2,762	1,200	3	3	0	C+	Gd	NE 28	8,276	\$30,000	\$252,800	\$222,800	\$130.34	
17-Condo NE 29																				
206 3639-05100	805 Roosevelt St	1/10/2024	\$344,900	48.73%	17	2023	1,462	0	2	2	0	C	Avg	NE 29	9,583	\$26,600	\$231,900	\$205,300	\$217.72	NSFD
206 3639-07100	905 Roosevelt St	10/16/2023	\$322,000	42.86%	17	2023	1462	0	2	2	0	C	Avg	NE 29	8,712	\$26,300	\$225,400	\$199,100	\$202.26	NSFD
206 3639-05200	803 Roosevelt St	12/22/2023	\$319,900	42.88%	17	2023	1462	0	2	2	0	C	Avg	NE 29	9,583	\$26,600	\$223,900	\$197,300	\$200.62	NSFD
206 3639-08200	923 Roosevelt St	2/28/2023	\$314,900	42.88%	17	2022	1462	0	2	1	0	C+	Avg	NE 29	8,712	\$44,100	\$220,400	\$176,300	\$185.23	
206 3639-12100	806 Roosevelt Street	10/4/2023	\$324,900	31.27%	17	2023	1463	0	2	2	0	C+	Avg	NE 29	8,276	\$24,900	\$247,500	\$222,600	\$205.06	NSFD
206 3639-12200	804 Roosevelt Street	10/2/2023	\$324,900	31.27%	17	2023	1463	0	2	2	0	C+	Avg	NE 29	8,276	\$24,900	\$247,500	\$222,600	\$205.06	NSFD
206 3639-07200	903 Roosevelt St	10/16/2023	\$319,900	42.88%	17	2023	1463	0	2	2	0	C	Avg	NE 29	8,712	\$26,300	\$223,900	\$197,600	\$200.68	NSFD
206 3639-09200	924 Roosevelt St	9/16/2024	\$343,370	42.83%	17	2024	1,522	0	2	2	0	C+	Avg	NE 29	7,405	\$19,900	\$240,400	\$220,500	\$212.53	NSFD
206 3639-06100	825 Roosevelt St	1/24/2024	\$321,950	42.83%	17	2023	1,522	0	2	2	0	C+	Avg	NE 29	8,712	\$25,600	\$225,400	\$199,800	\$194.71	NSFD
206 3639-06200	823 Roosevelt St	2/1/2024	\$320,650	42.83%	17	2023	1,522	0	2	2	0	C+	Avg	NE 29	8,712	\$25,600	\$224,500	\$198,900	\$193.86	NSFD
206 3639-09100	926 Roosevelt St	8/15/2024	\$319,900	42.88%	17	2024	1,522	0	2	2	0	C+	Avg	NE 29	12,197	\$32,700	\$223,900	\$191,200	\$188.70	NSFD
206 3639-10100	906 Roosevelt St	5/20/2024	\$329,010	42.86%	17	2024	1,537	0	2	2	0	C+	Avg	NE 29	7,405	\$24,700	\$230,300	\$205,600	\$197.99	NSFD
206 3639-10200	904 Roosevelt St	5/15/2024	\$325,800	42.83%	17	2024	1,537	0	2	2	0	C+	Avg	NE 29	7,405	\$24,700	\$228,100	\$203,400	\$195.90	NSFD
206 3639-11100	826 Roosevelt St	2/23/2024	\$326,870	42.86%	17	2024	1,537	0	2	2	0	C+	Avg	NE 29	7,405	\$24,700	\$228,800	\$204,100	\$196.60	NSFD
206 3639-11200	824 Roosevelt St	2/23/2024	\$326,870	42.86%	17	2024	1,537	0	2	2	0	C+	Avg	NE 29	7,405	\$24,700	\$228,800	\$204,100	\$196.60	NSFD
17-Condo NE 34-43																				
206 3152-02000	303 Inverness Terrace Ct	11/30/2023	\$550,000	85.12%	17	2000	2920	1200	4	2	1	C+	Gd	NE 34	43,560	\$25,000	\$297,100	\$272,100	\$179.79	
206 2127-05100	319 Inverness Terrace Ct	4/30/2025	\$532,790	61.75%	17	2004	3,392	950	4	3	1	B-	Gd	NE 35	43,560	\$25,000	\$329,400	\$304,400	\$149.70	
206 0223-11100	817 Island Ct	10/23/2024	\$290,000	81.93%	17	2002	1,688	0	3	2	1	C	Avg	NE 37	10,411	\$20,600	\$159,400	\$138,800	\$159.60	
206 0223-11200	815 Island Ct	10/23/2024	\$330,000	48.78%	17	2002	2,466	0	4	3	1	C	Avg	NE 37	10,411	\$20,600	\$221,800	\$201,200	\$125.47	

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 0149-00000	909 Berkley Blvd	5/31/2023	\$194,000	63.99%	17	1993	1050	0	2	1	0	C	Avg	NE 38	43,560	\$5,800	\$118,300	\$112,500	\$179.24	
206 0083-21000	415 14th Ave	1/25/2023	\$260,000	44.44%	17	2008	1872	840	3	2	0	C+	Avg	NE 40	5,097	\$13,800	\$180,000	\$166,200	\$131.52	
206 0083-20100	423 14th Ave	7/13/2023	\$260,000	44.20%	17	2008	1896	864	3	2	0	C+	Avg	NE 40	5,009	\$13,700	\$180,300	\$166,600	\$129.91	
206 2232-20700	312 Mine Rd	8/8/2025	\$235,000	58.14%	17	2003	1,411	275	2	1	2	C	Avg	NE 43	43,560	\$13,000	\$148,600	\$135,600	\$157.34	
206 2232-21100	302 Mine Rd	6/26/2025	\$248,000	66.89%	17	2003	1,586	450	2	1	2	C	Avg	NE 43	43,560	\$13,000	\$148,600	\$135,600	\$148.17	
18-Townhouse NE 01																				
206 1079-60200	400 Louis Ln	6/27/2025	\$290,000	36.15%	18	2023	1,455	0	2	2	0	C	Avg	NE 01	6,098	\$24,400	\$213,000	\$195,600	\$182.54	
206 1079-60300	402 Louis Ln	8/29/2025	\$295,000	38.50%	18	2023	1,455	0	2	2	0	C	Avg	NE 01	6,098	\$24,400	\$213,000	\$195,600	\$185.98	
206 1079-60600	420 Louis Ln	4/2/2025	\$295,000	34.76%	18	2023	1,527	0	2	2	0	C	Avg	NE 01	4,792	\$19,200	\$218,900	\$205,200	\$180.62	NSFD
206 2311-10000	310 Washington Ave	11/8/2024	\$270,000	52.97%	18	2008	1,528	562	3	2	0	C+	Gd	NE 01	9,975	\$39,900	\$176,500	\$156,200	\$150.59	
206 3639-15110	704 Roosevelt St	11/6/2025	\$336,200	#DIV/0!	18	2025	1,605	0	2	2	0	C+	Avg	NE 01	6,970	\$27,900			\$192.09	NSFD; Parcel Split
206 3639-15120	702 Roosevelt St	11/6/2025	\$347,575	#DIV/0!	18	2025	1,605	0	2	2	0	C+	Avg	NE 01	6,970	\$27,900			\$199.17	NSFD; Parcel Split
206 1079-60500	412 Louis Ln	3/28/2025	\$345,000	21.14%	18	2023	1,999	0	2	2	0	C	Avg	NE 01	5,663	\$22,700	\$284,800	\$268,700	\$161.23	
206 1079-60400	410 Louis Ln	4/11/2025	\$349,900	22.30%	18	2023	1,999	0	2	2	0	C	Avg	NE 01	6,098	\$24,400	\$286,100	\$268,700	\$162.83	NSFD
206 1079-60900	500 Louis Ln	5/23/2025	\$328,175	43.87%	18	2024	1,999	0	2	2	0	C+	Avg	NE 01	6,098	\$24,400	\$228,100	\$210,700	\$151.96	NSFD
206 1079-61000	502 Louis Ln	6/26/2025	\$330,000	42.18%	18	2024	1,999	0	2	2	0	C+	Avg	NE 01	6,098	\$24,400	\$232,100	\$214,700	\$152.88	
206 3036-20000	1424 Tuttle St	4/15/2024	\$393,000	42.86%	18	2024	2,019	673	3	3	0	C	Avg	NE 01	7,841	\$31,400	\$275,100	\$251,400	\$179.10	NSFD
206 3036-10000	1426 Tuttle St	7/2/2024	\$359,900	42.87%	18	2024	2,022	674	3	3	0	C	Avg	NE 01	14,375	\$42,200	\$251,900	\$208,500	\$157.12	NSFD
206 3043-10000	1432 Martiny Ct	9/12/2025	\$360,000	#DIV/0!	18	2025	2,035	660	3	3	0	C	Avg	NE 01	14,810	\$42,400			\$156.07	NSFD; Parcel Split
206 3041-20000	1429 Martiny Ct	12/27/2024	\$358,000	740.38%	18	2024	2,069	694	3	3	0	C	Avg	NE 01	9,583	\$38,300	\$42,600	\$28,000	\$154.52	NSFD
206 3037-10000	1418 Tuttle St	11/20/2023	\$374,900	42.87%	18	2023	2,080	780	3	3	0	C	Avg	NE 01	7,841	\$31,400	\$262,400	\$238,700	\$165.14	Parcel Split
206 3043-20000	1430 Martiny Ct	8/26/2025	\$370,900	#DIV/0!	18	2025	2,227	852	4	3	0	C	Avg	NE 01	8,712	\$34,800			\$150.92	NSFD; Parcel Split
206 1079-60700	422 Louis Ln	10/22/2025	\$324,900	5.93%	18	2023	2,437	0	3	2	1	C	Avg	NE 01	3,049	\$12,200	\$306,700	\$298,000	\$128.31	
206 3639-16120	622 Roosevelt St	12/11/2025	\$413,575	#DIV/0!	18	2025	2,630	1,100	4	2	1	C+	Avg	NE 01	6,970	\$27,900			\$146.64	NSFD; Parcel Split
18-Townhouse NE 02-15																				
206 3639-14120	712 Roosevelt St	8/29/2025	\$337,200	#DIV/0!	18	2025	1,605	0	2	2	0	C+	Avg	NE 02	6,970	\$38,300	\$0	\$0	\$186.23	NSFD; Parcel Split
206 3639-14110	714 Roosevelt St	8/29/2025	\$329,900	#DIV/0!	18	2025	1,605	0	2	2	0	C+	Avg	NE 02	7,405	\$40,700	\$0	\$0	\$180.19	NSFD; Parcel Split
206 3639-13110	724 Roosevelt St	6/30/2025	\$333,085	#DIV/0!	18	2025	1,606	0	2	2	0	C+	Avg	NE 02	8,712	\$45,500	\$0	\$0	\$179.07	NSFD; Parcel Split
206 3639-13120	722 Roosevelt St	6/16/2025	\$331,200	#DIV/0!	18	2025	1,606	0	2	2	0	C+	Avg	NE 02	6,970	\$37,200	\$0	\$0	\$183.06	NSFD; Parcel Split
206 2883-36020	1811 Park View Dr	12/1/2025	\$325,000	63.48%	18	2022	1,762	369	3	2	1	C	Avg	NE 02	7,841	\$43,100	\$198,800	\$178,400	\$159.99	
206 2883-32600	1741 Manassas Dr	10/27/2023	\$320,000	40.04%	18	2007	1970	650	3	3	0	C+	Gd	NE 15	6,534	\$35,900	\$228,500	\$196,100	\$144.21	Time Adj Sale
206 2883-32500	1733 Manassas Dr	9/29/2025	\$285,000	27.92%	18	2007	2,370	1,050	3	3	0	C+	Gd	NE 02	6,534	\$35,900	\$222,800	\$190,400	\$105.11	
206 2883-32210	1601 Manassas Dr	10/25/2024	\$390,000	38.89%	18	2006	2,534	800	3	3	0	B-	Gd	NE 02	11,326	\$56,100	\$280,800	\$243,300	\$131.77	
206 1079-60800	424 Louis Ln	4/28/2025	\$290,000	32.72%	18	2023	1,515	0	2	2	0	C	Avg	NE 04	5,227	\$23,500	\$218,500	\$203,600	\$175.91	NSFD
19-Duplex																				
206 1657-00000	120 1st Ave	5/18/2023	\$136,500	60.97%	19	1901	1106	0	3	2	0	C-	Fr	NE 01	4,356	\$17,400	\$84,800	\$65,200	\$107.69	
206 1250-00000	207 7th Ave	6/5/2023	\$95,000	5.44%	19	1901	1246	0	2	2	0	C-	Avg	NE 01	4,792	\$19,200	\$90,100	\$69,900	\$60.83	
206 2844-00000	508 2nd St	12/18/2024	\$196,000	47.59%	19	1910	1,480	0	2	2	0	C	V Gd	NE 01	4,356	\$17,400	\$132,800	\$113,200	\$120.68	
206 0166-00000	724 8th Ave	2/14/2025	\$145,000	36.02%	19	1901	1,540	0	3	2	0	C	Pr	NE 01	17,685	\$43,800	\$106,600	\$77,800	\$65.71	
206 2771-00000	327 6th St	11/1/2024	\$105,000	25.60%	19	1901	1,545	0	2	2	0	C+	Fr	NE 01	8,712	\$34,800	\$83,600	\$57,500	\$45.44	
206 1011-00000	324 South St	7/28/2023	\$140,000	30.11%	19	1901	1616	0	5	2	0	C	Avg	NE 01	5,793	\$23,200	\$107,600	\$92,400	\$72.28	
206 2893-00000	531 Clark St	11/10/2023	\$195,000	68.54%	19	1910	1644	0	4	2	0	C	Avg	NE 01	8,712	\$34,800	\$115,700	\$97,400	\$97.45	
206 2674-00000	626 4th Ave	7/31/2023	\$167,500	31.89%	19	1901	1722	0	6	2	0	C	Avg	NE 01	8,712	\$34,800	\$127,000	\$100,900	\$77.06	
206 1714-00000	226 1st St	1/16/2024	\$125,000	5.04%	19	1901	1,804	852	2	2	0	C	Pr	NE 01	7,579	\$30,300	\$119,000	\$99,400	\$52.49	
206 0279-00000	729 2nd Ave	11/22/2024	\$225,500	84.53%	19	1901	1,805	0	4	2	0	C-	Avg	NE 01	14,201	\$42,100	\$122,200	\$92,000	\$101.61	
206 2528-00000	706 Mound St	8/4/2023	\$208,500	55.37%	19	1920	1828	0	4	2	1	C	Avg	NE 01	14,505	\$42,300	\$134,200	\$111,300	\$90.92	
206 1923-00000	500 S Parkway	12/19/2025	\$140,000	11.02%	19	1901	1,846	0	3	2	0	C	Avg	NE 01	18,165	\$44,100	\$126,100	\$93,200	\$51.95	
206 3174-00000	502 Lynn Ave	12/11/2024	\$185,580	60.54%	19	1930	1,863	0	3	2	0	C+	Avg	NE 01	8,712	\$34,800	\$115,600	\$89,700	\$80.93	
206 1673-00000	309 2nd Ave	6/19/2024	\$291,000	37.78%	19	1901	1,892	0	4	2	0	C	Gd	NE 01	8,712	\$34,800	\$211,200	\$185,100	\$135.41	Remodeled
206 1516-00000	322 3rd Ave	8/21/2023	\$158,000	19.16%	19	1901	1916	0	4	2	0	C	Avg	NE 01	9,104	\$36,400	\$132,600	\$106,200	\$63.47	
206 2842-00000	512 2nd St	7/15/2024	\$189,900	53.77%	19	1901	1,974	0	3	1	1	C	Avg	NE 01	6,621	\$26,500	\$123,500	\$100,500	\$82.78	Remodeled
206 3041-10000	1427 Martiny Ct	11/15/2024	\$349,900	301.72%	19	2024	2,069	694	3	3	0	C+	Avg	NE 01	13,504	\$41,800	\$87,100	\$66,500	\$148.91	Parcel Split

**2026 Sales Analysis
City of Baraboo**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
206 3584-00000	703 5th St	5/28/2025	\$260,000	61.59%	19	1905	2,176	0	3	2	0	C+	Avg	NE 01	8,712	\$34,800	\$160,900	\$134,800	\$103.49	
206 1558-00000	420 Birch St	5/9/2025	\$259,000	76.91%	19	1901	2,192	0	5	3	0	C	Avg	NE 01	5,271	\$21,100	\$146,400	\$125,400	\$108.53	
206 3198-00000	636 11th St	5/31/2024	\$240,000	42.43%	19	1901	2,224	0	4	2	0	C-	Gd	NE 01	17,424	\$43,700	\$168,500	\$135,800	\$88.26	
206 1627-00000	207 2nd St	11/17/2025	\$750,000	547.11%	19	1876	2,253	0	4	2	1	C-	Fr	NE 01	4,443	\$17,800	\$115,900	\$96,100	\$324.99	2-Parcel Sale; #1628
206 1385-00000	610 West St	12/20/2023	\$210,000	41.03%	19	1901	2331	0	3	2	0	C+	Gd	NE 01	2,657	\$10,600	\$148,900	\$131,900	\$85.54	
206 2288-10000	417 Lincoln Ave	1/13/2023	\$360,000	37.98%	19	2003	2494	0	4	2	2	C+	Avg	NE 01	11,195	\$40,600	\$260,900	\$232,900	\$128.07	
206 2803-00000	309 3rd St	3/21/2025	\$385,000	151.80%	19	1901	2,518	0	6	2	0	C+	Fr	NE 01	6,534	\$26,100	\$152,900	\$130,000	\$142.53	
206 0223-00000	819 Island Ct	9/30/2024	\$390,950	85.37%	19	1994	2,544	816	6	2	2	C	Avg	NE 01	9,322	\$37,300	\$210,900	\$197,600	\$139.01	
206 3362-00000	590 Quarry St	1/5/2024	\$200,000	36.89%	19	1940	2,600	0	5	2	0	C	Avg	NE 01	7,492	\$30,000	\$146,100	\$129,100	\$65.38	
206 1628-00000	406 Ash St	11/17/2025	\$750,000	238.29%	19	1900	2,736	0	5	4	0	C+	Gd	NE 01	5,009	\$20,000	\$221,700	\$201,100	\$266.81	2-Parcel Sale; #1627
206 2743-10000	506 9th Ave	7/24/2023	\$172,400	14.78%	19	2/18	2868	0	5	2	1	C	Fr	NE 01	17,424	\$43,700	\$150,200	\$117,500	\$44.87	
206 1900-00000	623 Ellis Ave	12/8/2023	\$375,000	43.29%	19	1994	3292	1320	6	4	0	C	Avg	NE 01	12,632	\$41,300	\$261,700	\$232,900	\$101.37	
206 0216-10000	726 Island Ct	8/18/2023	\$730,000	66.25%	19	2016	4155	2032	5	3	1	B-	Gd	NE 01	16,117	\$43,100	\$439,100	\$414,300	\$165.32	
22-Other																				
206 3037-20000	1416 Tuttle St	7/31/2023	\$390,000	42.86%	22	2023	2240	840	3	3	0	C	Avg	NE 01	9,148	\$36,600	\$273,000	\$245,400	\$157.77	NSFD
206 1275-00000	114 6th Ave	6/29/2023	\$285,000	72.73%	22	1901	2704	0	5	3	0	C	Avg	NE 01	8,712	\$34,800	\$165,000	\$138,900	\$92.53	
206 1382-00000	327 5th Ave	11/21/2025	\$276,000	42.93%	22	1901	2,831	0	5	3	0	C+	Gd	NE 01	8,712	\$34,800	\$193,100	\$167,000	\$85.20	
206 3217-55410	887 Iroquois Cir	12/29/2025	\$259,900	68.77%	22	1995	1,180	0	2	1	0	C+	Fr	NE 02	6,534	\$35,900	\$154,000	\$137,000	\$189.83	