

**2026 Sales Analysis
City of Boscobel**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
<u>01-Ranch</u>																				
206-00956-0000	513 E Oak St	11/25/2025	\$160,000	13.72%	01	1950	816	0	2	1	0	C	Avg	NE 01	7,449	\$24,200	\$140,700	\$116,500	\$166.42	
206-00769-0000	800 Cedar Rd	3/18/2025	\$180,000	5.20%	01	1973	1,152	0	3	1	0	C	Avg	NE 01	8,059	\$26,200	\$171,100	\$144,900	\$133.51	
206-00648-0000	502 Cedar Rd	5/16/2025	\$258,000	15.28%	01	1976	1,196	0	3	1	0	C	Avg	NE 01	10,629	\$33,100	\$223,800	\$190,700	\$188.04	
206-00055-0000	208 W Prairie St	7/1/2025	\$185,000	19.12%	01	1966	1,170	0	3	1	0	C	Avg	NE 02	7,449	\$24,200	\$155,300	\$131,100	\$137.44	
206-01016-0025	138 Wildwood Ct	6/30/2025	\$325,000	5.31%	01	1997	2,202	0	4	3	0	C+	Avg	NE 02	20,996	\$43,500	\$308,600	\$265,100	\$127.84	
206-01228-0000	612 Dwight St	4/17/2025	\$37,300	-70.06%	01	1947	864	0	2	1	0	C-	Avg	NE 04	12,415	\$31,800	\$124,600	\$92,800	\$6.37	
206-00977-0000	1516 Mound St	9/26/2025	\$170,000	21.78%	01	1975	1,024	0	3	1	0	C-	Avg	NE 04	13,286	\$32,500	\$139,600	\$107,100	\$134.28	
206-00847-0000	307 Parker St	3/14/2025	\$123,000	-7.31%	01	1956	1,052	0	2	2	0	C	Avg	NE 04	7,449	\$22,300	\$132,700	\$110,400	\$95.72	
206-00999-0000	104 Arizona Cir	2/18/2025	\$215,000	-6.11%	01	1977	1,440	0	3	2	1	C	Avg	NE 04	19,646	\$37,200	\$229,000	\$191,800	\$123.47	
206-00809-0000	111 Vista Pl	9/4/2025	\$256,500	1.54%	01	1984	3,606	636	9	3	0	C	Avg	NE 04	20,735	\$38,100	\$252,600	\$214,500	\$60.57	
<u>02-Bi Level</u>																				
206-00699-0000	604 W Oak St	7/16/2025	\$180,000	4.23%	02	1979	1,040	0	2	1	0	C	Avg	NE 02	10,019	\$32,500	\$172,700	\$140,200	\$141.83	
<u>04-Cape Cod</u>																				
206-00503-0000	205 Brindley St	5/8/2025	\$260,000	43.73%	04	1985	1,212	0	4	2	0	C	Avg	NE 03	14,898	\$33,700	\$180,900	\$147,200	\$186.72	
<u>09-BSS</u>																				
206-01027-0000	403 Airport Rd	8/27/2025	\$140,000	117.05%	09	1900	768	0	2	1	0	D	Avg	NE 01	9,540	\$31,000	\$64,500	\$33,500	\$141.93	
206-00957-0000	515 E Oak St	6/2/2025	\$190,000	51.15%	09	1900	982	0	3	1	0	D+	Avg	NE 01	11,979	\$34,500	\$125,700	\$91,200	\$158.35	Remodeled
206-01181-0000	406 Warah St	6/30/2025	\$85,000	5.72%	09	1900	616	0	2	1	0	D+	Avg	NE 02	7,275	\$23,600	\$80,400	\$56,800	\$99.68	
<u>10-Farmhouse</u>																				
206-00091-0000	501 Park St	3/7/2025	\$119,500	-39.03%	10	1870	2,856	0	5	1	2	C-	Avg	NE 01	14,898	\$37,400	\$196,000	\$158,600	\$28.75	
206-00201-0000	207 Center St	8/29/2025	\$40,000	-60.59%	10	1920	884	0	2	1	1	D+	Avg	NE 02	7,449	\$24,200	\$101,500	\$77,300	\$17.87	
206-00145-0000	601 Nevada St	10/15/2025	\$42,000	20.69%	10	1900	1,241	0	3	1	0	C-	Pr	NE 02	7,449	\$24,200	\$34,800	\$10,600	\$14.34	
206-00498-0000	204 Adams St	8/29/2025	\$155,000	31.69%	10	1900	952	0	3	1	0	D+	Avg	NE 03	7,449	\$22,300	\$117,700	\$95,400	\$139.39	
206-00515-0000	209 Adams St	12/30/2025	\$182,500	15.43%	10	1900	1,620	0	3	2	0	C-	Avg	NE 03	8,189	\$24,600	\$158,100	\$133,500	\$97.47	
206-00906-0000	304 Pearl St	12/2/2025	\$185,000	19.97%	10	1900	1,281	0	3	1	0	C-	Avg	NE 04	9,278	\$27,800	\$154,200	\$126,400	\$122.72	
206-00907-0000	308 Pearl St	9/24/2025	\$212,000	45.80%	10	1900	1,325	0	3	2		C-	Avg	NE 04	11,151	\$30,900	\$145,400	\$114,500	\$136.68	
206-01218-0000	621 Dwight St	9/2/2025	\$117,000	-36.62%	10	1900	1,344	0	3	1	0	C-	Avg	NE 04	10,890	\$30,700	\$184,600	\$153,900	\$64.21	
206-00915-0000	208 Pearl St	7/22/2025	\$67,600	-25.55%	10	1900	1,957	0	4	1	0	C-	Avg	NE 04	11,151	\$30,900	\$90,800	\$59,900	\$18.75	
<u>14-MSS</u>																				
206-00772-0000	606 E Legrand St	7/18/2025	\$290,000	23.88%	14	2002	1,522	0	3	2	0	C	Avg	NE 01	7,449	\$24,200	\$234,100	\$209,900	\$174.64	2-Parcel Sale; #00771-0000
206-00705-0130	124 Doc Mac Dr	11/7/2025	\$320,000	-7.33%	14	2001	1,764	0	3	2	0	C+	Gd	NE 01	27,573	\$50,100	\$345,300	\$295,200	\$153.00	2-Parcel Sale; #00705-0120
206-00705-0260	121 Doc Mac Dr	10/3/2025	\$530,000	1.51%	14	2001	3,413	1,132	5	3	0	C+	Gd	NE 01	43,734	\$66,100	\$522,100	\$456,000	\$135.92	
206-00667-0000	608 Center St	3/18/2025	\$150,000	-4.34%	14	2007	1,040	0	2	1	0	C	V Gd	NE 02	7,449	\$24,200	\$156,800	\$132,600	\$120.96	
206-01015-0055	129 Wildwood Ct	8/1/2025	\$307,000	-23.75%	14	2012	2,622	874	3	2	0	B-	Gd	NE 02	20,299	\$42,800	\$402,600	\$359,800	\$100.76	
<u>21-Manufactured</u>																				
206-00270-0000	310 Labelle St	4/18/2025	\$140,000	10.67%	21	1968	1,152	0	3	1	0	C	Avg	NE 01	8,538	\$27,700	\$126,500	\$98,800	\$97.48	

**2026 Sales Analysis
City of Boscobel**

<u>Parcel #</u>	<u>Address</u>	<u>Date</u>	<u>Sale \$</u>	<u>%</u>	<u>ST</u>	<u>YR</u>	<u>SFLA</u>	<u>FBLA</u>	<u>BD</u>	<u>FB</u>	<u>HB</u>	<u>GR</u>	<u>CDU</u>	<u>NE</u>	<u>Lot</u>	<u>26 L \$</u>	<u>Total \$</u>	<u>25 Imp \$</u>	<u>\$/Sq</u>	<u>Notes</u>
206-00033-0010	206 W North St	12/10/2025	\$180,000	41.73%	21	1996	1,568	0	3	2	1	C	Avg	NE 02	11,151	\$33,700	\$127,000	\$93,300	\$93.30	