

**2026 Sales Analysis
Town of Wescott**

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, 08, 10																				
048-18140-0031	N6317 Fox Ln	7/11/2025	\$385,000	66.96%	01	1995	1,492	0	3	2	0	C	Avg	NE 01	77,101	\$14,300	\$230,600	\$216,300	\$248.46	
048-70400-0020	W6765 Lake Dr	9/12/2025	\$290,001	49.10%	01	1979	1,608	0	3	2	0	C	Avg	NE 01	89,995	\$15,300	\$194,500	\$179,200	\$170.83	
048-45100-0490	N6685 W Chic-A-Watha Cir	1/24/2025	\$285,000	78.01%	01	1974	2,092	460	3	2	0	C-	Avg	NE 08	20,212	\$12,800	\$160,100	\$147,300	\$130.11	
048-85200-0170	N6935 Cty Rd HH	10/8/2025	\$185,000	145.03%	01	1979	768	0	2	1	0	C-	Avg	NE 10	40,162	\$6,500	\$75,500	\$69,000	\$232.42	
048-85210-0460	N7031 Menominee Dr	12/1/2025	\$232,900	57.68%	01	1993	1,104	0	3	1	0	C	Avg	NE 10	23,261	\$5,300	\$147,700	\$142,400	\$206.16	2-Parcel Sale; #-0470
048-85210-0230	N6940 Menominee Dr	11/18/2025	\$265,000	70.64%	01	1974	1,680	0	3	1	1	C	Avg	NE 10	54,973	\$6,900	\$155,300	\$148,400	\$153.63	
048-70310-0060	W5049 N Rainbow Cir	3/21/2025	\$202,800	-17.33%	01	1995	2,080	0	3	1	1	C	Avg	NE 10	23,522	\$5,300	\$245,300	\$240,000	\$94.95	
01-Ranch NE 02-07, 09																				
048-60050-0060	W6009 Lake Dr	11/3/2025	\$451,270	39.07%	01	1970	1,120	0	2	1	0	C-	Avg	NE 02	10,454	\$247,500	\$324,500	\$77,000	\$181.94	
048-28220-0000	N5696 Maders Cir	6/26/2025	\$730,000	102.72%	01	1960	1,632	0	3	3	0	D	Avg	NE 02	8,712	\$214,500	\$360,100	\$145,600	\$315.87	
048-28230-0150	W6486 Gumaer Rd	5/1/2025	\$579,900	94.60%	01	1977	2,092	0	2	1	0	C-	Avg	NE 02	16,117	\$99,000	\$298,000	\$199,000	\$229.88	
048-45400-0310	N7054 W Lake Crest Dr	12/29/2025	\$301,000	128.55%	01	1977	1,328	608	3	2	0	C	Avg	NE 05	48,003	\$46,800	\$131,700	\$84,900	\$191.42	
048-45400-0150	N7075 E Lake Crest Dr	6/16/2025	\$250,000	51.88%	01	1976	1,792	896	3	2	0	C-	Fr	NE 05	28,227	\$42,200	\$164,600	\$122,400	\$115.96	
048-85400-0070	N5643 Riverside Dr	5/16/2025	\$475,000	63.01%	01	1960	2,132	0	3	1	1	C+	Avg	NE 06	15,682	\$153,500	\$291,400	\$137,900	\$150.80	
048-55160-0060	W6767 Homewood Ave	9/8/2025	\$575,000	119.89%	01	1975	2,112	1,056	3	2	0	C	Avg	NE 07	25,265	\$133,100	\$261,500	\$128,400	\$209.23	
048-12410-0240	W4955 Bartelt Blvd	10/13/2025	\$435,000	35.39%	01	1975	1,094	0	2	1	0	C-	Avg	NE 09	16,248	\$204,800	\$321,300	\$116,500	\$210.42	
01-Ranch NE 12-13																				
048-45220-0030	W5344 Rosemary Ct	4/14/2025	\$155,000	21.19%	01	1982	1,500	0	3	1	0	D+	Fr	NE 12	38,768	\$9,200	\$127,900	\$118,700	\$97.20	2-Parcel Sale; #-0020
048-17320-0020	W6835 Curt Black Rd	12/13/2025	\$270,000	60.71%	01	1970	1,248	0	3	1	1	C	Avg	NE 13	71,090	\$17,100	\$168,000	\$150,900	\$202.64	
048-70500-0220	N5692 N Smalley St	4/10/2025	\$52,250	-43.08%	01	1956	1,381	0	3	1	0	D+	Fr	NE 13	7,187	\$5,500	\$91,800	\$86,300	\$33.85	
048-45380-0050	W5854 N Oak Park Cir	9/19/2025	\$405,000	68.96%	01	1999	1,580	0	3	2	0	C	Gd	NE 13	79,845	\$17,900	\$239,700	\$221,800	\$245.00	
048-17310-0030	W6763 Curt Black Rd	12/29/2025	\$291,000	55.37%	01	1982	1,656	0	3	2	0	C	Avg	NE 13	71,003	\$17,100	\$187,300	\$170,200	\$165.40	
048-30130-0040	N5525 Broder Rd	4/14/2025	\$293,000	99.46%	01	1986	2,074	862	4	3	0	C-	Avg	NE 13	43,996	\$15,100	\$146,900	\$131,800	\$133.99	Remodeled, 2-Parcel Sale; #-0020
02-Bi Level																				
048-20140-0200	N5967 Mork Ave	6/3/2025	\$245,000	71.09%	02	1984	1,428	612	3	2	0	C	Avg	NE 13	26,572	\$11,400	\$143,200	\$131,800	\$163.59	
048-12410-0000	W4903 Lake Dr	7/30/2025	\$281,000	65.20%	02	1980	1,728	864	4	2	0	C	Avg	NE 13	38,768	\$14,200	\$170,100	\$155,900	\$154.40	
048-45380-0090	W5828 N Oak Park Cir	11/25/2025	\$355,000	75.74%	02	1995	1,754	666	3	2	1	C	Avg	NE 13	90,605	\$18,700	\$202,000	\$183,300	\$191.73	2-Parcel Sale; #-0100
03-Split Level																				
048-75450-0050	W4977 Stark Rd	12/12/2025	\$700,000	114.66%	03	1963	2,058	0	4	2	0	C-	Avg	NE 02	13,939	\$165,000	\$326,100	\$161,100	\$259.96	
04-Cape Cod NE 01+08																				
048-40350-0160	N5617 N Franklin St	7/18/2025	\$105,000	10.64%	04	1947	1,176	0	2	1	0	D+	Avg	NE 01	7,187	\$3,700	\$94,900	\$91,200	\$86.14	
048-36420-0070	N6624 St 47-55 Hwy	1/15/2025	\$122,500	-1.05%	04	1960	2,031	0	3	1	0	C	Avg	NE 01	43,560	\$11,800	\$123,800	\$112,000	\$54.51	
048-28220-0360	N5633 Maders Cir	1/28/2025	\$117,000	70.31%	04	1940	624	0	1	1	0	D	Fr	NE 08	10,716	\$10,200	\$68,700	\$58,500	\$171.15	Remodeled
04-Cape Cod NE 02-05																				
048-70050-0120	W5643 North Shore Dr	11/19/2025	\$555,000	43.93%	04	1925	1,478	0	3	2	0	C-	Avg	NE 02	19,341	\$247,500	\$385,600	\$138,100	\$208.05	
048-12310-0250	W5190 Lake Dr	7/30/2025	\$479,900	107.66%	04	1945	1,280	0	4	2	1	C-	Fr	NE 03	8,276	\$122,900	\$231,100	\$108,200	\$278.91	
048-45400-0130	N7087 E Lake Crest Dr	8/19/2025	\$290,000	118.05%	04	1975	936	0	3	1	0	D	Avg	NE 05	26,964	\$42,200	\$133,000	\$90,800	\$264.74	
06-Cottage NE 01, 08, 10																				
048-11320-0020	N6664 Park Ave	4/16/2025	\$68,320	-16.68%	06	1900	324	0	1	1	0	D	Pr	NE 01	20,473	\$7,100	\$82,000	\$74,900	\$188.95	Updated Data
048-60050-0050	W6007 Lake Dr	11/24/2025	\$135,000	33.93%	06	1940	672	0	2	1	0	C-	Avg	NE 08	3,006	\$3,000	\$100,800	\$97,800	\$196.43	Remodeled
048-65050-0390	W5826 Sunset Cir	3/28/2025	\$259,900	76.08%	06	1975	1,669	0	2	1	0	C	Avg	NE 08	12,981	\$10,900	\$147,600	\$136,700	\$149.19	
048-45150-0160	N7137 Cty HH Rd	12/22/2025	\$73,000	-2.80%	06	1940	860	0	1	1	0	C-	Avg	NE 10	83,635	\$7,600	\$75,100	\$67,500	\$76.05	5-Parcel Sale; #-0140, #-0150, #-0170, #-0180
06-Cottage NE 02+09																				
048-55050-0200	N6292 Cattau Beach Dr	2/28/2025	\$375,000	51.70%	06	1950	864	0	2	2	0	D+	Avg	NE 02	5,968	\$165,000	\$247,200	\$82,200	\$243.06	
048-60250-0340	W5762 Cedar Ave	8/12/2025	\$395,000	46.73%	06	1950	867	0	3	1	0	C	Avg	NE 02	8,276	\$165,000	\$269,200	\$104,200	\$265.28	
048-21220-0230	N6012 Lake Dr	9/30/2025	\$660,512	134.22%	06	1960	1,080	0	3	1	1	C	Avg	NE 02	5,663	\$163,400	\$282,000	\$118,600	\$460.29	2-Parcel Sale; #-0240
048-12430-0110	N6550 Washington Lk Rd	3/26/2025	\$450,000	45.73%	06	1960	980	0	3	1	0	D+	Avg	NE 09	62,117	\$203,500	\$308,800	\$105,300	\$251.53	
09-BSS																				
048-11320-0020	N6664 Park Ave	4/16/2025	\$68,320	-16.68%	09	1949	936	0	2	1	0	D-	Pr	NE 01	20,473	\$7,100	\$82,000	\$74,900	\$65.41	
048-65050-0530	W5856 N Beach Blvd	5/15/2025	\$285,000	72.52%	09	1940	1,544	0	3	2	0	C-	Avg	NE 08	11,413	\$10,700	\$165,200	\$154,500	\$177.66	
048-20410-0080	N5819 Edgewood Rd	10/27/2025	\$165,000	122.67%	09	1940	480	0	1	1	0	C	Avg	NE 13	14,113	\$8,600	\$74,100	\$65,500	\$325.83	
048-09430-0160	W6253 Lake Dr	8/4/2025	\$45,000	-45.91%	09	1946	846	0	2	1	1	D	Avg	NE 13	12,937	\$8,400	\$83,200	\$74,800	\$43.26	
10-Farmhouse																				

**2026 Sales Analysis
Town of Wescott**

Parcel #	Address	Date	Sale \$	%	ST	Yr	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
048-60050-0080	W6013 Lake Dr	7/2/2025	\$455,000	37.21%	10	1920	1,268	0	2	1	0	C	Avg	NE 02	23,958	\$216,600	\$331,600	\$115,000	\$188.01	
13-Contemporary																				
048-85210-0440	N7041 Menominee Dr	11/3/2025	\$261,500	54.55%	13	2000	1,272	0	3	2	0	C	Avg	NE 10	23,174	\$5,300	\$169,200	\$163,900	\$201.42	2-Parcel Sale; #-0450
15-MMS NE 01, 12-13																				
048-75330-0150	N7044 Acorn Ct	8/29/2025	\$355,000	32.02%	15	2018	1,980	0	2	1	1	C	Avg	NE 01	238,273	\$26,600	\$268,900	\$242,300	\$165.86	
048-45220-0310	N7069 Cozy Oaks Cir	4/21/2025	\$190,000	35.04%	15	1997	1,456	0	3	2	0	D	Avg	NE 12	25,875	\$7,200	\$140,700	\$133,400	\$125.55	
048-17240-0030	W6804 Curt Black Rd	1/31/2025	\$55,000	-48.84%	15	1968	1,170	0	3	1	0	D	Fr	NE 13	43,560	\$15,200	\$107,500	\$92,300	\$34.02	
048-45380-0310	W5868 Lake Dr	4/24/2025	\$248,000	35.15%	15	1994	1,746	0	3	2	0	D+	Avg	NE 13	19,776	\$9,900	\$183,500	\$173,600	\$136.37	
15-MMS NE 02																				
048-60250-0490	W5706 Cedar Ave	10/8/2025	\$1,000,000	124.22%	15	2007	2,727	0	5	4	0	B-	Avg	NE 02	3,572	\$155,900	\$446,000	\$290,100	\$309.53	
048-70050-0040	W5675 North Shore Dr	4/30/2025	\$1,085,000	65.45%	15	2017	3,004	0	3	2	1	B	Avg	NE 02	25,265	\$240,000	\$655,800	\$415,800	\$281.29	
17-Condo																				
048-85450-0320	N5625 Riverside Dr	12/15/2025	\$75,000	-6.37%	17	1980	1,014	0	2	1	0	C	Avg	NE 18	4,269	\$4,300	\$80,100	\$75,800	\$69.72	
21-Manufactured NE 02																				
048-70250-0030	W5931 Lake Dr	2/28/2025	\$601,000	81.24%	21	2022	1,144	0	2	2	0	C	Avg	NE 02	30,056	\$225,500	\$331,600	\$106,100	\$328.23	Remodeled
21-Manufactured NE 10, 12-13																				
048-70350-1010	W5036 Parkwood Dr	3/28/2025	\$82,500	55.95%	21	1974	770	0	2	1	0	D	Fr	NE 10	20,735	\$5,200	\$52,900	\$47,700	\$100.39	
048-70350-1040	N7096 Oakwood Dr	3/10/2025	\$65,000	450.85%	21	1970	780	0	3	1	0	D	Fr	NE 10	20,212	\$5,200	\$11,800	\$6,600	\$76.67	2-Parcel Sale; #-1230
048-70350-1210	W5029 N Pathfinder Cir	6/25/2025	\$135,900	225.90%	21	1986	800	0	2	1	0	D	Avg	NE 10	23,087	\$5,300	\$41,700	\$36,400	\$163.25	
048-70350-1220	W5033 N Pathfinder Cir	1/24/2025	\$158,000	351.43%	21	1978	896	0	3	1	0	E	V Pr	NE 10	22,825	\$5,300	\$35,000	\$29,700	\$170.42	Remodeled
048-70350-0840	W4984 N Pathfinder Cir	4/18/2025	\$90,000	110.77%	21	1990	924	0	2	1	0	D	Fr	NE 10	20,212	\$5,200	\$42,700	\$37,500	\$91.77	
048-70350-1110	W4986 S Pathfinder Cir	10/17/2025	\$35,000	-51.12%	21	1984	1,036	0	3	2	0	D	Fr	NE 10	25,003	\$5,400	\$71,600	\$66,200	\$28.57	2-Parcel Sale; #-1120
048-45230-0190	W5317 Terri Ct	10/22/2025	\$65,000	28.71%	21	1972	1,008	0	3	1	0	D	Fr	NE 12	29,795	\$7,800	\$50,500	\$42,700	\$56.75	2-Parcel Sale; #-0180
048-11430-0130	W5449 Lakewood Ct	4/28/2025	\$113,500	79.87%	21	1973	1,138	0	3	1	0	D	Fr	NE 13	48,787	\$15,500	\$63,100	\$47,600	\$86.12	
048-09440-0010	W6094 Lake Dr	6/4/2025	\$225,000	170.11%	21	2020	1,188	0	2	1	0	D+	Avg	NE 13	6,098	\$4,700	\$83,300	\$78,600	\$185.44	3-Parcel Sale; #09410-0010, #09440-0000
048-55200-0030	W6530 Huntington Ct	6/30/2025	\$120,000	84.33%	21	1970	1,216	0	3	2	0	D	Avg	NE 13	35,284	\$13,400	\$65,100	\$51,700	\$87.66	
048-70450-0060	W5342 Lake Dr	7/23/2025	\$185,000	43.97%	21	1991	1,280	0	2	2	0	D	Avg	NE 13	41,034	\$14,600	\$128,500	\$113,900	\$133.13	
048-65250-0130	W4978 Lulu Ct	12/11/2025	\$215,000	31.50%	21	2003	1,284	0	3	2	0	D+	Avg	NE 13	257,004	\$31,300	\$163,500	\$132,200	\$143.07	
22-Other NE 07																				
048-55150-0130	W6595 Homewood Ave	7/28/2025	\$480,000	122.63%	22	1969	1,080	0	2	1	0	C-	Avg	NE 07	15,987	\$115,200	\$215,600	\$100,400	\$337.78	
22-Other NE 08, 12-13																				
048-45100-0070	N6658 E Chic-A-Watha Cir	7/1/2025	\$195,000	95.78%	22	1960	816	0	2	1	1	C	Avg	NE 08	10,019	\$10,000	\$99,600	\$89,600	\$226.72	2-Parcel Sale; #-0060
048-21220-0420	N6005 Lake Dr	7/14/2025	\$207,500	80.43%	22	1970	1,840	0	3	1	1	D+	Avg	NE 08	47,829	\$19,600	\$115,000	\$95,400	\$102.12	
048-45210-0270	N7261 Loon Lake Dr	7/18/2025	\$275,100	86.89%	22	2003	1,751	0	3	2	0	C-	Avg	NE 12	22,825	\$6,700	\$147,200	\$140,500	\$153.28	
048-45210-0370	N7255 Cozy Oaks Cir	8/8/2025	\$295,000	118.84%	22	2002	2,000	648	4	2	1	D	Avg	NE 12	27,878	\$7,400	\$134,800	\$127,400	\$143.80	2-Parcel Sale; #-0380
048-16220-0020	W6449 Old Lake Ln	8/28/2025	\$285,000	96.55%	22	1999	1,404	0	3	2	0	D+	Avg	NE 13	99,883	\$19,400	\$145,000	\$125,600	\$189.17	