

2025
CITY OF PETERSBURG
ASSESSMENT ROLL
LAND VALUE
&
ECF STUDY

RESIDENTIAL:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	
57 001 002 00	240 E CENTER ST	03/10/23	\$209,000	WD	\$209,000	\$63,534	0.37	\$3.94	
57 001 003 00	266 E CENTER ST	05/26/23	\$185,000	WD	\$185,000	\$30,418	0.20	\$3.47	
57 001 004 00	272 E CENTER ST	06/02/22	\$185,000	PTA	\$185,000	\$36,528	0.19	\$4.46	
57 001 009 00	324 E CENTER ST	06/27/22	\$110,000	WD	\$110,000	\$15,784	0.19	\$1.93	
57 001 013 00	221 E CENTER ST	02/20/23	\$182,000	WD	\$182,000	\$54,631	0.34	\$3.68	
57 001 036 01	132 N DIVISION ST	03/01/23	\$229,000	WD	\$229,000	\$71,560	0.85	\$1.94	
57 002 030 00	360 ROSE RD	07/13/23	\$185,000	WD	\$185,000	\$8,093	0.52	\$0.36	
57 010 004 00	79 E VESEY ST	07/22/22	\$265,500	WD	\$265,500	\$346	0.45	\$0.02	
57 010 047 00	719 WOOD ST	08/10/23	\$210,000	WD	\$210,000	\$37,492	0.39	\$2.22	
57 015 020 00	227 W VESEY ST	04/05/23	\$142,000	WD	\$142,000	\$33,165	0.32	\$2.39	
57 015 022 10	145 W VESEY ST	09/01/22	\$160,000	WD	\$160,000	\$6,435	0.21	\$0.69	
57 020 004 00	140 W CHESTNUT ST	04/19/22	\$199,918	PTA	\$199,918	\$47,049	0.22	\$4.82	
57 025 017 00	30 N DIVISION ST	04/29/22	\$158,000	PTA	\$158,000	\$21,558	0.30	\$1.65	
57 025 066 00	42 E ELM ST	05/23/22	\$250,000	WD	\$250,000	\$35,371	0.22	\$3.78	
57 025 114 00	56 W CENTER ST	06/10/22	\$169,900	PTA	\$169,900	\$12,365	0.20	\$1.42	
57 025 134 10	56 W WALNUT ST	12/02/22	\$227,000	WD	\$227,000	\$2,786	0.20	\$0.32	
57 025 147 00	49 W CHESTNUT ST	06/06/23	\$175,000	WD	\$175,000	\$17,201	0.25	\$1.58	
57 025 171 00	126 W CENTER ST	05/01/23	\$190,000	WD	\$190,000	\$54,431	0.50	\$2.52	
57 040 001 00	125 WITTMAN DR	09/14/23	\$177,000	WD	\$177,000	\$36,852	0.29	\$2.97	
57 045 026 00	180 E VESEY ST	05/16/23	\$250,000	WD	\$250,000	\$80,875	0.51	\$3.61	
Totals:							\$3,859,318	6.70	\$2.28

Extraction method

Conclusion: Applied \$2.28 sfr to the average Petersburg lot of 8712 square feet (66x120) 8% increase
PETE SQ CONDO: APPLIED \$7900 prior: \$7280

THOMPSONS:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Land Table	Class
57 060 004 01	141 RIVER DALE DR	05/09/23	\$308,300	WD	\$308,300	\$38,138	THOMPSONS RIVER 401	
57 060 004 01	141 RIVER DALE DR	02/20/24	\$320,000	WD	\$320,000	\$49,838	THOMPSONS RIVER 401	
Totals:							\$628,300	\$43,988

THOMPSONS: \$40,000 regular lot prior: 37,000
 \$46,000 river lot prior: 42,500

Outlier:

57 060 005 02	151 RIVER DALE DR	06/29/22	\$265,000	WD	\$265,000	\$25,338	THOMPSONS RIVER	
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COMMERCIAL/INDUSTRIAL LAND: .75 sf prior: .70 sf

2025 CITY OF PETERSBURG LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Sqft	Building Style
08 055 001 00	2883 LEWIS AVE IDA	04/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$2,000	0.27	\$0.17	ZORNS GARAGE
53 045 006 01	320 SQUIRES	04/08/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$125,000	3.5	\$0.82	VAC IND MILAN CITY
Totals:										
						\$295,000	\$127,000	3.77	\$0.77	

LAND SQFT: 0.75

APPLIED TO: COMMERCIAL AND INDUSTRIAL LAND IN THE CITY OF PETERSBURG

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building De
57 001 003 00	266 E CENTER ST	05/26/23	WD	\$185,000	\$33,840	\$151,160	\$143,241	1.055	71
57 001 004 00	272 E CENTER ST	06/02/22	PTA	\$185,000	\$25,885	\$159,115	\$122,808	1.296	56
57 001 009 00	324 E CENTER ST	06/27/22	WD	\$110,000	\$19,861	\$90,139	\$80,997	1.113	56
57 001 013 00	221 E CENTER ST	02/20/23	WD	\$182,000	\$28,087	\$153,913	\$108,394	1.420	51
57 002 017 00	256 ROSE RD	11/23/22	WD	\$175,000	\$39,956	\$135,044	\$156,413	0.863	54
57 002 030 00	360 ROSE RD	07/13/23	WD	\$185,000	\$36,294	\$148,706	\$157,656	0.943	66
57 010 004 00	79 E VESEY ST	07/22/22	WD	\$265,500	\$35,168	\$230,332	\$264,586	0.871	73
57 010 047 00	719 WOOD ST	08/10/23	WD	\$210,000	\$27,459	\$182,541	\$157,830	1.157	61
57 015 020 00	227 W VESEY ST	04/05/23	WD	\$142,000	\$33,964	\$108,036	\$86,482	1.249	51
57 015 022 10	145 W VESEY ST	09/01/22	WD	\$160,000	\$23,724	\$136,276	\$130,134	1.047	58
57 020 004 00	140 W CHESTNUT ST	04/19/22	PTA	\$199,918	\$29,149	\$170,769	\$132,328	1.290	68
57 020 005 00	128 W CHESTNUT ST	12/09/22	WD	\$250,000	\$22,647	\$227,353	\$179,225	1.269	78
57 025 017 00	30 N DIVISION ST	04/29/22	PTA	\$158,000	\$37,793	\$120,207	\$125,218	0.960	71
57 025 055 00	425 SALINE ST	12/01/22	WD	\$193,000	\$29,769	\$163,231	\$164,579	0.992	56
57 025 060 00	341 SALINE ST	07/03/23	WD	\$195,000	\$34,346	\$160,654	\$178,733	0.899	51
57 025 066 00	42 E ELM ST	05/23/22	WD	\$250,000	\$38,939	\$211,061	\$169,978	1.242	56
57 025 114 00	56 W CENTER ST	06/10/22	PTA	\$169,900	\$20,216	\$149,684	\$136,079	1.100	46
57 025 134 10	56 W WALNUT ST	12/02/22	WD	\$227,000	\$26,109	\$200,891	\$222,040	0.905	71
57 025 147 00	49 W CHESTNUT ST	06/06/23	WD	\$175,000	\$26,393	\$148,607	\$132,993	1.117	58
57 025 149 00	410 SALINE ST	03/15/24	WD	\$194,000	\$20,315	\$173,685	\$138,038	1.258	71
57 025 171 00	126 W CENTER ST	05/01/23	WD	\$190,000	\$51,710	\$138,290	\$99,605	1.388	46
57 040 001 00	125 WITTMAN DR	09/14/23	WD	\$177,000	\$31,332	\$145,668	\$121,142	1.202	61
Totals:				\$4,178,318		\$3,505,362	\$3,208,500	1.093	
				E.C.F. =>				1.093	
								Ave. E.C.F. =>	1.120

OVERALL ECF: 1.093 APPLIED TO PETE SQUARE CONDOS, TOWN HOMES, DUPLEXES, APTS. AND AG BLDGS

2025 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Depr
57 001 003 00	266 E CENTER ST	05/26/23	\$185,000	\$33,840	\$151,160	\$143,241	1.055	71
57 010 004 00	79 E VESEY ST	07/22/22	\$265,500	\$35,168	\$230,332	\$264,586	0.871	73
57 020 005 00	128 W CHESTNUT ST	12/09/22	\$250,000	\$22,647	\$227,353	\$179,225	1.269	78
57 025 017 00	30 N DIVISION ST	04/29/22	\$158,000	\$37,793	\$120,207	\$125,218	0.960	71
57 025 134 10	56 W WALNUT ST	12/02/22	\$227,000	\$26,109	\$200,891	\$222,040	0.905	71
57 025 149 00	410 SALINE ST	03/15/24	\$194,000	\$20,315	\$173,685	\$138,038	1.258	71
57 060 004 01	141 RIVER DALE DR	05/09/23	\$308,300	\$46,008	\$262,292	\$269,270	0.974	92
57 060 004 01	141 RIVER DALE DR	02/20/24	\$320,000	\$46,008	\$273,992	\$269,270	1.018	92
57 060 005 02	151 RIVER DALE DR	06/29/22	\$265,000	\$43,871	\$221,129	\$240,358	0.920	83
Totals:				\$2,172,800	\$1,861,041	\$1,851,246		
					E.C.F. =>		1.005	
					Ave. E.C.F. =>		1.025	

ECF: 1.005 applied to Single Family Homes 71-100% Good in the Residential, Rose Reflect, Thompsons ECF neighborhoods

2025 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Depr
57 001 003 00	266 E CENTER ST	05/26/23	\$185,000	\$33,840	\$151,160	\$143,241	1.055	71
57 002 030 00	360 ROSE RD	07/13/23	\$185,000	\$36,294	\$148,706	\$157,656	0.943	66
57 010 047 00	719 WOOD ST	08/10/23	\$210,000	\$27,459	\$182,541	\$157,830	1.157	61
57 020 004 00	140 W CHESTNUT ST	04/19/22	\$199,918	\$29,149	\$170,769	\$132,328	1.290	68
57 040 001 00	125 WITTMAN DR	09/14/23	\$177,000	\$31,332	\$145,668	\$121,142	1.202	61
Totals:				\$956,918	\$798,844	\$712,197	1.122	
							Ave. E.C.F. =>	1.130

ECF: 1.122 applied to Single Family Homes 61-70% Good in the Residential, Rose Reflect, Thompsons ECF neighborhoods

2025 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Depr
57 001 004 00	272 E CENTER ST	06/02/22	\$185,000	\$25,885	\$159,115	\$122,808	1.296	56
57 001 009 00	324 E CENTER ST	06/27/22	\$110,000	\$19,861	\$90,139	\$80,997	1.113	56
57 001 013 00	221 E CENTER ST	02/20/23	\$182,000	\$28,087	\$153,913	\$108,394	1.420	51
57 015 020 00	227 W VESEY ST	04/05/23	\$142,000	\$33,964	\$108,036	\$86,482	1.249	51
57 015 022 10	145 W VESEY ST	09/01/22	\$160,000	\$23,724	\$136,276	\$130,134	1.047	58
57 025 055 00	425 SALINE ST	12/01/22	\$193,000	\$29,769	\$163,231	\$164,579	0.992	56
57 025 060 00	341 SALINE ST	07/03/23	\$195,000	\$34,346	\$160,654	\$178,733	0.899	51
57 025 066 00	42 E ELM ST	05/23/22	\$250,000	\$38,939	\$211,061	\$169,978	1.242	56
57 025 114 00	56 W CENTER ST	06/10/22	\$169,900	\$20,216	\$149,684	\$136,079	1.100	46
57 025 147 00	49 W CHESTNUT ST	06/06/23	\$175,000	\$26,393	\$148,607	\$132,993	1.117	58
57 025 171 00	126 W CENTER ST	05/01/23	\$190,000	\$51,710	\$138,290	\$99,605	1.388	46
57 045 026 00	180 E VESEY ST	05/16/23	\$250,000	\$49,858	\$200,142	\$130,779	1.530	56
Totals:						\$1,819,148	\$1,541,562	
						E.C.F. =>	1.180	
						Ave. E.C.F. =>	1.199	

ECF: 1.180 applied to Single Family Homes 0-60% Good in the Residential, Rose Reflect, Thompsons ECF neighborhoods

2025 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style			
08 055 001 00	2883 LEWIS AVE IDA	04/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,900	\$144,100	\$155,000	0.930	IDA	ZORNS GARAGE			
41 010 090 00	1125 MONROE ST.	07/09/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$15,000	\$40,000	\$45,000	0.889	CITY	REAL ESTATE OFFICE			
14 102 007 00	16015 IDA WEST SF	06/02/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$26,000	\$114,000	\$155,000	0.735	SMFLD	RESTAURANT			
08 060 030 00	2888 LEWIS AVE IDA	06/27/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$4,200	\$183,000	\$208,000	0.880	IDA	POST OFFICE			
Totals:															
										\$590,000	\$481,100	\$563,000			
													E.C.F. =>	0.855	
													Ave. E.C.F. =>	0.858	

ECF: 0.85

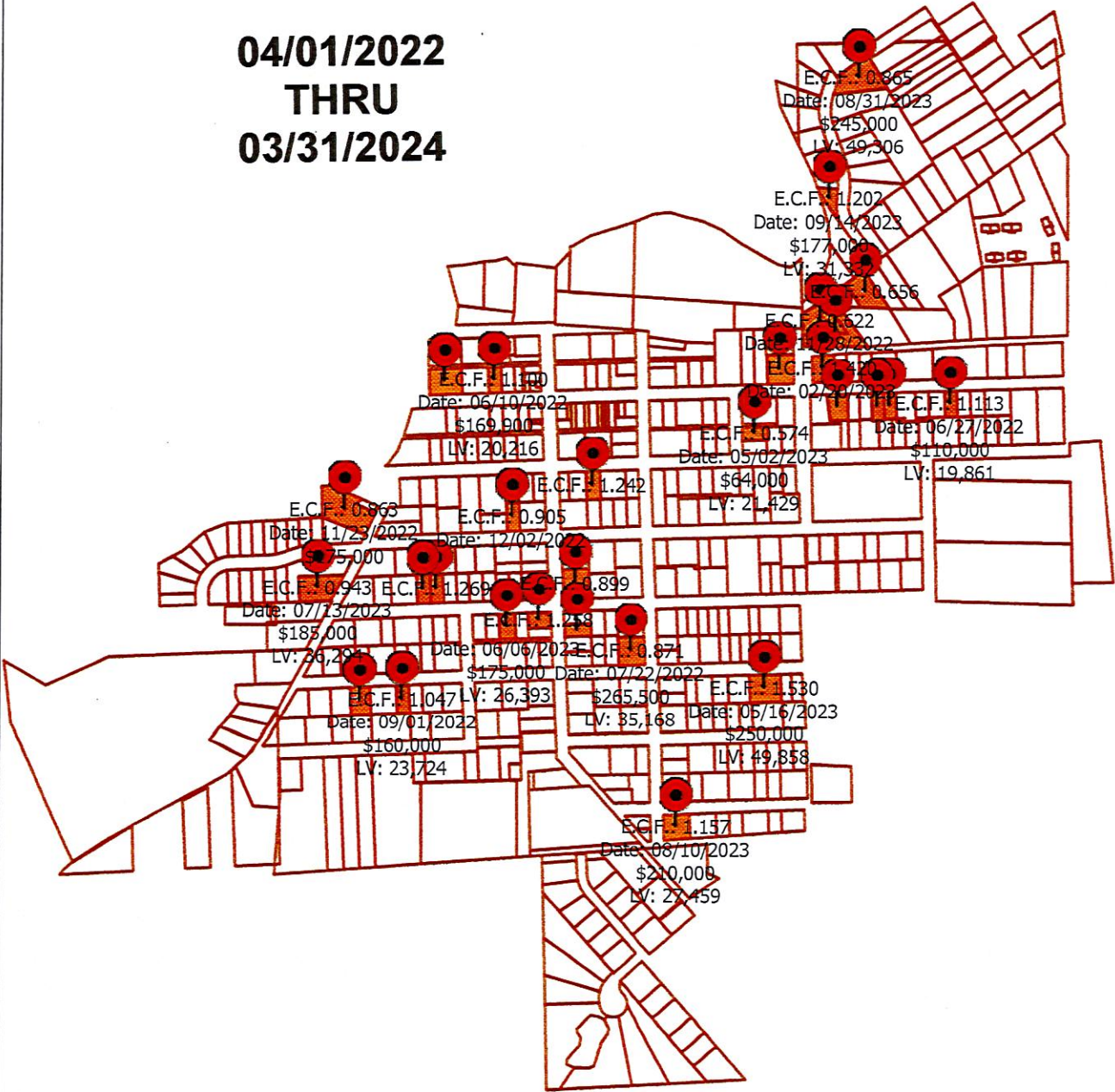
APPLIED TO: COMMERCIAL AND INDUSTRIAL BUILDING IN CITY OF PETERSBURG

Unit of Comps:
 08: IDA TWP.
 14: SUMMERFIELD ADJACENT TWP.
 41: Village of Carleton
 Smaller Village similar characteristics to the City of Petersburg

PETERSBURG 2025

PETERSBURG SALES

04/01/2022
THRU
03/31/2024



USED TO DETERMINE
2025 ASSESSMENTS

