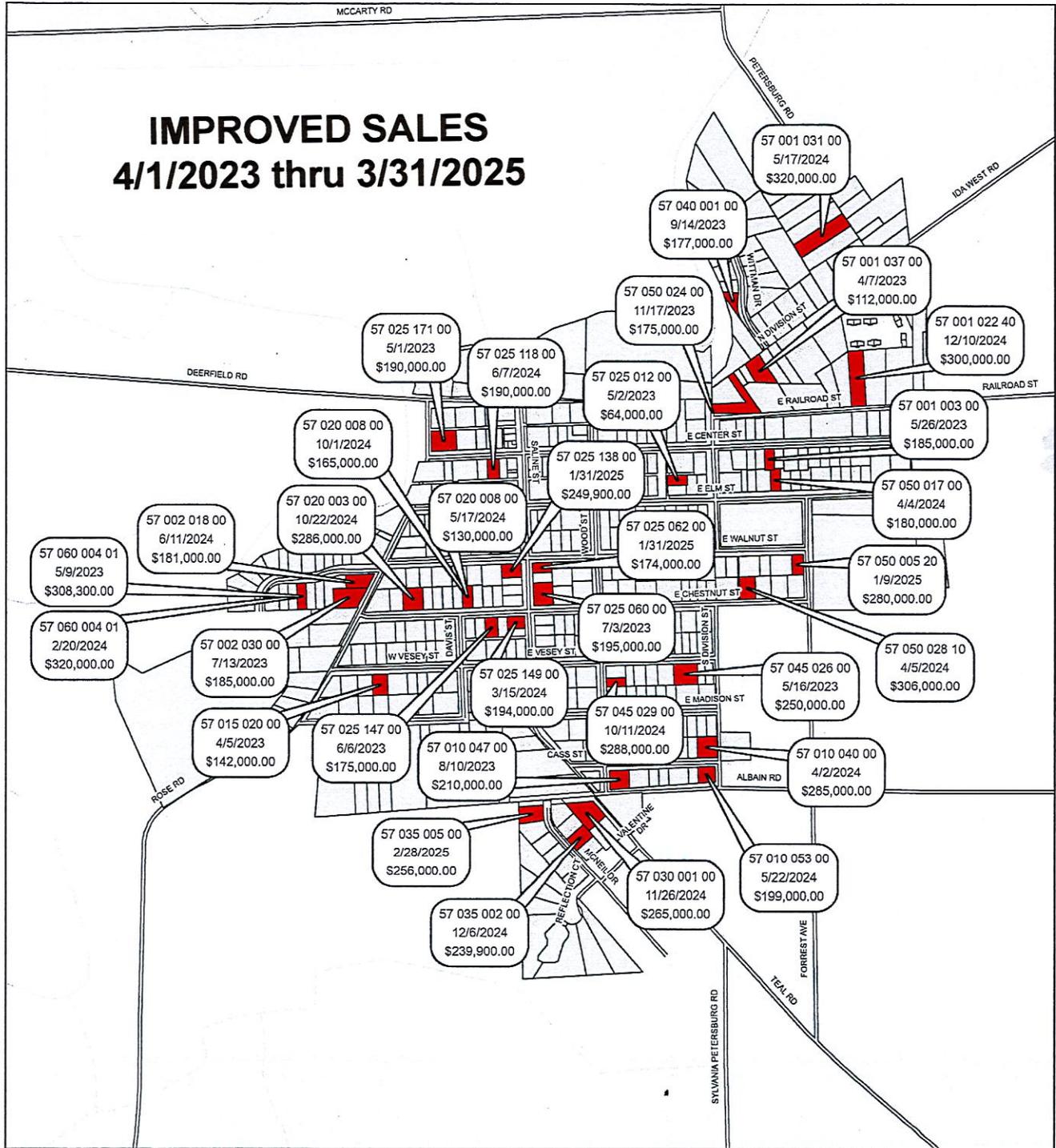
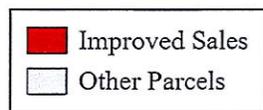


2026
CITY OF PETERSBURG
ASSESSMENT ROLL
LAND VALUE
&
ECF STUDY

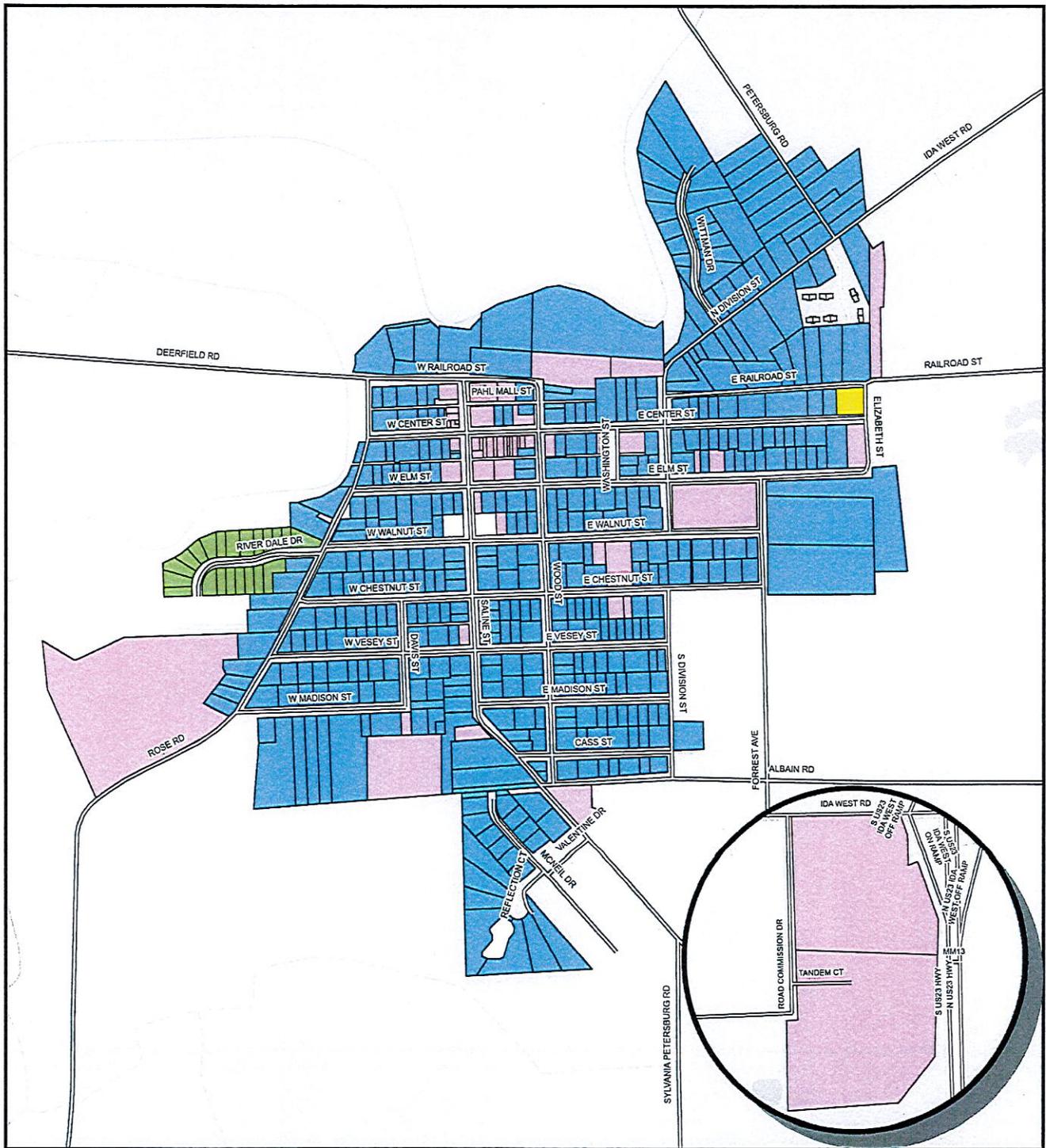
4/1/2023
thru 3/31/2025



City of Petersburg



Mapping prepared by Monroe County Community Planning and Engagement © 2026
In cooperation with City of Petersburg Assessing



City of Petersburg - Land Code

 Residential	 Commercial
 Thompson River Bend Villas	 Industrial
 Pete SQ Condos	 Null

Mapping prepared by Monroe County Community Planning and Engagement © 2026
In cooperation with City of Petersburg Assessing

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/SqFt	Site Characteristics
57 001 003 00	266 E CENTER ST	05/26/23	\$185,000	\$9,109	0.20	0.20	\$1.04	
57 001 022 40	355 E RAILROAD ST	12/10/24	\$300,000	\$60,036	0.81	0.81	\$1.70	
57 001 031 00	165 PETERSBURG RD	05/17/24	\$320,000	\$99,610	0.88	0.88	\$2.59	
57 002 018 00	338 ROSE RD	06/11/24	\$181,000	\$30,572	0.21	0.21	\$3.31	
57 010 047 00	719 WOOD ST	08/10/23	\$210,000	\$15,665	0.39	0.39	\$0.93	
57 010 053 00	732 S DIVISION ST	05/22/24	\$199,000	\$4,780	0.28	0.28	\$0.39	
57 015 020 00	227 W VESEY ST	04/05/23	\$142,000	\$30,863	0.32	0.32	\$2.22	
57 020 003 00	158 W CHESTNUT ST	10/22/24	\$286,000	\$63,078	0.45	0.45	\$3.20	
57 020 008 00	70 W CHESTNUT ST	10/01/24	\$165,000	\$34,558	0.22	0.22	\$3.54	
57 025 118 00	39 W CENTER ST	06/07/24	\$190,000	\$14,678	0.24	0.24	\$1.42	
57 025 138 00	314 SALINE ST	01/31/25	\$249,900	\$54,658	0.28	0.28	\$4.56	
57 025 147 00	49 W CHESTNUT ST	06/06/23	\$175,000	\$8,537	0.25	0.25	\$0.78	
57 025 149 00	410 SALINE ST	03/15/24	\$194,000	\$28,055	0.21	0.21	\$3.04	
57 025 171 00	126 W CENTER ST	05/01/23	\$190,000	\$47,546	0.50	0.50	\$2.20	
57 035 002 00	3825 MCNEIL DR	12/06/24	\$239,900	\$19,135	0.34	0.34	\$1.28	
57 035 005 00	3810 MCNEIL DR	02/28/25	\$256,000	\$53,557	0.41	0.41	\$3.02	
57 040 001 00	125 WITTMAN DR	09/14/23	\$177,000	\$24,266	0.29	0.29	\$1.95	
57 045 026 00	180 E VESEY ST	05/16/23	\$250,000	\$72,011	0.51	0.51	\$3.22	
57 050 017 00	269 E ELM ST	04/04/24	\$180,000	\$46,570	0.23	0.23	\$4.75	
57 050 024 00	48 N DIVISION ST	11/17/23	\$175,000	\$27,167	0.23	0.18	\$2.75	
57 050 028 10	237 E CHESTNUT ST	04/05/24	\$306,000	\$68,731	0.36	0.36	\$4.42	
Totals:			\$4,570,800	\$813,182	7.60	7.55		
					Average	per Net Acre=>	\$2.46	
						106,997.63		

APPLIED: \$2.46 SF RATE TO 001 RESIDENTIAL LAND TABLE
(utilizing the PSF Land Chart)

2026 CITY OF PETERSBURG RESIDENTIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Sqft	Building Style
14 103 017 10	17562 IDA WEST	01/16/24	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$105,000	5.25	\$0.46	SELF STORAGE
14 125 009 02	6923 SUMMERFIELD RD.	04/14/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$370,000	9.85	\$0.86	DIST. COMPANY
57 025 084 00	74 E CENTER ST.	03/13/25	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$20,000	0.06	\$8	OFFICE BLDG
Totals:			\$2,117,000			\$2,117,000	\$495,000	15.10	\$0.75	

LAND SQFT: 0.75

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

NO CHANGE FROM 2025

2026 CITY OF PETERSBURG COMMERCIAL/INDUSTRIAL LAND STUDY

Analyzed verified sales from Summerfield Township bordering township to the City of Petersburg

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Land Table	Use Code	Class
57 060 004 01	141 RIVER DALE DR	05/09/23	\$308,300	WD	\$308,300	\$38,138	THOMPSONS RIVER BEND VILLAS 2006	RES VAC	401
57 060 004 01	141 RIVER DALE DR	02/20/24	\$320,000	WD	\$320,000	\$49,838	THOMPSONS RIVER BEND VILLAS 2006	RES VAC	401
Totals:			\$628,300		\$628,300	\$43,988			

THOMPSONS: \$40,000 regular lot
 \$46,000 river lot

2026 CITY OF PETERSBURG: THOMPSON'S LAND VALUE STUDY

THOMPSON'S: NO CHANGE FOR 2026

PETE SQ CONDC LAND ANALYSIS:

Total Acres: 3.5

Analyzed with the Residential Land Residual study: \$2.46 psf conclusion

Utilized PSF rate chart 4 acre value: \$95,800

12 units in Pete Sq Condos: 95,800/12

\$7983 per unit

*UP FROM \$7900

2026 CITY OF PETERSBURG: PETE SQ CONDOS LAND VALUE STUDY

2026 CITY OF PETERSBURG: LAND VALUE RATE CHART

Acres	SF	SqRT	Land Value	% ADJUSTMENT	SqFt Rate	SITE VALUE
1.00	43,560	208.71	\$47,900	1000.0%	\$11.00	\$48,000
0.01	436	20.87	\$4,790			
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	707.1%		
0.02	871	29.52	\$6,774		\$7.78	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	577.4%		
0.03	1,307	36.15	\$8,297		\$6.35	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	500.0%		
0.04	1,742	41.74	\$9,580		\$5.50	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	447.2%		
0.05	2,178	46.67	\$10,711		\$4.92	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	417.4%		
0.06	2,500	50.00	\$11,475		\$4.59	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	386.3%		
0.07	2,919	54.02	\$12,399		\$4.25	
Acres	SF	SqRT	Land Value	% ADJUSTMENT		
1.00	43,560	208.71	\$47,900	360.4%		
0.08	3,354	57.91	\$13,292		\$3.96	

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	339.0%	
0.09	3,790	61.56	\$14,128		\$3.73
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	321.1%	
0.10	4,225	65.00	\$14,918		\$3.53
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	305.7%	
0.11	4,661	68.27	\$15,668		\$3.36
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	295.2%	
0.12	5,000	70.71	\$16,228		\$3.25
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	280.6%	
0.13	5,532	74.38	\$17,070		\$3.09
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	270.2%	
0.14	5,968	77.25	\$17,729		\$2.97
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	260.8%	
0.15	6,403	80.02	\$18,365		\$2.87
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	252.4%	
0.16	6,839	82.70	\$18,980		\$2.78
Acres	SF	SqRT	Land Value	% ADJUSTMENT	

0.17 **7,500** 86.60 **\$19,876** \$2.65

Acres SF SqRT
1.00 43,560 208.71
0.18 7,710 87.81
Land Value \$47,900
\$20,152
% ADJUSTMENT 237.7%

Acres SF SqRT
1.00 43,560 208.71
0.19 8,146 90.25
Land Value \$47,900
\$20,714
% ADJUSTMENT 231.2%

Acres SF SqRT
1.00 43,560 208.71
0.20 8,712 93.34
Land Value \$47,900
\$21,422
% ADJUSTMENT 223.6%
AVG PBURG LOT \$2.46

Acres SF SqRT
1.00 43,560 208.71
0.21 9,017 94.96
Land Value \$47,900
\$21,793
% ADJUSTMENT 219.8% \$2.42

Acres SF SqRT
1.00 43,560 208.71
0.22 9,453 97.22
Land Value \$47,900
\$22,313
% ADJUSTMENT 214.7% \$2.36

Acres SF SqRT
1.00 43,560 208.71
0.23 **10,000** 100.00
Land Value \$47,900
\$22,950
% ADJUSTMENT 208.7% \$2.30

Acres SF SqRT
1.00 43,560 208.71
0.24 10,324 101.61
Land Value \$47,900
\$23,319
% ADJUSTMENT 205.4% \$2.26

Acres SF SqRT
1.00 43,560 208.71
0.25 10,759 103.73
Land Value \$47,900
\$23,806
% ADJUSTMENT 201.2% \$2.21

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	197.3%	
0.26	11,195	105.81	\$24,283		\$2.17
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	193.5%	
0.27	11,631	107.84	\$24,751		\$2.13
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	190.0%	
0.28	12,066	109.85	\$25,210		\$2.09
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	186.7%	
0.29	12,500	111.80	\$25,659		\$2.05
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	183.5%	
0.30	12,937	113.74	\$26,104		\$2.02
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	180.5%	
0.31	13,373	115.64	\$26,540		\$1.98
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	177.6%	
0.32	13,809	117.51	\$26,969		\$1.95
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	174.9%	
0.33	14,244	119.35	\$27,391		\$1.92
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	170.4%	

0.34	15,000	122.47	\$28,108	\$1.87
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	169.8%
0.35	15,115	122.94	\$28,216	\$1.87
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	167.7%
0.36	15,497	124.49	\$28,570	\$1.84
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	165.1%
0.37	15,987	126.44	\$29,018	\$1.82
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	162.9%
0.38	16,422	128.15	\$29,411	\$1.79
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	160.7%
0.39	16,858	129.84	\$29,798	\$1.77
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	158.7%
0.40	17,293	131.50	\$30,181	\$1.75
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	156.7%
0.41	17,729	133.15	\$30,559	\$1.72
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	\$47,900	154.9%
0.42	18,165	134.78	\$30,932	\$1.70
Acres	SF	SqRT	Land Value	% ADJUSTMENT

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	153.0%	
0.43	18,600	136.38	\$31,300		\$1.68
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	151.3%	
0.44	19,036	137.97	\$31,665		\$1.66
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	149.6%	
0.45	19,471	139.54	\$32,025		\$1.64
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	147.6%	
0.46	20,000	141.42	\$32,457		\$1.62
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	146.3%	
0.47	20,343	142.63	\$32,734		\$1.61
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	144.8%	
0.48	20,778	144.15	\$33,082		\$1.59
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	143.3%	
0.49	21,214	145.65	\$33,427		\$1.58
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	141.8%	
0.50	21,649	147.14	\$33,769		\$1.56
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	140.4%	

0.51		22,085	148.61		<u>\$34,107</u>		\$1.54
Acres							
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.52		22,521	<u>150.07</u>		\$47,900	139.1%	\$1.53
Acres					\$34,441		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.53		22,956	<u>151.51</u>		\$47,900	137.8%	\$1.51
Acres					\$34,773		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.54		23,392	<u>152.94</u>		\$47,900	136.5%	\$1.50
Acres					\$35,101		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.55		23,827	<u>154.36</u>		\$47,900	135.2%	\$1.49
Acres					\$35,427		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.56		24,263	<u>155.77</u>		\$47,900	134.0%	\$1.47
Acres					\$35,749		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.57		25,000	<u>158.11</u>		\$47,900	132.0%	\$1.45
Acres					\$36,288		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.58		25,134	<u>158.54</u>		\$47,900	131.6%	\$1.45
Acres					\$36,385		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.59		25,570	<u>159.91</u>		\$47,900	130.5%	\$1.44
Acres					\$36,699		
1.00	SF	43,560	SqRT	208.71	Land Value	% ADJUSTMENT	
0.59		25,570	<u>159.91</u>		\$47,900	130.5%	\$1.44
Acres					\$36,699		

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	129.4%	
0.60	26,005	161.26	\$37,010		\$1.42
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	128.4%	
0.61	26,441	162.61	\$37,319		\$1.41
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	127.3%	
0.62	26,877	163.94	\$37,625		\$1.40
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	126.3%	
0.63	27,312	165.26	\$37,929		\$1.39
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	125.3%	
0.64	27,748	166.58	\$38,230		\$1.38
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	124.3%	
0.65	28,183	167.88	\$38,529		\$1.37
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	123.4%	
0.66	28,619	169.17	\$38,826		\$1.36
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	122.4%	
0.67	29,055	170.45	\$39,120		\$1.35
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	121.5%	

0.68	29,490	171.73			<u>\$39,412</u>		\$1.34
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	120.5%	
0.69	30,000	173.21			<u>\$39,751</u>		\$1.33
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	119.8%	
0.70	30,361	174.24			<u>\$39,990</u>		\$1.32
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	118.9%	
0.71	30,797	175.49			<u>\$40,276</u>		\$1.31
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	118.1%	
0.72	31,233	176.73			<u>\$40,560</u>		\$1.30
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	117.3%	
0.73	31,668	177.96			<u>\$40,842</u>		\$1.29
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	116.5%	
0.74	32,104	179.18			<u>\$41,122</u>		\$1.28
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	115.7%	
0.75	32,539	180.39			<u>\$41,400</u>		\$1.27
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	114.9%	
0.76	32,975	181.59			<u>\$41,676</u>		\$1.26
Acres	SF	SqRT			Land Value	% ADJUSTMENT	

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	114.2%	
0.77	33,411	182.79	\$41,950		\$1.26
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	113.4%	
0.78	33,846	183.97	\$42,223		\$1.25
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	112.7%	
0.79	34,282	185.15	\$42,494		\$1.24
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	112.0%	
0.80	34,717	186.33	\$42,763		\$1.23
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	111.3%	
0.81	35,153	187.49	\$43,030		\$1.22
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	110.6%	
0.82	35,589	188.65	\$43,296		\$1.22
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	110.0%	
0.83	36,024	189.80	\$43,560		\$1.21
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	109.3%	
0.84	36,460	190.94	\$43,823		\$1.20
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	108.7%	
0.84	36,460	190.94	\$43,823		\$1.20

0.85	36,895	192.08			<u>\$44,084</u>		\$1.19
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	108.0%	
0.86	37,331	193.21			<u>\$44,343</u>		\$1.19
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	107.4%	
0.87	37,767	194.34			<u>\$44,601</u>		\$1.18
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	106.8%	
0.88	38,202	195.45			<u>\$44,858</u>		\$1.17
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	106.2%	
0.89	38,638	196.56			<u>\$45,113</u>		\$1.17
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	105.6%	
0.90	39,073	197.67			<u>\$45,366</u>		\$1.16
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	105.0%	
0.91	39,509	198.77			<u>\$45,618</u>		\$1.15
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	104.4%	
0.92	40,000	200.00			<u>\$45,901</u>		\$1.15
Acres	SF	SqRT			Land Value	% ADJUSTMENT	
1.00	43,560	208.71			\$47,900	103.9%	
0.93	40,380	200.95			<u>\$46,119</u>		\$1.14
Acres	SF	SqRT			Land Value	% ADJUSTMENT	

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	103.3%	
0.94	40,816	202.03	\$46,367		\$1.14
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	102.8%	
0.95	41,251	203.10	\$46,613		\$1.13
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	102.2%	
0.96	41,687	204.17	\$46,859		\$1.12
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	101.7%	
0.97	42,123	205.24	\$47,103		\$1.12
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	101.2%	
0.98	42,558	206.30	\$47,346		\$1.11
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	100.7%	
0.99	42,994	207.35	\$47,588		\$1.11
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	96.7%	
1.00	46,560	215.78	\$49,522		\$1.06
Acres	SF	SqRT	Land Value	% ADJUSTMENT	% ADJ over Acre
1.00	43,560	208.71	\$47,900	93.3%	80.3%
1.15	50,000	223.61	\$51,319		\$1.03
Acres	SF	SqRT	Land Value	% ADJUSTMENT	% ADJ over Acre
1.00	43,560	208.71	\$47,900	85.2%	73.3%
1.00	43,560	208.71	\$47,900		

1.38	60,000	244.95		\$56,217		\$40,826	\$0.94	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				60.8%
2.00	87,120	295.16		\$67,741		\$33,870	\$0.78	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				54.4%
2.50	108,900	330.00		\$75,737		\$30,295	\$0.70	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				49.7%
3.00	130,680	361.50		\$82,965		\$27,655	\$0.63	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				43.0%
4.00	174,240	417.42		\$95,800		\$23,950	\$0.55	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				38.5%
5.00	217,800	466.69		\$107,108		\$21,422	\$0.49	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				32.5%
7.00	304,920	552.20		\$126,731		\$18,104	\$0.42	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				25.8%
10.00	435,600	660.00		\$151,473		\$15,147	\$0.35	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				
15.00	653,400	808.33		\$185,516		\$12,368	\$0.28	
Acres	SF	SqRT		Land Value				% ADJ over Acre
1.00	43,560	208.71		\$47,900				

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	22.4%	\$10,711
20.00	871,200	<u>933.38</u>	<u>\$214,215</u>		\$0.25

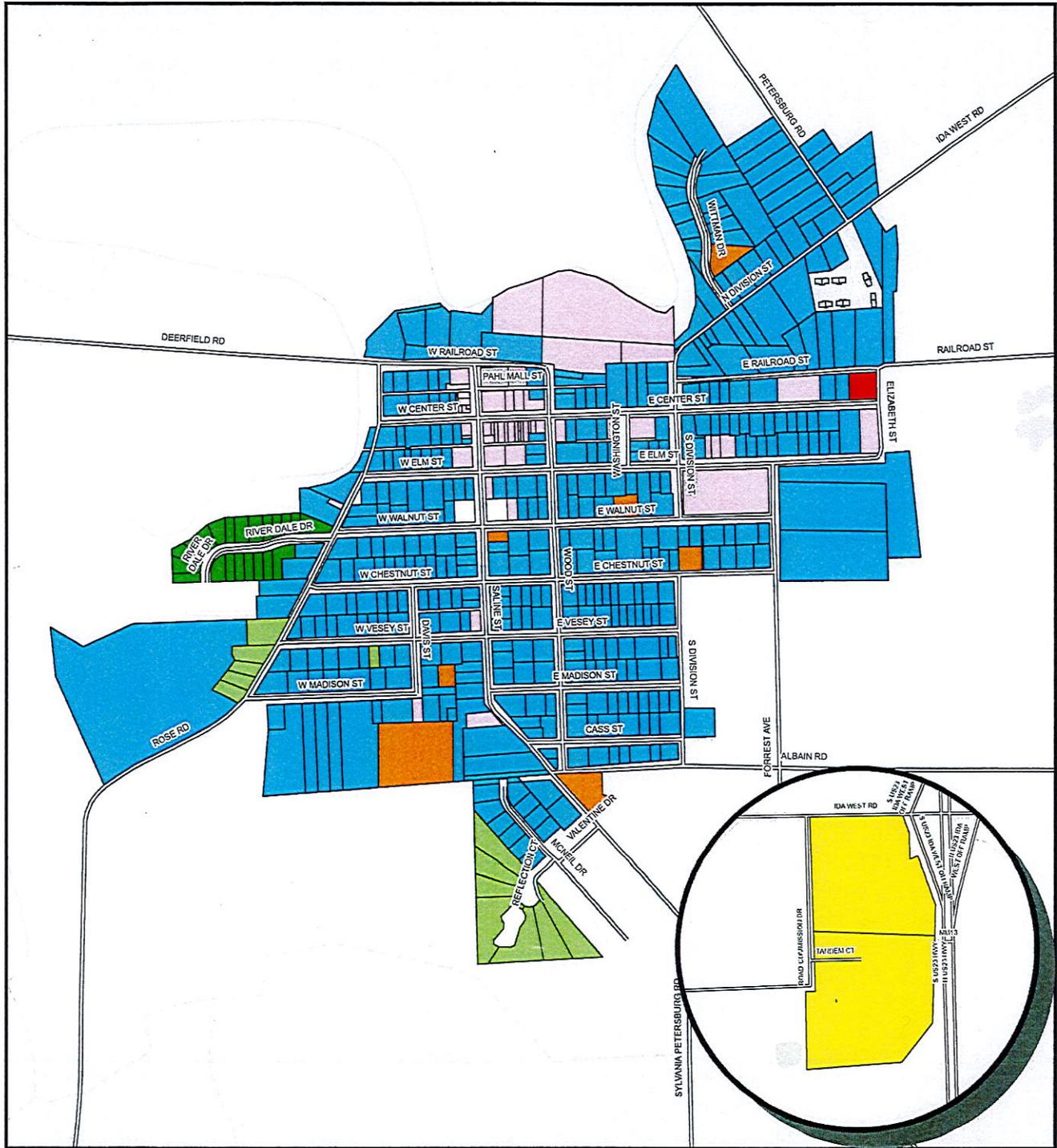
Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	20.0%	\$9,580
25.00	1,089,000	<u>1043.55</u>	<u>\$239,500</u>		\$0.22

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	18.3%	\$8,745
30.00	1,306,800	<u>1143.15</u>	<u>\$262,359</u>		\$0.20

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	15.8%	\$7,574
40.00	1,742,400	<u>1320.00</u>	<u>\$302,946</u>		\$0.17

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	14.1%	\$6,774
50.00	2,178,000	<u>1475.80</u>	<u>\$338,704</u>		\$0.16

Acres	SF	SqRT	Land Value	% ADJUSTMENT	
1.00	43,560	208.71	\$47,900	10.0%	\$4,790
100.00	4,356,000	<u>2087.10</u>	<u>\$479,000</u>		\$0.11



City of Petersburg - ECF

■ Residential	■ Commercial	■ Apartments Multi Family
■ Rose/RR/Reflect	■ Industrial	■ Pete SQ Condos
■ Thompson's River Bend/Above Avg Hom	■ Outlying Commercial	■ Null

Mapping prepared by Monroe County Community Planning and Engagement © 2026
In cooperation with City of Petersburg Assessing

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 001 022 40	355 E RAILROAD ST	12/10/2024	WD	03-ARM'S LENGTH	\$300,000	\$55,088	\$244,912	\$226,796	1.080	'0001	80
57 025 138 00	314 SALINE ST	1/31/2025	WD	03-ARM'S LENGTH	\$249,900	\$25,719	\$224,181	\$193,648	1.158	'0001	75
57 045 029 00	519 WOOD ST	10/11/2024	WD	03-ARM'S LENGTH	\$288,000	\$27,925	\$260,075	\$224,467	1.159	'0001	89
57 050 017 00	269 E ELM ST	4/4/2024	WD	03-ARM'S LENGTH	\$180,000	\$25,388	\$154,612	\$130,096	1.188	'0001	74
57 050 028 10	237 E CHESTNUT ST	4/5/2024	WD	03-ARM'S LENGTH	\$306,000	\$32,936	\$273,064	\$231,752	1.178	'0001	74
57 060 004 01	141 RIVER DALE DR	5/9/2023	WD	03-ARM'S LENGTH	\$308,300	\$48,030	\$260,270	\$283,966	0.917	'060	91
57 060 004 01	141 RIVER DALE DR	2/20/2024	WD	03-ARM'S LENGTH	\$320,000	\$48,030	\$271,970	\$283,966	0.958	'060	91

Totals:

\$1,952,200

\$1,689,084

\$1,574,691

E.C.F. =>

1.073

Ave. E.C.F. =>

1.091

APPLIED: 1.073 TO SINGLE FAMILY HOMES 71 to 100% DEPR

2026 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 001 003 00	266 E CENTER ST	5/26/2023	WD	03-ARM'S LENGTH	\$185,000	\$36,310	\$148,690	\$143,505	1.036	'0001	70
57 001 031 00	165 PETERSBURG RD	5/17/2024	WD	03-ARM'S LENGTH	\$320,000	\$51,080	\$268,920	\$190,933	1.408	'0001	69
57 002 018 00	338 ROSE RD	6/11/2024	WD	03-ARM'S LENGTH	\$181,000	\$22,516	\$158,484	\$133,625	1.186	'0001	69
57 010 053 00	732 S DIVISION ST	5/22/2024	WD	03-ARM'S LENGTH	\$199,000	\$28,540	\$170,460	\$170,234	1.001	'0001	65
57 020 008 00	70 W CHESTNUT ST	10/1/2024	WD	03-ARM'S LENGTH	\$165,000	\$28,567	\$136,433	\$110,998	1.229	'0001	64
57 025 149 00	410 SALINE ST	3/15/2024	WD	03-ARM'S LENGTH	\$194,000	\$22,016	\$171,984	\$147,901	1.163	'0001	70
57 035 002 00	3825 MCNEIL DR	12/6/2024	WD	03-ARM'S LENGTH	\$239,900	\$35,145	\$204,755	\$190,488	1.075	'0001	65
57 035 005 00	3810 MCNEIL DR	2/28/2025	WD	03-ARM'S LENGTH	\$256,000	\$36,062	\$219,938	\$175,469	1.253	'0001	70
57 010 040 00	630 S DIVISION ST	4/2/2024	WD	03-ARM'S LENGTH	\$285,000	\$54,047	\$230,953	\$245,503	0.941	'0001	63
57 020 008 00	70 W CHESTNUT ST	5/17/2024	WD	03-ARM'S LENGTH	\$130,000	\$28,567	\$101,433	\$110,998	0.914	'0001	64
57 050 005 20	282 E WALNUT ST	1/9/2025	WD	03-ARM'S LENGTH	\$280,000	\$28,479	\$251,521	\$244,777	1.028	'0001	70
57 050 024 00	48 N DIVISION ST	11/17/2023	WD	03-ARM'S LENGTH	\$175,000	\$31,496	\$143,504	\$121,767	1.179	'0001	64
Totals:					\$2,609,900		\$2,207,075	\$1,986,198			

E.C.F. => 1.111
Ave. E.C.F. => 1.118

APPLIED: 1.111 ECF TO SINGLE FAMILY HOMES 61 TO 70% DEPR

2026 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Outlier removed:

57 002 030 00	360 ROSE RD	7/13/2023	WD	03-ARM'S LENGTH	\$185,000	\$38,918	\$146,082	\$164,639	0.887	'0001	65
---------------	-------------	-----------	----	-----------------	-----------	----------	-----------	-----------	-------	-------	----

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 010 047 00	719 WOOD ST	8/10/2023	WD	03-ARMY'S LENGTH	\$210,000	\$29,757	\$180,243	\$164,690	1.094	'0001	60
57 015 020 00	227 W VESEY ST	4/5/2023	WD	03-ARMY'S LENGTH	\$142,000	\$36,037	\$105,963	\$86,538	1.224	'0001	50
57 020 003 00	158 W CHESTNUT ST	10/22/2024	WD	03-ARMY'S LENGTH	\$286,000	\$37,414	\$248,586	\$184,471	1.348	'0001	60
57 025 118 00	39 W CENTER ST	6/7/2024	WD	03-ARMY'S LENGTH	\$190,000	\$40,424	\$149,576	\$134,101	1.115	'0001	59
57 025 147 00	49 W CHESTNUT ST	6/6/2023	WD	03-ARMY'S LENGTH	\$175,000	\$28,239	\$146,761	\$137,405	1.068	'0001	57
57 025 171 00	126 W CENTER ST	5/1/2023	WD	03-ARMY'S LENGTH	\$190,000	\$54,877	\$135,123	\$102,766	1.315	'0001	45
57 040 001 00	125 WITTMAN DR	9/14/2023	WD	03-ARMY'S LENGTH	\$177,000	\$33,282	\$143,718	\$122,896	1.169	'0001	60
Totals:					\$1,370,000		\$1,109,970	\$932,867			
									E.C.F. =>		1.190
									Ave. E.C.F. =>		1.191

APPLIED: 1.190 ECF TO SINGLE FAMILY HOMES 0 TO 60% DEPR

2026 CITY OF PETERSBURG RESIDENTIAL ECF STUDY

Outliers removed:

57 025 060 00	341 SALINE ST	7/3/2023	WD	03-ARMY'S LENGTH	\$195,000	\$36,956	\$158,044	\$183,251	0.862	'0001	50
57 001 037 00	88 N DIVISION ST	4/7/2023	WD	03-ARMY'S LENGTH	\$112,000	\$33,093	\$78,907	\$127,835	0.617	'0001	50
57 025 012 00	143 WASHINGTON ST	5/2/2023	WD	03-ARMY'S LENGTH	\$64,000	\$23,222	\$40,778	\$76,645	0.532	'0001	53
57 045 026 00	180 E VESEY ST	5/16/2023	WD	03-ARMY'S LENGTH	\$250,000	\$52,461	\$197,539	\$135,448	1.458	'0001	55

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 001 022 40	355 E RAILROAD ST	12/10/2024	WD	03-ARM'S LENGTH	\$300,000	\$55,088	\$244,912	\$226,796	1.080	'0001	80
57 025 138 00	314 SALINE ST	1/31/2025	WD	03-ARM'S LENGTH	\$249,900	\$25,719	\$224,181	\$193,648	1.158	'0001	75
57 045 029 00	519 WOOD ST	10/11/2024	WD	03-ARM'S LENGTH	\$288,000	\$27,925	\$260,075	\$224,467	1.159	'0001	89
57 050 017 00	269 E ELM ST	4/4/2024	WD	03-ARM'S LENGTH	\$180,000	\$25,388	\$154,612	\$130,096	1.188	'0001	74
57 050 028 10	237 E CHESTNUT ST	4/5/2024	WD	03-ARM'S LENGTH	\$306,000	\$32,936	\$273,064	\$231,752	1.178	'0001	74
57 060 004 01	141 RIVER DALE DR	5/9/2023	WD	03-ARM'S LENGTH	\$308,300	\$48,030	\$260,270	\$283,966	0.917	'060	91
57 060 004 01	141 RIVER DALE DR	2/20/2024	WD	03-ARM'S LENGTH	\$320,000	\$48,030	\$271,970	\$283,966	0.958	'060	91
Totals:								\$1,689,084	\$1,574,691	E.C.F. => 1.073	
										Ave. E.C.F. => 1.091	

APPLIED: 1.073 TO SINGLE FAMILY HOMES 71 to 100% DEPR

2026 CITY OF PETERSBURG ROSE REFLECT ECF STUDY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 001 003 00	266 E CENTER ST	5/26/2023	WD	03-ARIM'S LENGTH	\$185,000	\$36,310	\$148,690	\$143,505	1.036	'0001	70
57 001 031 00	165 PETERSBURG RD	5/17/2024	WD	03-ARIM'S LENGTH	\$320,000	\$51,080	\$268,920	\$190,933	1.408	'0001	69
57 002 018 00	338 ROSE RD	6/11/2024	WD	03-ARIM'S LENGTH	\$181,000	\$22,516	\$158,484	\$133,625	1.186	'0001	69
57 010 053 00	732 S DIVISION ST	5/22/2024	WD	03-ARIM'S LENGTH	\$199,000	\$28,540	\$170,460	\$170,234	1.001	'0001	65
57 020 008 00	70 W CHESTNUT ST	10/1/2024	WD	03-ARIM'S LENGTH	\$165,000	\$28,567	\$136,433	\$110,998	1.229	'0001	64
57 025 149 00	410 SALINE ST	3/15/2024	WD	03-ARIM'S LENGTH	\$194,000	\$22,016	\$171,984	\$147,901	1.163	'0001	70
57 035 002 00	3825 MCNEIL DR	12/6/2024	WD	03-ARIM'S LENGTH	\$239,900	\$35,145	\$204,755	\$190,488	1.075	'0001	65
57 035 005 00	3810 MCNEIL DR	2/28/2025	WD	03-ARIM'S LENGTH	\$256,000	\$36,062	\$219,938	\$175,469	1.253	'0001	70
57 010 040 00	630 S DIVISION ST	4/2/2024	WD	03-ARIM'S LENGTH	\$285,000	\$54,047	\$230,953	\$245,503	0.941	'0001	63
57 020 008 00	70 W CHESTNUT ST	5/17/2024	WD	03-ARIM'S LENGTH	\$130,000	\$28,567	\$101,433	\$110,998	0.914	'0001	64
57 050 005 20	282 E WALNUT ST	1/9/2025	WD	03-ARIM'S LENGTH	\$280,000	\$28,479	\$251,521	\$244,777	1.028	'0001	70
57 050 024 00	48 N DIVISION ST	11/17/2023	WD	03-ARIM'S LENGTH	\$175,000	\$31,496	\$143,504	\$121,767	1.179	'0001	64
Totals:								\$2,207,075	\$1,986,198		
								E.C.F. =>	1.111		
								Ave. E.C.F. =>	1.118		

APPLIED: 1.111 ECF TO SINGLE FAMILY HOMES 61 TO 70% DEPR

2026 CITY OF PETERSBURG ROSE REFLECT ECF STUDY

Outlier removed:

57 002 030 00	360 ROSE RD	7/13/2023	WD	03-ARIM'S LENGTH	\$185,000	\$38,918	\$146,082	\$164,639	0.887	'0001	65
---------------	-------------	-----------	----	------------------	-----------	----------	-----------	-----------	-------	-------	----

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 010 047 00	719 WOOD ST	8/10/2023	WD	03-ARM'S LENGTH	\$210,000	\$29,757	\$180,243	\$164,690	1.094	'0001	60
57 015 020 00	227 W VESEY ST	4/5/2023	WD	03-ARM'S LENGTH	\$142,000	\$36,037	\$105,963	\$86,538	1.224	'0001	50
57 020 003 00	158 W CHESTNUT ST	10/22/2024	WD	03-ARM'S LENGTH	\$286,000	\$37,414	\$248,586	\$184,471	1.348	'0001	60
57 025 118 00	39 W CENTER ST	6/7/2024	WD	03-ARM'S LENGTH	\$190,000	\$40,424	\$149,576	\$134,101	1.115	'0001	59
57 025 147 00	49 W CHESTNUT ST	6/6/2023	WD	03-ARM'S LENGTH	\$175,000	\$28,239	\$146,761	\$137,405	1.068	'0001	57
57 025 171 00	126 W CENTER ST	5/1/2023	WD	03-ARM'S LENGTH	\$190,000	\$54,877	\$135,123	\$102,766	1.315	'0001	45
57 040 001 00	125 WITTMAN DR	9/14/2023	WD	03-ARM'S LENGTH	\$177,000	\$33,282	\$143,718	\$122,896	1.169	'0001	60

Totals: \$1,370,000 \$1,109,970 \$932,867
E.C.F. => 1.190
Ave. E.C.F. => 1.191

APPLIED: 1.190 ECF TO SINGLE FAMILY HOMES 0 TO 60% DEPR

2026 CITY OF PETERSBURG ROSE REFLECT ECF STUDY

Outliers removed:

57 025 060 00	341 SALINE ST	7/3/2023	WD	03-ARM'S LENGTH	\$195,000	\$36,956	\$158,044	\$183,251	0.862	'0001	50
57 001 037 00	88 N DIVISION ST	4/7/2023	WD	03-ARM'S LENGTH	\$112,000	\$33,093	\$78,907	\$127,835	0.617	'0001	50
57 025 012 00	143 WASHINGTON ST	5/2/2023	WD	03-ARM'S LENGTH	\$64,000	\$23,222	\$40,778	\$76,645	0.532	'0001	53
57 045 026 00	180 E VESEY ST	5/16/2023	WD	03-ARM'S LENGTH	\$250,000	\$52,461	\$197,539	\$135,448	1.458	'0001	55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
08 045 008 10	Lewis Ave.	04/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$26,000	\$144,100	\$155,000	0.930	IDA	ZORNS GARAGE
Totals:												
			\$170,000			\$170,000	\$26,000	\$144,100	\$155,000	0.930		
										E.C.F. =>	0.930	
										Ave. E.C.F. =>	1.055	

ECF: 0.93

APPLIED TO: COMMERCIAL AND INDUSTRIAL BUILDINGS IN CITY OF PETERSBURG and OUTLYING COMMERCIAL NEIGHBORHOOD

Unit of Comps:
08: IDA TWP.

Proximity:
W/IN 5 MILES

Outlier:

57 025 084 00	74 E.Center St.	03/13/25	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$8,000	\$54,000	\$36,000	1.500	Pburg	Beauty Salon
---------------	-----------------	----------	----------	----	-----------------	----------	---------	----------	----------	-------	-------	--------------

Analyzed verified sale from Ida Township located w/in 5 miles of the City of Petersburg

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	ilding Sty	depr		
57 015 020 00	227 W VESEY ST	4/5/2023	WD	03-ARM'S LENGTH	\$142,000	\$36,037	\$105,963	\$86,538	1.224	'0001	1 STORY	50		
57 025 147 00	49 W CHESTNUT ST	6/6/2023	WD	03-ARM'S LENGTH	\$175,000	\$28,239	\$146,761	\$137,405	1.068	'0001	1 STORY	57		
57 040 001 00	125 WITTMAN DR	9/14/2023	WD	03-ARM'S LENGTH	\$177,000	\$33,282	\$143,718	\$122,896	1.169	'0001	1 STORY	60		
Totals:											\$494,000	\$346,839	1.143	#VALUE!
											E.C.F. =>	1.143		
											Ave. E.C.F. =>	1.154		

*Analyzed with sales of 1 sty homes 60-70% good

ECF ANALYSIS:
 PETE SQ CONDOS 1.143 ECF APPLIED
 MULTI FAMILY 1.143 ECF APPLIED
 DUPLEXES 1.143 ECF APPLIED
 RES BLDGS USED AS MULTI FAM** 1.143 ECF APPLIED
 1 STY/1.5 STY
 APARTMENTS 1.143 ECF APPLIED

2026 CITY OF PETERSBURG: ECF ANALYSIS
PETE SQ CONDOS, APARTMENTS, MULTI FAMILY, DUPLEXES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. Area	Building Depr.	
57 001 022 40	355 E RAILROAD ST	12/10/2024	WD	03-ARM'S LENGTH	\$300,000	\$55,088	\$244,912	\$226,796	1.080	'0001	80
57 025 138 00	314 SALINE ST	1/31/2025	WD	03-ARM'S LENGTH	\$249,900	\$25,719	\$224,181	\$193,648	1.158	'0001	75
57 045 029 00	519 WOOD ST	10/11/2024	WD	03-ARM'S LENGTH	\$288,000	\$27,925	\$260,075	\$224,467	1.159	'0001	89
57 050 017 00	269 E ELM ST	4/4/2024	WD	03-ARM'S LENGTH	\$180,000	\$25,388	\$154,612	\$130,096	1.188	'0001	74
57 050 028 10	237 E CHESTNUT ST	4/5/2024	WD	03-ARM'S LENGTH	\$306,000	\$32,936	\$273,064	\$231,752	1.178	'0001	74
57 060 004 01	141 RIVER DALE DR	5/9/2023	WD	03-ARM'S LENGTH	\$308,300	\$48,030	\$260,270	\$283,966	0.917	'060	91
57 060 004 01	141 RIVER DALE DR	2/20/2024	WD	03-ARM'S LENGTH	\$320,000	\$48,030	\$271,970	\$283,966	0.958	'060	91
Totals:							\$1,689,084	\$1,574,691	E.C.F. =>	1.073	
									Ave. E.C.F. =>	1.091	

APPLIED: 1.073 TO SINGLE FAMILY HOMES 71 to 100% DEPR

2026 CITY OF PETERSBURG THOMPSONS ECF STUDY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 001 003 00	266 E CENTER ST	5/26/2023	WD	03-ARM'S LENGTH	\$185,000	\$36,310	\$148,690	\$143,505	1.036	'0001	70
57 001 031 00	165 PETERSBURG RD	5/17/2024	WD	03-ARM'S LENGTH	\$320,000	\$51,080	\$268,920	\$190,933	1.408	'0001	69
57 002 018 00	338 ROSE RD	6/11/2024	WD	03-ARM'S LENGTH	\$181,000	\$22,516	\$158,484	\$133,625	1.186	'0001	69
57 010 053 00	732 S DIVISION ST	5/22/2024	WD	03-ARM'S LENGTH	\$199,000	\$28,540	\$170,460	\$170,234	1.001	'0001	65
57 020 008 00	70 W CHESTNUT ST	10/1/2024	WD	03-ARM'S LENGTH	\$165,000	\$28,567	\$136,433	\$110,998	1.229	'0001	64
57 025 149 00	410 SALINE ST	3/15/2024	WD	03-ARM'S LENGTH	\$194,000	\$22,016	\$171,984	\$147,901	1.163	'0001	70
57 035 002 00	3825 MCNEIL DR	12/6/2024	WD	03-ARM'S LENGTH	\$239,900	\$35,145	\$204,755	\$190,488	1.075	'0001	65
57 035 005 00	3810 MCNEIL DR	2/28/2025	WD	03-ARM'S LENGTH	\$256,000	\$36,062	\$219,938	\$175,469	1.253	'0001	70
57 010 040 00	630 S DIVISION ST	4/2/2024	WD	03-ARM'S LENGTH	\$285,000	\$54,047	\$230,953	\$245,503	0.941	'0001	63
57 020 008 00	70 W CHESTNUT ST	5/17/2024	WD	03-ARM'S LENGTH	\$130,000	\$28,567	\$101,433	\$110,998	0.914	'0001	64
57 050 005 20	282 E WALNUT ST	1/9/2025	WD	03-ARM'S LENGTH	\$280,000	\$28,479	\$251,521	\$244,777	1.028	'0001	70
57 050 024 00	48 N DIVISION ST	11/17/2023	WD	03-ARM'S LENGTH	\$175,000	\$31,496	\$143,504	\$121,767	1.179	'0001	64

Totals:

\$2,207,075

\$1,986,198

E.C.F. => 1.111

Ave. E.C.F. => 1.118

APPLIED: 1.111 ECF TO SINGLE FAMILY HOMES 61 TO 70% DEPR

2026 CITY OF PETERSBURG THOMPSONS ECF STUDY

Outlier removed:

57 002 030 00	360 ROSE RD	7/13/2023	WD	03-ARM'S LENGTH	\$185,000	\$38,918	\$146,082	\$164,639	0.887	'0001	65
---------------	-------------	-----------	----	-----------------	-----------	----------	-----------	-----------	-------	-------	----

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
57 010 047 00	719 WOOD ST	8/10/2023	WD	03-ARMY'S LENGTH	\$210,000	\$29,757	\$180,243	\$164,690	1.094	'0001	60
57 015 020 00	227 W VESEY ST	4/5/2023	WD	03-ARMY'S LENGTH	\$142,000	\$36,037	\$105,963	\$86,538	1.224	'0001	50
57 020 003 00	158 W CHESTNUT ST	10/22/2024	WD	03-ARMY'S LENGTH	\$286,000	\$37,414	\$248,586	\$184,471	1.348	'0001	60
57 025 118 00	39 W CENTER ST	6/7/2024	WD	03-ARMY'S LENGTH	\$190,000	\$40,424	\$149,576	\$134,101	1.115	'0001	59
57 025 147 00	49 W CHESTNUT ST	6/6/2023	WD	03-ARMY'S LENGTH	\$175,000	\$28,239	\$146,761	\$137,405	1.068	'0001	57
57 025 171 00	126 W CENTER ST	5/1/2023	WD	03-ARMY'S LENGTH	\$190,000	\$54,877	\$135,123	\$102,766	1.315	'0001	45
57 040 001 00	125 WITTMAN DR	9/14/2023	WD	03-ARMY'S LENGTH	\$177,000	\$33,282	\$143,718	\$122,896	1.169	'0001	60

Totals: \$1,370,000 \$1,109,970 \$932,867
E.C.F. => 1.190
Ave. E.C.F. => 1.191

APPLIED: 1.190 ECF TO SINGLE FAMILY HOMES 0 TO 60% DEPR

2026 CITY OF PETERSBURG THOMPSONS ECF STUDY

Outliers removed:

57 025 060 00	341 SALINE ST	7/3/2023	WD	03-ARMY'S LENGTH	\$195,000	\$36,956	\$158,044	\$183,251	0.862	'0001	50
57 001 037 00	88 N DIVISION ST	4/7/2023	WD	03-ARMY'S LENGTH	\$112,000	\$33,093	\$78,907	\$127,835	0.617	'0001	50
57 025 012 00	143 WASHINGTON ST	5/2/2023	WD	03-ARMY'S LENGTH	\$64,000	\$23,222	\$40,778	\$76,645	0.532	'0001	53
57 045 026 00	180 E VESEY ST	5/16/2023	WD	03-ARMY'S LENGTH	\$250,000	\$52,461	\$197,539	\$135,448	1.458	'0001	55

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Depr
57 001 003 00	266 E CENTER ST	5/26/2023	03-ARM'S LENGTH	\$185,000	\$36,310	\$148,690	\$143,505	1.036	'0001	70
57 001 022 40	355 E RAILROAD ST	12/10/2024	03-ARM'S LENGTH	\$300,000	\$55,088	\$244,912	\$226,796	1.080	'0001	80
57 002 018 00	338 ROSE RD	6/11/2024	03-ARM'S LENGTH	\$181,000	\$22,516	\$158,484	\$133,625	1.186	'0001	69
57 002 030 00	360 ROSE RD	7/13/2023	03-ARM'S LENGTH	\$185,000	\$38,918	\$146,082	\$164,639	0.887	'0001	65
57 010 040 00	630 S DIVISION ST	4/2/2024	03-ARM'S LENGTH	\$285,000	\$54,047	\$230,953	\$245,503	0.941	'0001	63
57 010 047 00	719 WOOD ST	8/10/2023	03-ARM'S LENGTH	\$210,000	\$29,757	\$180,243	\$164,690	1.094	'0001	60
57 010 053 00	732 S DIVISION ST	5/22/2024	03-ARM'S LENGTH	\$199,000	\$28,540	\$170,460	\$170,234	1.001	'0001	65
57 015 020 00	227 W VESEY ST	4/5/2023	03-ARM'S LENGTH	\$142,000	\$36,037	\$105,963	\$86,538	1.224	'0001	50
57 020 003 00	158 W CHESTNUT ST	10/22/2024	03-ARM'S LENGTH	\$286,000	\$37,414	\$248,586	\$184,471	1.348	'0001	60
57 020 008 00	70 W CHESTNUT ST	10/1/2024	03-ARM'S LENGTH	\$165,000	\$28,567	\$136,433	\$110,998	1.229	'0001	64
57 020 008 00	70 W CHESTNUT ST	5/17/2024	03-ARM'S LENGTH	\$130,000	\$28,567	\$101,433	\$110,998	0.914	'0001	64
57 025 060 00	341 SALINE ST	7/3/2023	03-ARM'S LENGTH	\$195,000	\$36,956	\$158,044	\$183,251	0.862	'0001	50
57 025 118 00	39 W CENTER ST	6/7/2024	03-ARM'S LENGTH	\$190,000	\$40,424	\$149,576	\$134,101	1.115	'0001	59
57 025 138 00	314 SALINE ST	1/31/2025	03-ARM'S LENGTH	\$249,900	\$25,719	\$224,181	\$193,648	1.158	'0001	75
57 025 147 00	49 W CHESTNUT ST	6/6/2023	03-ARM'S LENGTH	\$175,000	\$28,239	\$146,761	\$137,405	1.068	'0001	57
57 025 149 00	410 SALINE ST	3/15/2024	03-ARM'S LENGTH	\$194,000	\$22,016	\$171,984	\$147,901	1.163	'0001	70
57 025 171 00	126 W CENTER ST	5/1/2023	03-ARM'S LENGTH	\$190,000	\$54,877	\$135,123	\$102,766	1.315	'0001	45
57 030 001 00	3816 SYLVANIA-PETERSB	11/26/2024	03-ARM'S LENGTH	\$265,000	\$53,531	\$211,469	\$233,144	0.907	'0001	50
57 035 002 00	3825 MCNEIL DR	12/6/2024	03-ARM'S LENGTH	\$239,900	\$35,145	\$204,755	\$190,488	1.075	'0001	65
57 035 005 00	3810 MCNEIL DR	2/28/2025	03-ARM'S LENGTH	\$256,000	\$36,062	\$219,938	\$175,469	1.253	'0001	70
57 040 001 00	125 WITTMAN DR	9/14/2023	03-ARM'S LENGTH	\$177,000	\$33,282	\$143,718	\$122,896	1.169	'0001	60
57 045 026 00	180 E VESEY ST	5/16/2023	03-ARM'S LENGTH	\$250,000	\$52,461	\$197,539	\$135,448	1.458	'0001	55
57 045 029 00	519 WOOD ST	10/11/2024	03-ARM'S LENGTH	\$288,000	\$27,925	\$260,075	\$224,467	1.159	'0001	89
57 050 005 20	282 E WALNUT ST	1/9/2025	03-ARM'S LENGTH	\$280,000	\$28,479	\$251,521	\$244,777	1.028	'0001	70
57 050 017 00	269 E ELM ST	4/4/2024	03-ARM'S LENGTH	\$180,000	\$25,388	\$154,612	\$130,096	1.188	'0001	74
57 050 024 00	48 N DIVISION ST	11/17/2023	03-ARM'S LENGTH	\$175,000	\$31,496	\$143,504	\$121,767	1.179	'0001	64
57 050 028 10	237 E CHESTNUT ST	4/5/2024	03-ARM'S LENGTH	\$306,000	\$32,936	\$273,064	\$231,752	1.178	'0001	74
57 060 004 01	141 RIVER DALE DR	2/20/2024	03-ARM'S LENGTH	\$320,000	\$48,030	\$271,970	\$283,966	0.958	'060	91
57 060 004 01	141 RIVER DALE DR	5/9/2023	03-ARM'S LENGTH	\$308,300	\$48,030	\$260,270	\$283,966	0.917	'060	91
Totals:							\$5,507,100	\$5,019,305	E.C.F. => 1.086	
									Ave. E.C.F. => 1.107	

OVERALL RES SALES ECF APPLIED TO: 1.086 AG BUILDINGS (In Res and Comm ECF neighborhoods)

Due to lack of sales with AG buildings, I applied the overall res ECF to AG buildings

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Depr
57 001 037 00	88 N DIVISION ST	4/7/2023	03-ARM'S LENGTH	\$112,000	\$33,093	\$78,907	\$127,835	0.617	'0001	50
57 025 012 00	143 WASHINGTON ST	5/2/2023	03-ARM'S LENGTH	\$64,000	\$23,222	\$40,778	\$76,645	0.532	'0001	53
57 001 031 00	165 PETERSBURG RD	5/17/2024	03-ARM'S LENGTH	\$320,000	\$51,080	\$268,920	\$190,933	1.408	'0001	69

2026 CITY OF PETERSBURG AG BUILDING ECF STUDY

Neighborhoods Used: 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 - 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -

3810 MCNEIL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 035 005 00	2/28/2025	0001 401	256,000	36,062
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	219,938	175,469
				E.C.F. 1.253

[View Parcel](#)



314 SALINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 025 138 00	1/31/2025	0001 401	249,900	25,719
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	224,181	193,648
				E.C.F. 1.158

[View Parcel](#)



282 E WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 050 005 20	1/9/2025	0001 401	280,000	28,479
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	251,521	244,777
				E.C.F. 1.028

[View Parcel](#)



355 E RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 001 022 40	12/10/2024	0001 401	300,000	55,088
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	244,912	226,796
				E.C.F. 1.080

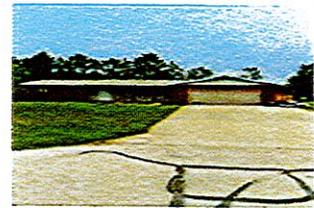
[View Parcel](#)



3825 MCNEIL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 035 002 00	12/6/2024	0001 401	239,900	35,145
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	204,755	190,488
				E.C.F. 1.075

[View Parcel](#)



3816 SYLVANIA-PETERSBURG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 030 001 00	11/26/2024	0001 401	265,000	53,531
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	50	211,469	233,144
				E.C.F. 0.907

[View Parcel](#)



158 W CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 020 003 00	10/22/2024	0001 401	286,000	37,414
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	60	248,586	184,471
				E.C.F. 1.348

[View Parcel](#)



Neighborhoods Used: 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -
0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -

519 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 045 029 00	10/11/2024	0001 401	288,000	27,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	89	260,075	224,467
E.C.F. 1.159				

[View Parcel](#)



70 W CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 020 008 00	10/1/2024	0001 401	165,000	28,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	64	136,433	110,998
E.C.F. 1.229				

[View Parcel](#)



338 ROSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 002 018 00	6/11/2024	0001 401	181,000	22,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	158,484	133,625
E.C.F. 1.186				

[View Parcel](#)



39 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 025 118 00	6/7/2024	0001 401	190,000	40,424
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	59	149,576	134,101
E.C.F. 1.115				

[View Parcel](#)



732 S DIVISION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 010 053 00	5/22/2024	0001 401	199,000	28,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	65	170,460	170,234
E.C.F. 1.001				

[View Parcel](#)



165 PETERSBURG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 001 031 00	5/17/2024	0001 401	320,000	51,080
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	69	268,920	190,933
E.C.F. 1.408				

[View Parcel](#)



70 W CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57 020 008 00	5/17/2024	0001 401	130,000	28,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	64	101,433	110,998
E.C.F. 0.914				

[View Parcel](#)



Neighborhoods Used: 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 - 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -

237 E CHESTNUT ST

Parcel Number	57 050 028 10	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	74	273,064	231,752	1.178

4/5/2024 0001 401 306,000 32,936

[View Parcel](#)



269 E ELM ST

Parcel Number	57 050 017 00	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	74	154,612	130,096	1.188

4/4/2024 0001 401 180,000 25,388

[View Parcel](#)



630 S DIVISION ST

Parcel Number	57 010 040 00	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	63	230,953	245,503	0.941

4/2/2024 0001 401 285,000 54,047

[View Parcel](#)



410 SALINE ST

Parcel Number	57 025 149 00	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	171,984	147,901	1.163

3/15/2024 0001 401 194,000 22,016

[View Parcel](#)



141 RIVER DALE DR

Parcel Number	57 060 004 01	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91	271,970	283,966	0.958

2/20/2024 060 401 320,000 48,030

[View Parcel](#)



48 N DIVISION ST

Parcel Number	57 050 024 00	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	64	143,504	121,767	1.179

11/17/2023 0001 401 175,000 31,496

[View Parcel](#)



125 WITTMAN DR

Parcel Number	57 040 001 00	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	143,718	122,896	1.169

9/14/2023 0001 401 177,000 33,282

[View Parcel](#)



Neighborhoods Used: 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 - 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -

719 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 010 047 00	8/10/2023	0001 401	210,000	29,757	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	180,243	164,690	1.094

[View Parcel](#)



360 ROSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 002 030 00	7/13/2023	0001 401	185,000	38,918	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	65	146,082	164,639	0.887

[View Parcel](#)



341 SALINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 025 060 00	7/3/2023	0001 401	195,000	36,956	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	50	158,044	183,251	0.862

[View Parcel](#)



49 W CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 025 147 00	6/6/2023	0001 401	175,000	28,239	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	146,761	137,405	1.068

[View Parcel](#)



266 E CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 001 003 00	5/26/2023	0001 401	185,000	36,310	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	148,690	143,505	1.036

[View Parcel](#)



180 E VESEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 045 026 00	5/16/2023	0001 401	250,000	52,461	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	55	197,539	135,448	1.458

[View Parcel](#)



141 RIVER DALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 060 004 01	5/9/2023	060 401	308,300	48,030	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91	260,270	283,966	0.917

[View Parcel](#)



Neighborhoods Used: 0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -
0001 - RESIDENTIAL 0001, 060 - THOMPSON'S RIVER BEND/ABOVE AVG HOM, 01022 - PETE SQ CONDOS, 0003 -

143 WASHINGTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 025 012 00	5/2/2023	0001 401	64,000	23,222	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	40,778	76,645	0.532

[View Parcel](#)



126 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 025 171 00	5/1/2023	0001 401	190,000	54,877	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	45	135,123	102,766	1.315

[View Parcel](#)



88 N DIVISION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 001 037 00	4/7/2023	0001 401	112,000	33,093	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	50	78,907	127,835	0.617

[View Parcel](#)



227 W VESEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57 015 020 00	4/5/2023	0001 401	142,000	36,037	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	105,963	86,538	1.224

[View Parcel](#)

