

2025 City of Hancock - Anthony-Ulseth Land Table

A - Average

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
051-752-017-00	1317 W ATLANTIC ST	06/04/22	\$120,000	\$120,000	\$53,538	44.62	\$107,076	\$21,295	\$8,371	59.8	143.0	\$356
051-763-008-00	1630 W QUINCY ST	07/26/22	\$230,000	\$230,000	\$87,608	38.09	\$175,215	\$84,681	\$29,896	213.5	114.0	\$397
051-752-001-00	1300 ANTHONY ST	10/12/22	\$355,000	\$355,000	\$134,355	37.85	\$268,710	\$128,060	\$41,770	293.0	143.0	\$437
Totals:			\$705,000	\$705,000	\$275,501		\$551,001	\$234,036	\$80,037	566.3		
						Sale. Ratio =>	39.08			Average per FF=>		
						Std. Dev. =>	3.84			\$413		

Average Category - \$413 Per Front Foot

B - Mid Range

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
051-691-017-00	ROBERTS ST	09/27/22	\$45,000	\$45,000	\$15,264	33.92	\$30,527	\$22,323	\$7,850	50.0	100.0	\$446
051-683-002-00	908 EVERGREEN ST	09/21/23	\$225,000	\$225,000	\$95,713	42.54	\$192,557	\$49,996	\$17,553	111.8	150.0	\$447
051-762-014-00	1623 W QUINCY ST	01/03/24	\$227,200	\$227,200	\$79,894	35.16	\$169,675	\$84,358	\$26,833	167.7	125.0	\$503
051-665-009-00	1315 ROBERTS ST	06/03/22	\$100,000	\$100,000	\$39,959	39.96	\$79,917	\$27,933	\$7,850	50.0	120.0	\$559
051-683-020-00	909 FIR ST	07/07/23	\$151,000	\$151,000	\$52,062	34.48	\$104,963	\$63,590	\$17,553	111.8	150.0	\$569
051-684-008-00	934 WILLOW STREET	08/23/23	\$177,000	\$177,000	\$77,079	43.55	\$153,776	\$32,001	\$8,777	55.9	150.0	\$572
051-747-017-00	1425 CEDAR ST	03/24/23	\$280,000	\$280,000	\$94,958	33.91	\$239,437	\$53,284	\$12,721	90.9	129.0	\$586
051-750-016-00	1415 ANTHONY ST	08/31/22	\$135,000	\$135,000	\$46,740	34.62	\$93,480	\$54,042	\$12,522	89.4	125.0	\$604
051-671-013-00	939 PROSPECT ST	07/12/22	\$159,000	\$159,000	\$56,770	35.70	\$113,540	\$60,460	\$15,000	100.0	150.0	\$605
051-748-023-00	1102 BIRCH ST	02/24/23	\$225,000	\$225,000	\$71,266	31.67	\$178,807	\$60,583	\$14,390	97.7	129.0	\$620
051-692-001-00	936 ETHEL AVE	06/07/23	\$171,500	\$171,500	\$70,917	41.35	\$147,598	\$32,537	\$8,635	50.0	100.0	\$651
051-530-018-00	611 OAKLAWN DR	10/13/22	\$260,000	\$260,000	\$92,994	35.77	\$185,987	\$96,939	\$22,926	143.3	90.0	\$677
051-691-002-00	944 ETHEL AVE	07/27/22	\$150,000	\$150,000	\$47,198	31.47	\$94,396	\$71,853	\$16,249	103.5	101.0	\$694
Totals:			\$2,305,700	\$2,305,700	\$840,814		\$1,784,660	\$709,899	\$188,859	1,222.0		
						Sale. Ratio =>	36.47			Average per FF=>		
						Std. Dev. =>	4.02			\$581		

Mid Range Category - \$581 Per Front Foot

B - Premium

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
051-681-021-00	921 LIBERTY ST	03/31/23	\$191,000	\$191,000	\$59,497	31.15	\$131,483	\$77,867	\$18,350	110.8	150.0	\$703
051-748-006-10	1412 ROBERTS ST	03/22/24	\$185,000	\$185,000	\$60,752	32.84	\$145,593	\$50,641	\$11,234	70.2	80.0	\$721
051-674-006-00	1031 ASH ST	06/07/23	\$140,000	\$140,000	\$53,493	38.21	\$111,276	\$36,574	\$7,850	50.0	145.0	\$731
051-684-022-00	903 EVERGREEN ST	03/30/23	\$340,000	\$340,000	\$103,094	30.32	\$228,104	\$140,998	\$29,102	177.6	450.0	\$794
051-520-004-00	520 QUARTZ DR	05/05/22	\$385,000	\$385,000	\$136,110	35.35	\$272,219	\$141,737	\$28,956	157.4	200.0	\$901
051-762-021-00	1607 W QUINCY ST	09/06/22	\$246,500	\$246,500	\$73,736	29.91	\$147,472	\$114,680	\$15,652	111.8	125.0	\$1,026
051-681-018-00	927 LIBERTY ST	08/09/23	\$162,000	\$162,000	\$55,446	34.23	\$110,790	\$59,987	\$8,777	55.9	150.0	\$1,073
051-752-018-00	1313 W ATLANTIC ST	04/28/23	\$157,000	\$157,000	\$54,405	34.65	\$108,810	\$54,887	\$6,697	47.8	143.0	\$1,147
Totals:			\$1,806,500	\$1,806,500	\$596,533		\$1,255,747	\$677,371	\$126,618	781.5		
						Sale. Ratio =>	33.02			Average per FF=>		
						Std. Dev. =>	2.83			\$867		

Premium Category - \$867 Per Front Foot

2025 City of Hancock - Hancock Original and Lakeview Land Table

A - Average

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Land Table
051-620-011-00	905 ELM ST	11/14/22	\$190,000	\$190,000	\$88,200	46.42	\$193,932	\$14,757	\$18,689	142.7	100.0	\$103	HANCOCK ORIGINAL-LAKEVIEW
051-649-003-00	504 ETHEL AVE	11/15/22	\$100,000	\$100,000	\$45,116	45.12	\$98,886	\$13,464	\$12,350	78.7	110.0	\$171	HANCOCK ORIGINAL-LAKEVIEW
051-617-006-00	925 SUMMIT ST	12/16/22	\$210,000	\$210,000	\$80,830	38.49	\$205,602	\$17,498	\$13,100	100.0	100.0	\$175	HANCOCK ORIGINAL-LAKEVIEW
051-615-018-00	930 SUMMIT ST	07/28/22	\$45,000	\$45,000	\$20,983	46.63	\$41,966	\$9,584	\$6,550	50.0	100.0	\$192	HANCOCK ORIGINAL-LAKEVIEW
051-401-027-00	808 W FRANKLIN ST	03/03/23	\$150,000	\$150,000	\$56,180	37.45	\$142,057	\$21,043	\$13,100	100.0	100.0	\$210	HANCOCK ORIGINAL-LAKEVIEW
051-402-008-00	831 W FRANKLIN ST	10/13/22	\$74,000	\$74,000	\$34,409	46.50	\$68,817	\$11,733	\$6,550	50.0	100.0	\$235	HANCOCK ORIGINAL-LAKEVIEW
051-510-008-00	770 FIR ST	10/20/23	\$420,000	\$420,000	\$186,604	44.43	\$391,533	\$59,969	\$31,502	233.3	200.0	\$257	HANCOCK ORIGINAL-LAKEVIEW
051-700-014-00	928 SPRUCE STREET	11/07/23	\$213,000	\$213,000	\$85,610	40.19	\$173,756	\$83,514	\$44,270	322.9	236.8	\$259	HANCOCK ORIGINAL-LAKEVIEW
051-800-046-00	1040 CRESTWOOD DR	06/15/23	\$368,000	\$368,000	\$166,157	45.15	\$346,159	\$69,922	\$48,081	261.3	105.0	\$268	HANCOCK ORIGINAL-LAKEVIEW
051-206-003-00	736 PINE ST	06/10/22	\$127,500	\$127,500	\$53,902	42.28	\$107,804	\$35,838	\$16,142	124.4	118.8	\$288	HANCOCK ORIGINAL-LAKEVIEW
051-022-005-00	217 E FRANKLIN ST	09/06/22	\$118,500	\$118,500	\$53,609	45.24	\$107,218	\$17,745	\$6,463	54.8	120.0	\$324	HANCOCK ORIGINAL-LAKEVIEW
Totals:			\$2,016,000	\$2,016,000	\$871,600	\$478	\$1,877,730	\$355,067	\$216,797	1,463.3	1,270.6		
					Sale. Ratio =>	43.23			Average				
					Std. Dev. =>	3.45			per FF=>	\$243			

Average Category - \$243 Per Front Foot

B - Mid Range

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Land Table
051-646-009-00	1235 MINNESOTA ST	05/10/22	\$295,000	\$295,000	\$120,540	40.86	\$241,079	\$83,667	\$29,746	189.5	144.2	\$442	HANCOCK ORIGINAL-LAKEVIEW
051-405-031-00	814 SCOTT ST	09/01/22	\$180,000	\$180,000	\$74,162	41.20	\$148,323	\$44,777	\$13,100	100.0	100.0	\$448	HANCOCK ORIGINAL-LAKEVIEW
051-800-004-00	1989 SYLVAN DR	06/09/22	\$345,000	\$345,000	\$141,625	41.05	\$283,249	\$104,789	\$43,038	233.9	132.8	\$448	HANCOCK ORIGINAL-LAKEVIEW
051-800-027-00	1028 CRESTWOOD DR	06/17/22	\$280,000	\$280,000	\$113,613	40.58	\$227,226	\$85,958	\$33,184	180.4	74.2	\$477	HANCOCK ORIGINAL-LAKEVIEW
051-800-069-00	1009 CRESTWOOD DR	06/16/22	\$280,000	\$280,000	\$102,428	36.58	\$204,856	\$118,456	\$43,312	235.4	133.5	\$503	HANCOCK ORIGINAL-LAKEVIEW
051-400-110-00	820 VALLEY VIEW DR	04/06/23	\$540,000	\$540,000	\$237,253	43.94	\$474,506	\$106,510	\$41,016	192.6	102.7	\$553	HANCOCK ORIGINAL-LAKEVIEW
051-800-066-00	1015 CRESTWOOD DR	09/06/22	\$380,000	\$380,000	\$137,361	36.15	\$274,722	\$151,297	\$46,019	250.1	146.0	\$605	HANCOCK ORIGINAL-LAKEVIEW
051-645-014-00	907 BIRCH ST	04/20/22	\$100,000	\$100,000	\$38,830	38.83	\$77,659	\$30,031	\$7,690	49.0	136.0	\$613	HANCOCK ORIGINAL-LAKEVIEW
051-700-006-00	1204 CEDAR ST	05/02/22	\$143,000	\$143,000	\$47,311	33.08	\$94,622	\$62,378	\$14,000	100.0	95.0	\$624	HANCOCK ORIGINAL-LAKEVIEW
051-612-012-00	1028 MINNESOTA ST	06/23/23	\$160,000	\$160,000	\$59,601	37.25	\$124,125	\$45,025	\$9,150	69.8	112.0	\$645	HANCOCK ORIGINAL-LAKEVIEW
051-426-006-00	744 W WATER ST	04/29/22	\$184,906	\$184,906	\$73,323	39.65	\$146,646	\$56,548	\$18,288	87.1	120.0	\$649	HANCOCK ORIGINAL-LAKEVIEW
051-405-009-00	831 PINE ST	05/30/23	\$134,000	\$134,000	\$51,145	38.17	\$107,873	\$32,677	\$6,550	50.0	100.0	\$654	HANCOCK ORIGINAL-LAKEVIEW
051-627-012-50	900 FOURTH ST	06/20/23	\$110,500	\$110,500	\$42,516	38.48	\$88,471	\$27,610	\$5,581	38.7	60.0	\$713	HANCOCK ORIGINAL-LAKEVIEW
051-427-026-00	702 LAKE AVE	06/21/22	\$120,000	\$120,000	\$50,092	41.74	\$100,183	\$50,634	\$30,817	68.5	161.9	\$739	HANCOCK ORIGINAL-LAKEVIEW
051-403-007-00	825 SUMMIT ST	06/23/22	\$100,000	\$100,000	\$34,312	34.31	\$68,623	\$37,927	\$6,550	50.0	100.0	\$759	HANCOCK ORIGINAL-LAKEVIEW
051-648-005-00	514 EMMA ST	04/24/23	\$175,000	\$175,000	\$72,396	41.37	\$144,791	\$38,059	\$7,850	50.0	100.0	\$761	HANCOCK ORIGINAL-LAKEVIEW
051-622-001-00	710 MICHIGAN ST	11/17/23	\$160,000	\$160,000	\$55,880	34.93	\$116,338	\$52,980	\$9,318	69.0	122.1	\$768	HANCOCK ORIGINAL-LAKEVIEW
051-710-009-00	1231 ANTHONY ST	09/06/23	\$114,000	\$114,000	\$43,117	37.82	\$89,249	\$30,014	\$5,263	39.0	95.0	\$770	HANCOCK ORIGINAL-LAKEVIEW
051-406-016-00	610 N LINCOLN DR	08/24/23	\$125,000	\$125,000	\$43,314	34.65	\$90,315	\$41,435	\$6,750	50.0	100.0	\$829	HANCOCK ORIGINAL-LAKEVIEW
051-671-010-00	944 POPLAR ST	08/25/22	\$190,000	\$190,000	\$71,957	37.87	\$143,914	\$56,953	\$10,867	65.6	50.0	\$868	HANCOCK ORIGINAL-LAKEVIEW
051-626-008-00	912 THIRD ST	05/19/22	\$170,000	\$170,000	\$46,710	27.48	\$93,419	\$89,681	\$13,100	100.0	100.0	\$897	HANCOCK ORIGINAL-LAKEVIEW
Totals:			\$4,286,406	\$4,286,406	\$1,657,486	38.67	\$3,340,189	\$1,347,406	\$401,189	2,268.5			
					Sale. Ratio =>	38.67			Average				
					Std. Dev. =>	3.70			per FF=>	\$594			

Mid Range Category - \$594 Per Front Foot

C - Premium

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Land Table
051-028-005-00	235 WRIGHT ST	09/16/22	\$180,000	\$180,000	\$54,986	30.55	\$109,970	\$80,538	\$10,508	89.1	167.0	\$904	HANCOCK ORIGINAL-LAKEVIEW
051-790-013-00	1001 PROSPECT ST	09/06/22	\$100,000	\$100,000	\$29,907	29.91	\$59,814	\$49,688	\$9,502	51.6	40.0	\$962	HANCOCK ORIGINAL-LAKEVIEW
051-800-037-00	1015 MAPLEWOOD DRIVE	08/29/23	\$485,000	\$485,000	\$178,033	36.71	\$364,921	\$139,506	\$19,427	143.9	100.0	\$969	HANCOCK ORIGINAL-LAKEVIEW
051-655-003-00	1224 JASBERG ST	06/14/23	\$163,000	\$163,000	\$67,254	41.26	\$139,300	\$43,533	\$19,833	44.1	74.0	\$988	HANCOCK ORIGINAL-LAKEVIEW
051-422-014-00	801 HANCOCK AVE	10/27/23	\$105,000	\$105,000	\$39,153	37.29	\$73,524	\$36,844	\$5,368	36.1	120.0	\$1,019	HANCOCK ORIGINAL-LAKEVIEW
051-403-024-00	732 ELM ST	07/19/22	\$120,000	\$120,000	\$36,740	30.62	\$73,480	\$53,275	\$6,755	51.6	97.1	\$1,033	HANCOCK ORIGINAL-LAKEVIEW
051-616-030-00	1008 SUMMIT ST	08/15/23	\$162,000	\$162,000	\$57,584	35.55	\$113,695	\$55,055	\$6,750	50.0	100.0	\$1,101	HANCOCK ORIGINAL-LAKEVIEW
051-002-003-00	111 E WATER ST	05/05/22	\$185,000	\$185,000	\$67,742	36.62	\$135,483	\$88,605	\$39,088	79.8	113.3	\$1,111	HANCOCK ORIGINAL-LAKEVIEW
051-626-024-00	943 FOURTH ST	10/11/23	\$165,000	\$165,000	\$55,807	33.82	\$116,363	\$56,062	\$7,425	50.0	100.0	\$1,121	HANCOCK ORIGINAL-LAKEVIEW
051-649-004-00	1026 ETHEL AVE	06/19/22	\$195,000	\$195,000	\$58,332	29.91	\$116,663	\$90,687	\$12,350	78.7	110.0	\$1,153	HANCOCK ORIGINAL-LAKEVIEW
051-616-006-00	1023 S LINCOLN DR	10/18/22	\$140,000	\$140,000	\$44,261	31.62	\$88,521	\$58,029	\$6,550	50.0	100.0	\$1,161	HANCOCK ORIGINAL-LAKEVIEW
051-612-006-00	1014 MINNESOTA ST	06/23/23	\$250,000	\$250,000	\$82,617	33.05	\$172,414	\$86,736	\$9,150	69.8	112.0	\$1,242	HANCOCK ORIGINAL-LAKEVIEW
051-648-002-00	522 EMMA ST	08/15/22	\$170,000	\$170,000	\$55,503	32.65	\$111,006	\$66,844	\$7,850	50.0	100.0	\$1,337	HANCOCK ORIGINAL-LAKEVIEW
051-405-004-00	811 PINE ST	06/21/23	\$136,750	\$136,750	\$34,517	25.24	\$71,520	\$71,780	\$6,550	50.0	100.0	\$1,436	HANCOCK ORIGINAL-LAKEVIEW
051-423-013-50	202 SCALLON ST	06/16/22	\$142,000	\$142,000	\$39,645	27.92	\$79,289	\$74,145	\$11,434	51.1	60.0	\$1,450	HANCOCK ORIGINAL-LAKEVIEW
051-615-022-00	914 SUMMIT ST	05/20/22	\$150,000	\$150,000	\$41,505	27.67	\$83,010	\$73,540	\$6,550	50.0	100.0	\$1,471	HANCOCK ORIGINAL-LAKEVIEW
Totals:			\$2,848,750	\$2,848,750	\$943,586	33.12	\$1,908,973	\$1,124,867	\$185,090	995.8			
					Sale. Ratio =>	33.12			Average				
					Std. Dev. =>	4.20			per FF=>	\$1,130			

Premium Category - \$1,130 Per Front Foot

2025 City of Hancock Commercial-Industrial Land Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
051-612-001-00	1002 MINNESOTA ST	06/08/22	\$80,000	\$80,000	\$42,949	53.69	\$85,898	\$8,084	\$13,982	63.4	112.0	\$127
051-755-001-00	1500 W QUINCY ST	09/30/22	\$395,000	\$395,000	\$182,796	46.28	\$398,035	\$70,040	\$73,075	424.9	228.0	\$165
051-280-010-10	436 HANCOCK AVE	10/06/22	\$95,000	\$95,000	\$49,530	52.14	\$99,059	\$20,242	\$24,301	115.7	140.1	\$175
051-258-004-00	624 W FRANKLIN	10/03/23	\$40,000	\$40,000	\$0	0.00	\$32,365	\$40,000	\$32,365	228.0	84.6	\$175
051-611-021-00	1027 MINNESOTA ST	04/19/23	\$116,000	\$116,000	\$57,695	49.74	\$115,390	\$6,715	\$6,105	33.0	112.0	\$203
051-038-015-00	301 FRONT ST	08/24/22	\$305,000	\$305,000	\$118,035	38.70	\$236,069	\$126,085	\$57,154	394.4	123.6	\$320
051-401-031-00	824 W FRANKLIN ST	06/01/22	\$62,000	\$62,000	\$25,460	41.06	\$50,920	\$20,330	\$9,250	50.0	100.0	\$407
051-616-031-00	514 MICHIGAN ST	08/29/22	\$135,000	\$135,000	\$58,784	43.54	\$117,567	\$32,332	\$14,899	74.5	50.0	\$434
051-237-011-00	403 HOLLAND ST	08/04/23	\$129,900	\$129,900	\$59,634	45.91	\$114,790	\$22,610	\$7,500	50.0	100.0	\$452
051-622-007-00	706 MICHIGAN ST	02/23/23	\$100,000	\$100,000	\$30,554	30.55	\$75,842	\$36,008	\$11,850	79.0	100.0	\$456
051-406-002-00	711 PINE ST	07/31/23	\$140,000	\$140,000	\$58,616	41.87	\$119,774	\$27,726	\$7,500	50.0	100.0	\$555
051-421-001-00	311 SCALLON ST	08/25/22	\$265,000	\$265,000	\$102,426	38.65	\$204,851	\$95,724	\$35,575	169.4	70.0	\$565
051-002-010-00	118 HANCOCK AVE	12/19/22	\$185,000	\$185,000	\$70,474	38.09	\$167,212	\$26,113	\$8,325	45.0	120.0	\$580
051-281-001-00	444 HANCOCK AVE	09/14/23	\$140,000	\$140,000	\$60,831	43.45	\$116,208	\$31,327	\$7,535	50.2	78.4	\$624
051-426-012-00	804 W WATER ST	02/02/24	\$124,000	\$124,000	\$45,718	36.87	\$105,254	\$24,168	\$5,422	36.1	120.0	\$669
Totals:			\$2,311,900	\$2,311,900	\$963,502		\$2,039,234	\$587,504	\$314,838	1,863.6		
						Sale. Ratio =>	41.68			Average		
						Std. Dev. =>	12.65			per FF=>		
										\$315		

\$315 Per Front Foot