

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
090-007-000-055-21	7245 OLMSTEAD RD	10/31/23	\$541,240	PTA	03-ARM'S LENGTH	\$541,240	\$180,600	33.37
090-009-000-030-00	8787 BORDEN RD	07/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,200	44.64
090-009-000-045-10	8415 BORDEN RD	06/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60
090-011-000-045-03	7226 OBRIEN RD	09/12/22	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$165,400	52.09
090-012-000-010-20	11761 STONEYBROOK TRAIL	12/09/22	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$229,600	64.13
090-012-000-010-20	11761 STONEYBROOK TRAIL	02/16/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$229,600	55.33
090-012-000-030-08	11091 BORDEN RD	07/21/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,700	44.70
090-030-000-015-10	6121 SCHAEFFER RD	12/08/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$163,100	57.94
090-030-000-060-20	4820 OLMSTEAD RD	03/13/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$102,800	46.73
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$132,900	56.31
090-033-000-045-00	8010 SCHAEFFER RD	01/22/24	\$276,000	WD	09-FAMILY	\$276,000	\$57,700	20.91
Totals:			\$3,300,240			\$3,300,240	\$1,549,100	
							Sale. Ratio =>	46.94
							Std. Dev. =>	12.21

RURAL RES & AG ECF 1.428 CALCULATED AND APPLIED

090-026-000-025-01	4739 BRAYTON RD	02/27/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$56,200	25.55
090-032-000-040-10	7195 NICKLEPLATE RD	08/08/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$26,200	20.00

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$361,146	\$75,820	\$465,420	\$199,529	2.333	2,700	\$172.38	NP-AG	87.1073
\$196,369	\$21,381	\$198,619	\$122,369	1.623	2,080	\$95.49	NP-RE	16.1588
\$212,941	\$74,711	\$175,289	\$96,664	1.813	1,208	\$145.11	NP-AG	35.1854
\$330,740	\$41,365	\$276,135	\$202,360	1.365	1,512	\$182.63	NP-RE	9.6952
\$459,285	\$134,185	\$223,815	\$227,343	0.984	1,944	\$115.13	NP-AG	47.7041
\$459,285	\$134,185	\$280,815	\$227,343	1.235	1,944	\$144.45	NP-AG	22.6318
\$165,326	\$21,568	\$163,432	\$100,530	1.626	1,152	\$141.87	NP-RE	16.4179
\$326,242	\$67,080	\$214,420	\$181,232	1.183	1,848	\$116.03	NP-RE	27.8401
\$205,584	\$85,560	\$134,440	\$83,933	1.602	2,040	\$65.90	NP-RE	14.0232
\$265,732	\$56,859	\$179,141	\$146,065	1.226	1,341	\$133.59	NP-RE	23.5077
\$320,733	\$134,570	\$141,430	\$130,184	1.086	2,392	\$59.13	NP-AG	37.5138
\$3,303,383		\$2,452,956	\$1,717,552			\$124.70		3.3354
			E.C.F. =>	1.428		Std. Deviation=>	0.3894848	
			Ave. E.C.F. =>	1.462		Ave. Variance=>	30.7078	Coefficient of Var=>

\$112,401	\$24,221	\$195,779	\$61,664	3.175	1,044	\$187.53	NP-AG	317.4915
\$63,694	\$33,041	\$97,959	\$21,436	4.570	840	\$116.62	NP-RE	456.9907

Building Style	Land Value	Appr. by Eq.	Appr. Date
RANCH	\$39,560	No	/ /
RANCH	\$14,998	No	/ /
RANCH	\$66,105	No	/ /
RANCH	\$34,000	No	/ /
RANCH	\$134,185	No	/ /
RANCH	\$134,185	No	/ /
DOUBLEWIDE	\$4,568	No	/ /
RANCH	\$67,080	No	/ /
DOUBLEWIDE	\$85,560	No	/ /
RANCH	\$48,800	No	/ /
RANCH	\$115,400	No	/ /

21.01077733

RANCH	\$20,864	No	/ /
SINGLEWIDE	\$19,920	No	/ /

Other Parcels in Sale	Land Table
	AGRICULTURAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
	AGRICULTURAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
	AGRICULTURAL
	AGRICULTURAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL
090-032-000-010-00, 090-032-000-015-00, 090-032-000-005-00, 090-028-000-045-00	AGRICULTURAL

090-032-000-040-20	AGRICULTURAL
	NORTH PLAINS TOWNSHIP RESIDENTIAL