

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-016-080-00	3697 W HC - EDMORE RD	4/10/2023	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$64,700
001-027-007-10	2312 W DEWEY RD	6/16/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,100
001-022-023-00	2121 W HC - EDMORE RD	6/27/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,300
001-004-016-01	3077 W SCHMEID RD	7/21/2023	\$300,000	QC	03-ARM'S LENGTH	\$300,000	\$172,700
001-004-016-01	3077 W SCHMEID RD	7/26/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$172,700
001-019-001-21	5225 EDGAR RD	10/20/2023	\$137,200	WD	03-ARM'S LENGTH	\$137,200	\$56,200
001-003-012-00	11300 N SIX LAKES RD	11/2/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$114,800
001-027-008-50	7731 N MUSSON RD	12/11/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$170,200
001-017-006-11	4540 W HC - EDMORE RD	12/19/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,000
001-008-005-40	10622 N HILLMAN RD	1/5/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$51,800
001-016-016-00	9650 N SIX LAKES RD	3/22/2024	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$62,400
001-600-007-00	2037 W FLECK RD	4/19/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,600
001-020-008-12	4625 W EDGAR RD	7/27/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$158,900
001-014-022-11	1758 W FLECK RD	5/24/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,600
001-022-021-20	2146 W HC - EDMORE RD	6/17/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,800
001-003-005-10	2038 W SCHMEID RD	6/25/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,100
001-004-008-00	3553 W NORTH COUNTY LINE RD	7/1/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$90,900
001-036-010-00	951 W CHURCH RD	7/25/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,700
001-016-063-00	9669 N SIX LAKES RD	8/14/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$126,900
001-016-012-01	9669 N NEVINS RD	8/27/2024	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$76,900
001-031-003-35	6519 N HILLMAN RD	9/5/2024	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$79,800
001-005-022-01	11053 MILES RD	11/19/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,200
001-031-009-00	6438 N LAKE RD	12/3/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,600
001-017-016-02	9441 N MILES RD	12/6/2024	\$143,900	WD	03-ARM'S LENGTH	\$143,900	\$62,500
001-016-045-00	3825 W HC - EDMORE RD	12/13/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$92,500
001-017-006-71	9866 N HILLMAN RD	12/16/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,600
001-010-003-00	2495 W CUTLER RD	12/20/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,500
001-016-028-00	9732 N SIX LAKES RD	12/20/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,900
001-015-029-02	2750 W FLECK RD	1/3/2025	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$141,100
001-023-013-30	1440 W HC - EDMORE RD	3/21/2025	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$96,000
001-021-020-00	8405 N SIX LAKES RD	3/31/2025	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$65,700
Totals:			\$6,761,500			\$6,761,500	\$3,273,700
							Sale. Ratio =>
RURAL RESIDENTIAL AND AG ECF 1.345 CALCULATED AND APPLIED							Std. Dev. =>

**RURAL RESIDENTIAL AND AG ECF 1.345 CALCULATED AND APPLIED**

**SALES CONSIDERED BUT DID NOT USE**

<b>001-016-049-00</b>	<b>3693 W HC - EDMORE RD</b>	<b>1/2/2024</b>	<b>\$163,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$163,000</b>	<b>\$55,400</b>
<b>001-016-001-00</b>	<b>10014 N SIX LAKES RD</b>	<b>11/20/2023</b>	<b>\$203,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$203,000</b>	<b>\$57,000</b>
<b>001-009-052-00</b>	<b>3027 W YANKEE RD</b>	<b>10/20/2023</b>	<b>\$150,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$150,000</b>	<b>\$58,200</b>
<b>001-002-005-02</b>	<b>11599 N HOLLAND RD</b>	<b>4/21/2023</b>	<b>\$300,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$300,000</b>	<b>\$116,500</b>
<b>001-027-008-30</b>	<b>7611 N MUSSON</b>	<b>4/21/2023</b>	<b>\$180,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$180,000</b>	<b>\$57,800</b>
<b>001-022-018-21</b>	<b>8231 N DERBY RD</b>	<b>1/15/2025</b>	<b>\$280,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$280,000</b>	<b>\$86,200</b>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.97	\$129,428	\$5,504	\$118,996	\$92,411	1.288	952	\$125.00	'4010
58.39	\$210,105	\$27,423	\$152,577	\$136,228	1.120	1,352	\$112.85	'4010
55.17	\$198,522	\$27,380	\$152,620	\$127,622	1.196	1,248	\$122.29	'4010
57.57	\$345,450	\$124,880	\$175,120	\$164,481	1.065	1,800	\$97.29	'4010
57.57	\$345,450	\$124,880	\$175,120	\$164,481	1.065	1,800	\$97.29	'4010
40.96	\$112,374	\$55,659	\$81,541	\$51,559	1.582	924	\$88.25	'4010
52.66	\$229,573	\$36,552	\$181,448	\$143,938	1.261	1,040	\$174.47	'4010
43.09	\$340,388	\$57,213	\$337,787	\$211,167	1.600	1,532	\$220.49	'4010
34.29	\$119,979	\$30,047	\$144,953	\$81,756	1.773	1,352	\$107.21	'4010
32.78	\$103,610	\$25,694	\$132,306	\$70,832	1.868	1,188	\$111.37	'4010
57.25	\$124,867	\$10,469	\$98,531	\$85,307	1.155	1,105	\$89.17	'4010
47.16	\$179,137	\$36,391	\$153,609	\$150,258	1.022	1,960	\$78.37	'4010
54.79	\$317,854	\$89,142	\$200,858	\$170,553	1.178	1,888	\$106.39	'1000
48.09	\$221,252	\$121,197	\$108,803	\$74,612	1.458	1,126	\$96.63	'4010
44.59	\$151,589	\$23,311	\$146,689	\$116,616	1.258	1,400	\$104.78	'4010
47.81	\$258,100	\$68,244	\$201,756	\$141,577	1.425	1,717	\$117.50	'4010
69.92	\$181,780	\$19,987	\$110,013	\$120,651	0.912	1,232	\$89.30	'4010
45.90	\$353,340	\$160,000	\$225,000	\$144,175	1.561	1,504	\$149.60	'4010
55.90	\$253,832	\$82,954	\$144,046	\$127,425	1.130	1,344	\$107.18	'4010
55.32	\$153,855	\$16,164	\$122,836	\$102,677	1.196	1,646	\$74.63	'4010
42.02	\$159,536	\$27,757	\$162,143	\$119,799	1.353	1,568	\$103.41	'4010
50.18	\$110,344	\$20,975	\$89,025	\$66,643	1.336	1,036	\$85.93	'1000
41.95	\$155,219	\$88,879	\$96,121	\$60,309	1.594	1,008	\$95.36	'4010
43.43	\$125,072	\$37,884	\$106,016	\$65,017	1.631	1,277	\$83.02	'1000
46.95	\$185,092	\$56,667	\$140,333	\$95,768	1.465	864	\$162.42	'4010
54.02	\$459,172	\$99,285	\$325,715	\$268,372	1.214	1,800	\$180.95	'4010
40.83	\$147,007	\$32,597	\$147,403	\$85,316	1.728	1,215	\$121.32	'4010
42.16	\$269,745	\$100,748	\$219,252	\$126,023	1.740	1,408	\$155.72	'4010
48.24	\$282,194	\$60,760	\$231,740	\$165,126	1.403	1,836	\$126.22	'4010
42.76	\$191,924	\$40,041	\$184,459	\$113,260	1.629	900	\$204.95	'4010
35.32	\$131,394	\$43,044	\$142,956	\$80,318	1.780	1,456	\$98.18	'4010
	\$6,547,184		\$5,009,772	\$3,724,277			\$118.95	
48.42				E.C.F. =>	1.345		Std. Deviation=>	0.25898681
8.21				Ave. E.C.F. =>	1.387		Ave. Variance=>	#REF!

<b>33.99</b>	<b>\$110,775</b>	<b>\$5,120</b>	<b>\$157,880</b>	<b>\$78,788</b>	<b>2.004</b>	<b>944</b>	<b>\$167.25</b>	<b>'4010</b>
<b>28.08</b>	<b>\$113,919</b>	<b>\$17,284</b>	<b>\$185,716</b>	<b>\$72,061</b>	<b>2.577</b>	<b>1,234</b>	<b>\$150.50</b>	<b>'4010</b>
<b>38.80</b>	<b>\$116,376</b>	<b>\$84,106</b>	<b>\$65,894</b>	<b>\$31,178</b>	<b>2.113</b>	<b>396</b>	<b>\$166.40</b>	<b>'4010</b>
<b>38.83</b>	<b>\$233,022</b>	<b>\$108,046</b>	<b>\$191,954</b>	<b>\$93,196</b>	<b>2.060</b>	<b>1,437</b>	<b>\$133.58</b>	<b>'1000</b>
<b>32.11</b>	<b>\$115,565</b>	<b>\$45,466</b>	<b>\$134,534</b>	<b>\$63,726</b>	<b>2.111</b>	<b>1,560</b>	<b>\$86.24</b>	<b>'4010</b>
<b>30.79</b>	<b>\$172,476</b>	<b>\$81,865</b>	<b>\$198,135</b>	<b>\$82,373</b>	<b>2.405</b>	<b>1,456</b>	<b>\$136.08</b>	<b>'4010</b>

Dev. By Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
26.5381	1 STORY	\$5,504		4010 RESIDENTIAL LAND	401	63	Single Family
#REF!	1 STORY	\$24,080		4010 RESIDENTIAL LAND	401	66	Single Family
57.7120	1 STORY	\$25,520		4010 RESIDENTIAL LAND	401	56	Single Family
106.4682	1 STORY	\$124,880		4010 RESIDENTIAL LAND	401	54	Single Family
106.4682	1 STORY	\$124,880		4010 RESIDENTIAL LAND	401	54	Single Family
38.5174	MANUFACTURED	\$51,500		4010 RESIDENTIAL LAND	401	54	Mobile Home
126.0598	1 STORY	\$15,520		4010 RESIDENTIAL LAND	401	72	Single Family
34.1740	1 1/4 STORY	\$44,500		4010 RESIDENTIAL LAND	401	75	Single Family
0.6880	MANUFACTURED	\$27,120		4010 RESIDENTIAL LAND	401	49	Mobile Home
#REF!	MANUFACTURED	\$23,920		4010 RESIDENTIAL LAND	401	47	Mobile Home
115.5017	1 1/4 STORY	\$8,656		4010 RESIDENTIAL LAND	401	52	Single Family
23.5579	MANUFACTURED	\$28,424	001-600-006-00	4010 RESIDENTIAL LAND	401	50	Mobile Home
41.6122	1 1/2 STORY	\$81,920		4010 RESIDENTIAL LAND	401	64	Single Family
145.8251	1 STORY	\$60,300		4010 RESIDENTIAL LAND	401	45	Single Family
52.1994	MANUFACTURED	\$16,000		4010 RESIDENTIAL LAND	401	68	Mobile Home
142.5062	BI-LEVEL	\$60,020		4010 RESIDENTIAL LAND	401	74	Single Family
91.1828	1 STORY	\$15,840		4010 RESIDENTIAL LAND	401	67	Single Family
9.5260	1 STORY	\$160,000		4010 RESIDENTIAL LAND	401	58	Single Family
127.4902	1 STORY	\$40,000		4010 RESIDENTIAL LAND	401	61	Single Family
119.6334	1 STORY	\$14,560		4010 RESIDENTIAL LAND	401	45	Single Family
4.9954	MANUFACTURED	\$26,160		4010 RESIDENTIAL LAND	401	68	Mobile Home
133.5849	1 STORY	\$16,000		4010 RESIDENTIAL LAND	401	45	Single Family
#REF!	MANUFACTURED	\$80,000		4010 RESIDENTIAL LAND	401	47	Mobile Home
#REF!	1 3/4 STORY	\$24,000		4010 RESIDENTIAL LAND	401	45	Single Family
146.5343	1 STORY	\$56,667		4010 RESIDENTIAL LAND	401	50	Single Family
121.3670	1 STORY	\$67,000		4010 RESIDENTIAL LAND	401	75	Single Family
172.7730	1 1/4 STORY	\$20,000		4010 RESIDENTIAL LAND	401	45	Single Family
173.9778	1 STORY	\$95,592	001-016-015-00	4010 RESIDENTIAL LAND	401	53	Single Family
140.3413	1 STORY	\$40,250		4010 RESIDENTIAL LAND	401	64	Single Family
77.6706	1 STORY	\$39,600		4010 RESIDENTIAL LAND	401	68	Single Family
177.9875	MANUFACTURED	\$38,800		4010 RESIDENTIAL LAND	401	47	Mobile Home

4.1385

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#REF!

200.3858	1 STORY	\$5,120		4010 RESIDENTIAL LAND	401	53	Single Family
257.7205	1 STORY	\$16,000		4010 RESIDENTIAL LAND	401	45	Single Family
211.3477	1 STORY	\$84,106	001-440-001-00, 001-440-004-00	4010 RESIDENTIAL LAND	401	45	Single Family
205.9681	1 STORY	\$72,600		4000 AG LAND	101	48	Single Family
#REF!	MANUFACTURED	\$43,950		4010 RESIDENTIAL LAND	401	47	Mobile Home
240.5339	MANUFACTURED	\$79,460		4010 RESIDENTIAL LAND	401	47	Mobile Home