

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
046-300-036-00	214 W WASHINGTON	1/19/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,200
046-300-019-01	114 WASHINGTON ST	9/21/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,800
019-013-029-00	86 W EVERGREEN RD	3/1/2024	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$67,400
019-021-008-00	3194 S DERBY RD	11/9/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,900
046-400-018-00	114 W GRANT ST	8/1/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$61,800
019-024-015-11	628 W HOLLAND LAKE RD	7/14/2023	\$152,500	MLC	03-ARM'S LENGTH	\$152,500	\$129,900
019-030-011-10	5990 W MUSKRAT RD	4/19/2024	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$75,500
019-014-003-10	2105 S CARLSON RD	9/29/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,900
019-014-003-10	2105 S CARLSON RD	7/9/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,900
019-016-030-00	3498 W SIDNEY RD	6/2/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,600
019-034-006-00	5454 BEAVER DR	12/17/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,900
019-004-009-00	490 S NEVINS RD	6/20/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,500
019-023-004-10	1465 W SIDNEY RD	1/13/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,700
019-001-006-30	980 S SHERIDAN RD	7/12/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,300
019-004-009-00	490 S NEVINS RD	2/25/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,500
019-002-025-20	868 S BROWN RD	4/19/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$168,700
019-030-012-10	5676 W MUSKRAT RD	8/19/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,900
019-034-021-72	2413 W COUNTY FARM RD	1/3/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,500
019-010-026-10	1881 S DERBY RD	11/4/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$120,000
019-026-018-31	4906 S BROWN RD	1/11/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$143,200
019-024-016-00	3760 S SHERIDAN RD	6/23/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,100
019-012-001-30	1100 S SHERIDAN RD	11/22/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,200
019-034-021-20	2667 W COUNTY FARM RD	9/15/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,500
019-025-003-00	4064 S SHERIDAN RD	3/7/2025	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$119,500
019-026-004-00	1393 W HANSEN RD	2/26/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,000
019-022-013-02	2963 W SIDNEY RD	6/3/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$115,700
019-026-012-60	1531 W HANSEN RD	6/13/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$126,200
019-016-023-80	W SIDNEY RD	1/3/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$146,400
019-033-017-01	3327 W COUNTY FARM RD	7/14/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,100

Totals: \$6,307,200 \$6,307,200 \$3,065,800

Sale. Ratio =>

Std. Dev. =>

RESIDENTIAL & AG ECF 1.299 CALCULATED, 1.299 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
78.77	\$102,328	\$8,190	\$56,810	\$78,776	0.721	952	\$59.67	'0005
46.86	\$65,592	\$12,300	\$57,700	\$43,326	1.332	526	\$109.70	'0005
51.65	\$134,796	\$10,000	\$120,500	\$98,652	1.221	768	\$156.90	'0001
49.93	\$139,838	\$6,225	\$133,775	\$105,622	1.267	1,366	\$97.93	'0001
43.52	\$123,626	\$4,472	\$137,528	\$96,873	1.420	987	\$139.34	'0005
85.18	\$259,874	\$92,900	\$59,600	\$135,751	0.439	1,480	\$40.27	'0005
47.22	\$150,982	\$33,092	\$126,808	\$93,193	1.361	848	\$149.54	'0001
48.51	\$169,774	\$39,025	\$135,975	\$103,358	1.316	952	\$142.83	'0001
48.51	\$169,774	\$39,025	\$135,975	\$103,358	1.316	952	\$142.83	'0001
52.22	\$193,145	\$31,308	\$153,692	\$127,934	1.201	1,368	\$112.35	'0001
39.41	\$145,794	\$17,205	\$167,795	\$101,651	1.651	1,200	\$139.83	'0001
53.25	\$213,031	\$22,142	\$177,858	\$150,900	1.179	1,635	\$108.78	'0001
47.85	\$191,373	\$55,033	\$144,967	\$107,778	1.345	1,246	\$116.35	'0001
40.14	\$168,753	\$27,704	\$182,296	\$121,594	1.499	1,329	\$137.17	'0001
48.41	\$213,031	\$22,142	\$197,858	\$150,900	1.311	1,635	\$121.01	'0001
73.35	\$337,471	\$118,722	\$111,278	\$172,924	0.644	1,140	\$97.61	'0001
54.74	\$251,886	\$27,500	\$202,500	\$177,380	1.142	1,320	\$153.41	'0001
49.78	\$228,921	\$23,667	\$206,333	\$162,256	1.272	1,296	\$159.21	'0001
50.02	\$239,996	\$27,500	\$212,400	\$167,981	1.264	1,248	\$170.19	'0001
59.67	\$286,346	\$47,671	\$192,329	\$188,675	1.019	2,060	\$93.36	'0001
49.02	\$240,206	\$47,950	\$197,050	\$151,981	1.297	1,607	\$122.62	'0001
41.28	\$206,330	\$23,000	\$227,000	\$144,924	1.566	1,416	\$160.31	'0001
47.40	\$236,918	\$67,560	\$182,440	\$133,879	1.363	1,540	\$118.47	'0001
46.41	\$239,032	\$37,745	\$219,755	\$159,120	1.381	1,822	\$120.61	'0001
43.45	\$251,993	\$99,795	\$190,205	\$120,314	1.581	1,206	\$157.72	'0001
38.58	\$244,800	\$24,575	\$275,325	\$174,090	1.582	2,292	\$120.12	'0001
36.58	\$252,498	\$72,903	\$272,097	\$141,972	1.917	2,769	\$98.27	'0001
39.57	\$292,904	\$81,965	\$288,035	\$166,750	1.727	1,728	\$166.69	'0001
46.93	\$394,198	\$58,370	\$361,630	\$265,476	1.362	1,568	\$230.63	'0001
	\$6,145,210		\$5,127,514	\$3,947,388			\$129.09	
48.61				E.C.F. =>	1.299		Std. Deviation=>	0.30679915
11.33				Ave. E.C.F. =>	1.300		Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
#REF!	RANCH	\$8,190	046-300-049-00	RESIDENTIAL	401	59
#REF!	RANCH	\$12,300		RESIDENTIAL	401	45
69.5089	RANCH	\$10,000		RESIDENTIAL	401	64
31.4360	RANCH	\$5,000		RESIDENTIAL	401	55
10.4100	2-STORY	\$3,200		RESIDENTIAL	401	65
114.1866	RANCH	\$58,660		RESIDENTIAL	401	55
21.9086	RANCH	\$27,500		RESIDENTIAL	401	63
131.5573	FARMHOUSE	\$19,400		RESIDENTIAL	401	60
131.5573	FARMHOUSE	\$19,400		RESIDENTIAL	401	60
120.1338	RANCH	\$27,150		RESIDENTIAL	401	55
37.9046	RANCH	\$16,500		RESIDENTIAL	401	55
117.8648	RANCH	\$20,000		RESIDENTIAL	401	64
134.5052	1 1/4 STORY	\$31,500		RESIDENTIAL	401	55
149.9219	RANCH	\$26,055	019-012-001-21, 019-001-006-11	RESIDENTIAL	401	56
131.1186	RANCH	\$20,000		RESIDENTIAL	401	64
64.3508	LOG HOUSE	\$37,500		RESIDENTIAL	401	62
77.4937	RANCH	\$27,500		RESIDENTIAL	401	75
30.9254	RANCH	\$18,600		RESIDENTIAL	401	74
126.4429	RANCH	\$27,500		RESIDENTIAL	401	97
101.9367	MODULAR	\$27,600		RESIDENTIAL	401	67
129.6544	RANCH	\$43,750		RESIDENTIAL	401	60
156.6338	RANCH	\$23,000		RESIDENTIAL	401	55
136.2723	FARMHOUSE	\$45,000		RESIDENTIAL	401	64
138.1065	FARMHOUSE	\$26,450		RESIDENTIAL	401	65
158.0905	RANCH	\$88,000		RESIDENTIAL	401	63
158.1510	2-STORY	\$3,750	019-022-015-02	RESIDENTIAL	401	65
191.6554	MODULAR	\$53,800		RESIDENTIAL	401	69
172.7346	BI-LEVEL	\$71,875	019-016-023-51	RESIDENTIAL	401	81
136.2195	RANCH	\$55,000		RESIDENTIAL	401	80

0.0808

Coefficient of Var=>

#REF!

Building Occupancy

Single Family

Single Family