

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
009-001-002-26	525 S VICKERYVILLE RD	05/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$86,400
009-001-028-35	S VICKERYVILLE RD	04/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,100
009-001-029-10	497 S VICKERYVILLE RD	01/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,300
009-001-036-00	880 S SENATOR RD	11/10/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,300
009-002-002-70	4825 E PAKES RD	06/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,800
009-002-003-40	4173 E PAKES RD	06/22/23	\$31,800	WD	03-ARM'S LENGTH	\$31,800	\$12,600
009-003-006-21	3550 E STANTON RD	06/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,300
009-006-003-20	796 E STANTON RD	07/18/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,500
009-007-011-33	1853 S SHERIDAN RD	11/05/24	\$295,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$295,000	\$123,300
009-007-020-00	1431 S SHERIDAN RD	09/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,800
009-007-021-00	1591 S SHERIDAN RD	09/06/23	\$245,400	WD	03-ARM'S LENGTH	\$245,400	\$104,900
009-007-025-00	1569 S SHERIDAN RD	06/12/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$65,600
009-008-012-20	1726 E PAKES RD	09/30/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,700
009-008-016-12	1336 E PAKES RD	03/28/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$154,800
009-009-012-12	2225 E COLBY RD	07/24/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$16,900
009-011-012-10	1207 S WICKER RD	01/02/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$205,300
009-013-003-50	5872 E SIDNEY RD	10/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300
009-015-010-10	3775 E EVERGREEN RD	07/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$53,900
009-020-019-20	1082 E SIDNEY RD	08/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,300
009-021-007-00	2988 E SIDNEY RD	01/19/24	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$94,900
009-023-012-10	3630 S CEDAR LAKE RD	04/12/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$16,400
009-023-025-10	4070 SIDNEY RD	03/24/25	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$89,400
009-025-011-80	4864 S VICKERYVILLE RD	01/31/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$38,900
009-026-018-01	4960 S TOW RD	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,600
009-026-019-20	4854 S TOW RD	09/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,000
009-027-001-01	3984 E HOLLAND LAKE RD	12/16/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,400
009-027-012-10	4727 S LUND RD	07/31/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,700
009-027-013-31	3174 E MUSKRAT RD	07/31/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,600
009-027-015-22	3480 E HOLLAND LAKE RD	07/11/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$33,200
009-030-022-30	4263 S SHERIDAN RD	11/21/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$74,800
009-031-017-00	777 E CONDENSERY RD	01/13/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400
009-033-009-20	5139 S TOWNHALL RD	03/14/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,000

009-035-005-00	4593 E CONDENSERY RD	11/22/24	\$205,400	WD	03-ARM'S LENGTH	\$205,400	\$81,600
009-036-001-03	5157 CONDENSERY RD	11/01/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$236,700
009-520-021-00	171 ANN ST	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600
Totals:			\$7,649,400			\$7,649,400	\$2,953,300
							Sale. Ratio =>
							Std. Dev. =>

RURAL RESIDENTIAL AG ECF 1.182 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
28.80	\$229,453	\$61,940	\$238,060	\$143,419	1.660	1,440	\$165.32	4001	42.3428
48.74	\$298,785	\$58,918	\$251,082	\$258,199	0.972	2,438	\$102.99	4001	26.4032
36.10	\$280,900	\$53,668	\$246,332	\$194,548	1.266	2,033	\$121.17	4001	2.9709
42.20	\$194,188	\$9,910	\$140,090	\$174,011	0.805	2,346	\$59.71	4001	43.1405
36.72	\$290,321	\$66,365	\$183,635	\$191,743	0.958	1,696	\$108.28	4001	27.8754
39.62	\$34,870	\$14,847	\$16,953	\$17,143	0.989	720	\$23.55	4001	24.7549
43.32	\$244,688	\$91,554	\$128,446	\$131,108	0.980	1,120	\$114.68	4001	25.6770
37.92	\$118,778	\$22,000	\$98,000	\$82,858	1.183	924	\$106.06	4001	5.3719
41.80	\$288,987	\$62,990	\$232,010	\$213,406	1.087	1,600	\$145.01	4001	14.9291
42.18	\$244,584	\$32,400	\$187,600	\$181,664	1.033	1,470	\$127.62	4001	20.3794
42.75	\$266,346	\$116,885	\$128,515	\$127,963	1.004	1,152	\$111.56	4001	23.2155
33.64	\$147,530	\$33,440	\$161,560	\$97,680	1.654	1,620	\$99.73	4001	41.7509
34.62	\$187,932	\$15,810	\$194,190	\$147,365	1.318	1,296	\$149.84	4001	8.1284
40.21	\$338,019	\$56,591	\$328,409	\$240,949	1.363	1,718	\$191.16	4001	12.6516
33.80	\$46,401	\$7,990	\$42,010	\$32,886	1.277	552	\$76.11	4001	4.0971
36.02	\$499,370	\$113,651	\$456,249	\$364,229	1.253	2,502	\$182.35	4001	1.6175
50.16	\$208,105	\$19,963	\$170,037	\$161,080	1.056	1,288	\$132.02	4001	18.0864
39.34	\$148,552	\$74,299	\$62,701	\$63,573	0.986	896	\$69.98	4001	25.0180
33.32	\$233,252	\$31,103	\$203,897	\$173,073	1.178	1,296	\$157.33	4001	5.8367
37.96	\$258,052	\$66,554	\$183,446	\$163,954	1.119	1,536	\$119.43	4001	11.7578
28.28	\$40,752	\$10,093	\$47,907	\$26,249	1.825	840	\$57.03	4001	58.8621
25.18	\$308,678	\$88,216	\$266,784	\$188,752	1.413	1,728	\$154.39	4001	17.6945
24.47	\$100,906	\$10,387	\$148,613	\$77,499	1.918	864	\$172.01	4001	68.1141
52.55	\$309,963	\$93,804	\$126,196	\$185,068	0.682	2,240	\$56.34	4001	55.4576
34.00	\$187,697	\$22,100	\$227,900	\$141,778	1.607	1,248	\$182.61	4001	37.0973
49.60	\$159,922	\$33,684	\$116,316	\$108,080	1.076	1,902	\$61.15	4001	16.0269
51.42	\$180,990	\$13,940	\$141,060	\$143,022	0.986	960	\$146.94	4001	25.0187
47.08	\$70,800	\$23,500	\$41,500	\$40,497	1.025	924	\$44.91	1001	21.1689
20.76	\$136,394	\$17,700	\$142,200	\$101,622	1.399	1,176	\$120.92	4001	16.2842
34.31	\$190,819	\$17,204	\$200,796	\$148,643	1.351	1,620	\$123.95	4001	11.4394
29.57	\$103,433	\$27,981	\$112,019	\$64,599	1.734	954	\$117.42	4001	49.7592
40.00	\$193,286	\$103,705	\$126,295	\$76,696	1.647	768	\$164.45	4001	41.0228

39.73	\$198,737	\$22,217	\$183,183	\$151,130	1.212	1,056	\$173.47	4001	2.4379
50.36	\$468,716	\$116,632	\$353,368	\$378,992	0.932	4,348	\$81.27	1001	30.4079
33.73	\$132,728	\$6,465	\$143,535	\$108,102	1.328	1,680	\$85.44	4001	9.1308
	\$7,342,934		\$6,030,894	\$5,101,581			\$117.32		5.4305
38.61				E.C.F. =>	1.182		Std. Deviation=>	0.2995	
7.97				Ave. E.C.F. =>	1.236		Ave. Variance=>	24.1693	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
MOBILE/MANUF	\$59,500		4001 RURAL RESIDENTIAL	401	65
TWO-STORY	\$44,420	009-001-030-00	4001 RURAL RESIDENTIAL	401	76
BI-LEVEL	\$23,500		4001 RURAL RESIDENTIAL	401	65
RANCH	\$8,778	009-001-033-00	4001 RURAL RESIDENTIAL	401	55
RANCH	\$50,150		4001 RURAL RESIDENTIAL	401	63
MOBILE/MANUF	\$14,450		4001 RURAL RESIDENTIAL	401	35
RANCH	\$68,605		4001 RURAL RESIDENTIAL	401	76
1 STORY	\$22,000		4001 RURAL RESIDENTIAL	401	52
1 STORY	\$35,360	009-007-011-34	4001 RURAL RESIDENTIAL	401	90
1 STORY	\$32,400		4001 RURAL RESIDENTIAL	401	70
1 STORY	\$107,800		4001 RURAL RESIDENTIAL	401	68
RANCH	\$33,440		4001 RURAL RESIDENTIAL	401	59
1 STORY	\$15,810		4001 RURAL RESIDENTIAL	401	71
TWO-STORY	\$23,050		4001 RURAL RESIDENTIAL	401	77
MOBILE/MANUF	\$7,990		4001 RURAL RESIDENTIAL	401	47
1 STORY	\$75,420	009-011-015-00	4001 RURAL RESIDENTIAL	401	94
1 STORY	\$17,100		4001 RURAL RESIDENTIAL	401	64
1 STORY	\$53,750		4001 RURAL RESIDENTIAL	401	55
1 3/4 STORY	\$20,000		4001 RURAL RESIDENTIAL	401	72
1 STORY	\$53,750		4001 RURAL RESIDENTIAL	401	60
RANCH	\$6,562		4001 RURAL RESIDENTIAL	401	41
1 STORY	\$69,295		4001 RURAL RESIDENTIAL	401	70
1 3/4 STORY	\$10,387		4001 RURAL RESIDENTIAL	401	48
1 STORY	\$59,013		4001 RURAL RESIDENTIAL	401	58
RANCH	\$22,100		4001 RURAL RESIDENTIAL	401	74
1 1/2 STORY	\$19,900		4001 RURAL RESIDENTIAL	401	56
1 STORY	\$13,940		4001 RURAL RESIDENTIAL	401	81
MOBILE/MANUF	\$23,500		4001 RURAL RESIDENTIAL	401	47
MOBILE/MANUF	\$17,700		4001 RURAL RESIDENTIAL	401	72
MOBILE/MANUF	\$11,033		4001 RURAL RESIDENTIAL	401	87
RANCH	\$14,875		4001 RURAL RESIDENTIAL	401	47
TWO-STORY	\$23,250		4001 RURAL RESIDENTIAL	401	58

MOBILE/MANUF	\$18,500		4001 RURAL RESIDENTIAL	401	75
TWO-STORY	\$116,632	009-036-001-30	4001 RURAL RESIDENTIAL	401	77
RANCH	\$5,508		4001 RURAL RESIDENTIAL	401	68

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