

2022 24 Month Sales Ratio Study for determining the 2023 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name WEXFORD	City or Township Name SOUTH BRANCH TWP
Class of Property (Ag., Comm., Res., etc.) Residential	

2020 to 2021 Adjustment Modifier

- | | |
|--|-------------------------|
| 1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05..... | 1. <u>25,966,600</u> |
| 2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03..... | 2. <u>26,391,900</u> |
| 3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>0.9839</u> |

2021 to 2022 Adjustment Modifier

- | | |
|--|-------------------------|
| 4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05..... | 4. <u>29,924,133</u> |
| 5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 5. <u>26,330,348</u> |
| 6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.1365</u> |

2020 to 2022 Adjustment Modifier

- | | |
|---|-------------------------|
| 7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.1182</u> |
|---|-------------------------|

24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2020	4/20 - 9/20	7	214,600	1.1182	239,966	481,750	49.81%
2020	10/20 - 3/21	8	464,600	1.1182	519,516	1,090,400	47.64%
12 Month Total Sales		15	12 Month Total Sales		759,482	1,572,150	48.31%
2021	4/21 - 9/21	9	695,800	1.1365	790,777	2,075,500	38.10%
2021	10/21 - 3/22	9	508,300	1.1365	577,683	1,748,700	33.03%
12 Month Total Sales		18	12 Month Total Sales		1,368,460	3,824,200	35.78%
24 Month Total Sales		33	24 Month Total Sales		2,127,942	5,396,350	
*24 Month Mean Adjusted Ratio							42.05%

IMPORTANT: For Sales from April 2020 through March 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2021 through March 2022. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study**L-4047**

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	Adjusted % Ratio (col.F/col.G)
2021	10/21 - 3/22	9	508,300	1.1365	577,683	1,748,700	33.03%
2022	4/22 - 9/22	5	217,200	1.0000	217,200	723,500	30.02%
12 Month Total Sales		14	12 Month Total Sales		794,883	2,472,200	
**12 Month Aggregate Adjusted Ratio							32.15%

IMPORTANT: For Sales from Oct. 2021 through Sept. 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2020 March Board of Review valuations are compared with sales transacted during the last three months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during April through September of 2022.

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
2112-01-2101	TM, INC.	201	130,000	267,547	48.59
2112-07-4301	PERRY, JERRY L	201	379,900	762,209	49.84
2112-28-1301	MORGAN, DAVID R & ANGELICA K	201	268,500	599,482	44.79
2112-29-3404	KESTELWOODS PARTY STORE LLC	201	108,900	219,463	49.62
2112-02-1409	SOUTH BRANCH PROPERTIES INC	202	2,700	4,709	57.34
2112-02-1410	SOUTH BRANCH PROPERTIES INC	202	1,800	3,071	58.61
2112-02-1414	SOUTH BRANCH PROPERTIES INC	202	700	1,433	48.85
2112-07-4411	THE TOY BOX SELF STORAGE LLC	202	16,100	21,150	76.12
Totals:		8	908,600	1,879,064	48.35
Class Totals:		201	4		
		202	4		

*** ** Statistics for this group (8 in sample) *** **

Statistical Mean= 54.220 Median= 49.732 Maximum= 76.123 Minimum= 44.789

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.13561 (Coefficient of Dispersion)

Average Squared Deviation = 99.79596 (Variance)

Square Root of Squared Deviation = 9.98979 (Standard Deviation)

Normalized Standard Deviation = 0.18424 (Covariance)

2 Standard Deviation Range (Low) = 34.24075 (High) = 74.19992

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.12584 (Coefficient of Dispersion)

Average Squared Deviation = 122.82367 (Variance)

Square Root of Squared Deviation = 11.08258 (Standard Deviation)

Normalized Standard Deviation = 0.22285 (Covariance)

2 Standard Deviation Range (Low) = 27.56638 (High) = 71.89671

Price Related Differential (PRD): 1.12132 PRD > 1 regressive, < 1 progressive.

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
2112-06-4202	CONSUMERS ENERGY	302	2,500	6,203	40.30
2112-07-2302	CONSUMERS ENERGY	302	15,600	35,682	43.72
2112-08-3102	CONSUMERS ENERGY	302	10,100	22,800	44.30
Totals:		3	28,200	64,685	43.60
Class Totals:	302	3			

*** ** Statistics for this group (3 in sample) *** **

Statistical Mean= 42.774 Median= 43.720 Maximum= 44.298 Minimum= 40.303

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.03851 (Coefficient of Dispersion)

Average Squared Deviation = 4.66139 (Variance)

Square Root of Squared Deviation = 2.15903 (Standard Deviation)

Normalized Standard Deviation = 0.05048 (Covariance)

2 Standard Deviation Range (Low) = 38.45556 (High) = 47.09167

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.03046 (Coefficient of Dispersion)

Average Squared Deviation = 6.00350 (Variance)

Square Root of Squared Deviation = 2.45020 (Standard Deviation)

Normalized Standard Deviation = 0.05604 (Covariance)

2 Standard Deviation Range (Low) = 38.81911 (High) = 48.61993

Price Related Differential (PRD): 0.98114 PRD > 1 regressive, < 1 progressive.

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
2112-06-4306 + Pcls 2112-06-4307	402	08/14/2020	688/35	WD	5	19-MULTI PARCEL ARM'	72,000	72,000	34,200	47.50	
2112-07-3103	401	09/24/2020	688/899	WD		03-ARM'S LENGTH	98,000	98,000	47,400	48.37	
2112-23-1402	401	07/09/2020	687/2186	WD		03-ARM'S LENGTH	86,000	86,000	32,600	37.91	
2112-25-4404	401	07/28/2020	687/2586	WD		03-ARM'S LENGTH	68,000	68,000	40,200	59.12	
2112-36-2202	402	07/30/2020	687/2728	WD		03-ARM'S LENGTH	5,000	5,000	3,600	72.00	
2112-CR2-46	401	09/21/2020	688/771	WD		03-ARM'S LENGTH	140,000	140,000	49,700	35.50	
2112-MZ4-75	401	06/19/2020	687/1904	WD		03-ARM'S LENGTH	12,750	12,750	6,900	54.12	
Totals 04/01/2020 - 09/30/2020			Conventional				7	481,750	214,600	44.55	1.0000
2112-21-3406	401	01/13/2021	689/87	WD	DEFLT JTWFRS	03-ARM'S LENGTH	120,000	120,000	61,900	51.58	
2112-22-3405	401	03/19/2021	689/1544	WD		03-ARM'S LENGTH	32,500	32,500	25,100	77.23	
2112-22-4203	401	10/29/2020	688/1573	WD	RES	03-ARM'S LENGTH	227,000	227,000	92,800	40.88	
2112-25-2202	401	01/20/2021	689/175	WD	RES	03-ARM'S LENGTH	60,000	60,000	18,200	30.33	
2112-31-1102	402	01/21/2021	689/368	WD	RES	03-ARM'S LENGTH	72,000	72,000	36,000	50.00	
2112-CR2-44	401	11/05/2020	688/1697	WD		03-ARM'S LENGTH	139,900	139,900	50,300	35.95	
2112-CR2-58	401	10/27/2020	688/1783	WD		03-ARM'S LENGTH	100,000	100,000	34,900	34.90	
2112-CR2-78	401	10/02/2020	688/1060	WD	DEFLT	03-ARM'S LENGTH	339,000	339,000	145,400	42.89	
Totals 10/01/2020 - 03/31/2021			Conventional				8	1,090,400	464,600	42.61	1.0000
Totals 04/01/2020 - 03/31/2021			Conventional				15	1,572,150	679,200	43.20	1.0000

*** ** Statistics for this group (15 in sample) *** **

Statistical Mean= 47.886 Median= 47.500 Maximum= 77.231 Minimum= 30.333

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.21501 (Coefficient of Dispersion)
Average Squared Deviation = 183.72978 (Variance)
Square Root of Squared Deviation = 13.55470 (Standard Deviation)
Normalized Standard Deviation = 0.28306 (Covariance)
2 Standard Deviation Range (Low) = 20.77616 (High) = 74.99494

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.21621 (Coefficient of Dispersion)

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Residential

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County: WEXFORD

Unit: SOUTH BRANCH TWP

Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
2112-20-4102	401	08/02/2021	690/2413	WD	RES	03-ARM'S LENGTH	700,000	700,000	233,000	33.29	
2112-23-1102	401	05/12/2021	690/387	WD		03-ARM'S LENGTH	200,000	200,000	53,000	26.50	
2112-24-3202 + Pcls 2112-24-3201	401	08/17/2021	690/2597	WD		19-MULTI PARCEL ARM'	103,000	103,000	43,100	41.84	
2112-26-2202	401	08/20/2021	690/2654	WD	5	03-ARM'S LENGTH	205,000	205,000	55,500	27.07	
2112-26-3301	401	04/30/2021	690/13	WD	5	03-ARM'S LENGTH	355,000	355,000	158,200	44.56	
2112-29-2406	401	05/10/2021	690/282	WD		03-ARM'S LENGTH	85,000	85,000	34,200	40.24	
2112-CR2-45	401	06/16/2021	690/1106	WD		03-ARM'S LENGTH	165,000	165,000	53,600	32.48	
2112-G37-06	401	06/18/2021	690/1452	WD		03-ARM'S LENGTH	147,500	147,500	36,400	24.68	
2112-MZ2-31	401	08/24/2021	690/2786	WD	14	03-ARM'S LENGTH	115,000	115,000	28,800	25.04	
Totals 04/01/2021 - 09/30/2021							9	2,075,500	695,800	33.52	1.0000
2112-06-4301	402	03/23/2022	692/1486	WD		03-ARM'S LENGTH	50,000	50,000	19,100	38.20	
2112-19-4201	402	01/10/2022	691/2766	WD	5	03-ARM'S LENGTH	80,000	80,000	36,000	45.00	
2112-22-3102	401	10/27/2021	691/1176	WD		03-ARM'S LENGTH	69,900	69,900	22,600	32.33	
2112-26-3101	401	11/29/2021	691/1902	WD		03-ARM'S LENGTH	895,900	895,900	234,400	26.16	
2112-28-4301	401	11/05/2021	691/1454	WD	5	03-ARM'S LENGTH	277,000	277,000	63,500	22.92	
2112-29-2403	401	03/02/2022	692/929	CD		03-ARM'S LENGTH	135,000	135,000	40,700	30.15	
2112-CR1-16	401	10/14/2021	691/966	WD	RES	03-ARM'S LENGTH	66,000	66,000	29,800	45.15	
2112-CR1-29	401	01/31/2022	692/417	WD	5	03-ARM'S LENGTH	110,000	110,000	43,100	39.18	
2112-MZ4-92	401	11/15/2021	691/1828	WD		03-ARM'S LENGTH	64,900	64,900	19,100	29.43	
Totals 10/01/2021 - 03/31/2022							9	1,748,700	508,300	29.07	1.0000
Totals 04/01/2021 - 03/31/2022							18	3,824,200	1,204,100	31.49	1.0000

*** ** Statistics for this group (18 in sample) *** **

Statistical Mean= 33.569 Median= 32.408 Maximum= 45.152 Minimum= 22.924

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.19593 (Coefficient of Dispersion)

Average Squared Deviation = 58.54402 (Variance)

Square Root of Squared Deviation = 7.65141 (Standard Deviation)

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Sale Price Adj.Sale Price Assessment	Ratio	Mult
Normalized Standard Deviation = 0.22793 (Covariance) 2 Standard Deviation Range (Low) = 18.26605 (High) = 48.87168							
*** ** Statistics about Median *** **							
Normalized Average Deviation = 0.19826 (Coefficient of Dispersion) Average Squared Deviation = 59.96998 (Variance) Square Root of Squared Deviation = 7.74403 (Standard Deviation) Normalized Standard Deviation = 0.23895 (Covariance) 2 Standard Deviation Range (Low) = 16.92032 (High) = 47.89643							
Price Related Differential (PRD): 1.06614 PRD >1 regressive, < 1 progressive.							

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
2112-07-3106 + Pcls 2112-07-3107	401	09/15/2022	693/2642	WD	5	19-MULTI PARCEL ARM'	250,000	250,000	76,400	30.56	
2112-07-3402	402	09/09/2022	693/2521	WD		03-ARM'S LENGTH	58,500	58,500	9,500	16.24	
2112-17-2102-01	401	08/31/2022	693/2353	WD		03-ARM'S LENGTH	100,000	100,000	46,800	46.80	
2112-24-4101	401	07/08/2022	693/1260	WD	5	03-ARM'S LENGTH	225,000	225,000	45,300	20.13	
2112-CA-15	401	06/29/2022	693/1118	WD		03-ARM'S LENGTH	90,000	90,000	39,200	43.56	
Totals 04/01/2022 - 09/30/2022			Conventional				5	723,500	217,200	30.02	1.0000
Totals 10/01/2021 - 09/30/2022			Conventional				14	2,472,200	725,500	29.35	1.0000

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***  ***  Statistics for this group (14 in sample)  ***  ***
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Statistical Mean= 33.273 Median= 31.446 Maximum= 46.800 Minimum= 16.239

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***      *** Statistics about Mean ***      ***
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Normalized Average Deviation	=	0.25011	(Coefficient of Dispersion)
Average Squared Deviation	=	98.44156	(Variance)
Square Root of Squared Deviation	=	9.92177	(Standard Deviation)
Normalized Standard Deviation	=	0.29819	(Covariance)
2 Standard Deviation Range (Low)	=	13.42926	(High) = 53.11635

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***  ***  Statistics about Median  ***  ***
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Normalized Average Deviation	=	0.26036	(Coefficient of Dispersion)
Average Squared Deviation	=	102.03569	(Variance)
Square Root of Squared Deviation	=	10.10127	(Standard Deviation)
Normalized Standard Deviation	=	0.32123	(Covariance)
2 Standard Deviation Range (Low)	=	11.24341	(High) = 51.64849

Price Related Differential (PRD): 1.13380 PRD >1 regressive, < 1 progressive.

County: WEXFORD

Unit: SOUTH BRANCH TWP

Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022					33	5,396,350	1,883,300	34.90	1.0000

*** ** Statistics for this group (33 in sample) *** **

Statistical Mean= 40.076 Median= 38.200 Maximum= 77.231 Minimum= 22.924

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.24096 (Coefficient of Dispersion)

Average Squared Deviation = 163.88971 (Variance)

Square Root of Squared Deviation = 12.80194 (Standard Deviation)

Normalized Standard Deviation = 0.31944 (Covariance)

2 Standard Deviation Range (Low) = 14.47257 (High) = 65.68033

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.24989 (Coefficient of Dispersion)

Average Squared Deviation = 167.52080 (Variance)

Square Root of Squared Deviation = 12.94298 (Standard Deviation)

Normalized Standard Deviation = 0.33882 (Covariance)

2 Standard Deviation Range (Low) = 12.31404 (High) = 64.08597

Price Related Differential (PRD): 1.14834 PRD >1 regressive, < 1 progressive.

County: WEXFORD
Unit: SOUTH BRANCH TWP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
< Totals for this Analysis >										
		# of Sales	Assessments	Sale Prices	Ratio					
Conventional	38		2,100,500	6,119,850	34.32					
Creative	0		0	0	50.00	(Before discounting, sales were = 0)				
Totals:	38		2,100,500	6,119,850	34.32	(Weighted)				

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***  ***  Statistics for this group (38 in sample)  ***  ***
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Statistical Mean= 38.942 Median= 38.053 Maximum= 77.231 Minimum= 16.239

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***      *** Statistics about Mean ***      ***
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Normalized Average Deviation	=	0.25552	(Coefficient of Dispersion)
Average Squared Deviation	=	170.52458	(Variance)
Square Root of Squared Deviation	=	13.05851	(Standard Deviation)
Normalized Standard Deviation	=	0.33533	(Covariance)
2 Standard Deviation Range (Low)	=	12.82538	(High) = 65.05941

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***  ***  Statistics about Median  ***  ***
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Normalized Average Deviation	=	0.26046	(Coefficient of Dispersion)
Average Squared Deviation	=	171.33609	(Variance)
Square Root of Squared Deviation	=	13.08954	(Standard Deviation)
Normalized Standard Deviation	=	0.34398	(Covariance)
2 Standard Deviation Range (Low)	=	11.87441	(High) = 64.23257

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-07-3402	09/09/2022	58,500	WD	03-ARM'S LENGTH	58,500					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
11744 W M55 HWY	5.00	36,845		2022-5949	DEED	NO				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
PERRY JERRY	ANDERSON DUSTIN & JESSICA			402	4001	9,500	16.24	36,845	62.98	



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-17-2102-01	08/13/2022	100,000	WD	03-ARM'S LENGTH	100,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
8188 S 3 1/2 RD	7.53	34,962		2022-5781	PROPERTY T	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
VOSE WILLIAM	WILLARD-MAIDENS MICHELLE			401	4001	46,800	46.80	107,014	107.01	



<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Average	MOBILE MFG	0	69,880	55	1,568	1,568	0	2.0	63.78	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-07-4402	07/18/2022	90,000	WD	03-ARM'S LENGTH	65,000	PERSONAL PROPERTY				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
11198 W M55 HWY	0.69	19,875		693-1386	DEED	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
BLACK RUSELL	TOY BOX SELF STORAGE LLC			201	2001	26,300	40.46	56,122	86.34	



<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	1 STORY	0	35,667	51	0	0	0	1.0	0.00	0.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-24-4101	07/08/2022	225,000	WD	03-ARM'S LENGTH	225,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9584 S 13 RD	5.00	36,845		893-1260	DEED	YES
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
BURAU JACQUELINE R & DANIEL W	VANBUSKIRK THOMAS L & RACHEL M	401	4001	45,300	20.13	135,139 60.06

<<<<Residential Buildings>>>>	Year	%	Floor	Ground	Price/	Ave
Occupancy Class Style	Built	Appraisal	Good	Area	Area	Bedrms Baths FloorArea Sty.Ht.
Single Family C 1 1/4 STORY	1976	95,418	65	900	760	0 1.0 250.00 1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CA-15	06/29/2022	90,000	WD	03-ARM'S LENGTH	90,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
219 HENDERSON CT	0.18	28,574		693-1118	PROPERTY T	YES
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
WILKINS, CAROLEE J	NELSON MARK & ANNETTE FAMILY TRUST	401	4002	39,200	43.56	83,750 93.06

<<<<Residential Buildings>>>>	Year	%	Floor	Ground	Price/	Ave
Occupancy Class Style	Built	Appraisal	Good	Area	Area	Bedrms Baths FloorArea Sty.Ht.
Single Family CD 1 1/4 STORY	1960	52,295	50	960	768	0 1.0 93.75 1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-G37-03	06/14/2022	8,500	WD	03-ARM'S LENGTH	8,500	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
S M37 HWY	0.75	41,564		693-836	PROPERTY T	NO
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
GRINOVICH, DARLA & SEAN	SPONSELLER ROSEMARY & DEEDS CONNIE	402	4001	20,800	244.71	41,564 488.99

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CR1-28	05/12/2022	3,000	WD	33-TO BE DETERMINED	3,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
BEECH ST	0.28	28,574		693-188	PROPERTY T	NO JTFRS
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
WHITEHEAD KATHRYN ANN	NELSON DORIS A & PALMER ROBERT J	402	4003	14,300	476.67	28,574 952.47



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-06-4301	03/23/2022	50,000	WD	03-ARM'S LENGTH	50,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
S M37 HWY	13.26	56,285		692-1486	DEED	NO
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
DANNER, LON A	HUBACH JEFF			402	4001	19,100 38.20 56,285 112.57

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-29-2403	03/02/2022	135,000	WD	03-ARM'S LENGTH	135,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
10397 S M37 HWY	9.00	41,787		692-929	DEED	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
SEEHASE PATRICIA ESTATE	GATES RYLIE			401	4001	40,700	30.15	108,932	80.69	



<<<<Residential Buildings>>>>											
			Year				%	Floor	Ground	Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	CD	1 1/2 STORY	1958	65,488	45	1,536	1,296	4	1.0	87.89	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-CR1-29	01/31/2022	110,000	WD	03-ARM'S LENGTH	110,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
6097 BEECH ST	0.28	28,574		692-417	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
WHITEHEAD EDWARD	NELSON DORIS A			401	4003	43,100	39.18	104,849	95.32

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<<<<Residential Buildings>>>>											
			Year				%	Floor	Ground	Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 1/2 STORY	1978	73,863	57	1,170	780	0	1.0	94.02	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-22-4305	01/22/2022	0	QC	21-NOT USED/OTHER	0						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
9791 S 7 1/2 RD	17.19	70,531		2022-0000332DEED		YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
MATSON TRUST	WOOCK STACEY L			401	4001	34,000	0.00	95,941	0.00		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	1 STORY	1993	25,410	72	0	0	0	1.0	0.00	0.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-19-4201	01/10/2022	80,000	WD	03-ARM'S LENGTH	80,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
M37 HWY	40.00	80,000		2022/000000185DEED		NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
STEGALL RALPH A & DAWN C	MILTNER MARK R			402	4001	36,000	45.00	80,000	100.00



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-27-1101	12/16/2021	223,020	WD	03-ARM'S LENGTH	223,020				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
10208 S 9 RD	40.00	80,000		691-2420	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
ARMAND, EDWARD J	THOMPSON JORDAN & LINDA E			401	4001	49,300	22.11	157,106	70.44



<<<<Residential Buildings>>>>											
		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Good	MOBILE MFG	1999	74,559	47	1,148	1,148	0	2.0	194.27	1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-26-3101 11/29/2021 895,900 OTH 03-ARM'S LENGTH 895,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

7598 W 50 RD 160.00 352,000 691/1902 DEED YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

HILTY ROBERT D & JUDY B TRUST RUMMEL ANDREW M 401 4001 234,400 26.16 902,616 100.75

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Single Family B 1 STORY 1975 546,287 85 3,168 3,168 0 3.5 282.80 1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-MZ4-92 11/24/2021 64,900 WD 03-ARM'S LENGTH 64,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

10262 MARY RD 0.89 13,000 691/1828 DEED YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

BIESIADECKI BRADLEY & ADREA SEARS STACEY L 401 4001 19,100 29.43 52,802 81.36

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Mobile Home Average MOBILE MFG 1974 39,146 35 720 720 0 1.0 90.14 1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-28-4301 11/05/2021 277,000 WD 03-ARM'S LENGTH 277,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

10764 S 5 1/2 RD 40.00 80,000 691/1454 DEED YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

LEVANDUSKI TERRY & MICHELLE MATEYAK BRUCE & JEANETTE MARCHARD-401 4001 63,500 22.92 199,954 72.19

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Single Family BC 1 1/4 STORY 2000 119,954 80 962 832 0 1.0 287.94 1.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-22-3102		10/27/2021	69,900	AFF	03-ARM'S LENGTH	69,900					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
9680 S 7 1/2 RD		8.62	40,023		691/1176	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
BLACK, TIMOTHY SR		MILTNER JACOB M & ALANEY R			401	4001	22,600	32.33	66,362	94.94	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Fair	MOBILE MFG	1974	26,339	35	980	980	0	1.0	71.33	1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-CR1-01		10/27/2021	14,000	WD	03-ARM'S LENGTH	14,000					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
ALPINE DR		0.55	57,148		691/1220	DEED	NO				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
J & K PROPERTIES OF		SCHEITHAUER CHRISTOPHER PAUL			402	4003	28,600	204.29	57,148	408.20	



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-28-1301		10/14/2021	540,000	WD	19-MULTI PARCEL ARM'S LENGTH	540,000					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
9424 W 48 1/2 RD		19.00	106,913		691/921	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
SHUMAN, JERRI		MORGAN DAVID R & ANGELICA K			201	2001	141,900	26.28	601,907	111.46	



<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	0	63,206	74	832	832	0	1.0	649.04	1.00
<<<<Commercial/Industrial Buildings>>>>				Year	Total	Floor	Price/				
Occupancy				Built	Appraisal	Area	FloorArea				
Visitor Centers				0	431,788	360	1500.00				

* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.	
2112-28-1302		10/14/2021	0	WD	20-MULTI PARCEL SALE REF	0		0	
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
9464 W 48 1/2 RD		1.00	11,288			DEED	YES		
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal Ratio
SHUMAN JERRI		MORGAN DAVID R & ANGELICA K			401	4001	54,100	0.00	140,275 0.00
<<<<Residential Buildings>>>>		Year		%	Floor	Ground	Price/		Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths FloorArea Sty.Ht.
Single Family	CD	1 STORY	2004	128,987	83	1,809	1,809	0 1.0	0.00 1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.	
2112-28-2404		10/14/2021	0	AFF	20-MULTI PARCEL SALE REF	0		0	
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
		1.00	5,644			DEED	NO		
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal Ratio
SHUMAN JERRI ELLEN		MORGAN DAVID R & ANGELICA K			402	4001	1,800	0.00	5,644 0.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.	
2112-CR1-16		10/14/2021	66,000	WD	03-ARM'S LENGTH	66,000			
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
7045 W 38 RD		0.28	28,574		691/966	DEED	YES		
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal Ratio
GARDNER, SCOTT & KAREN		SMITH DAVID			401	4003	29,800	45.15	69,706 105.62



<<<<Residential Buildings>>>>		Year		%	Floor	Ground	Price/		Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths FloorArea Sty.Ht.
Single Family	CD	1 STORY	1972	41,132	51	672	672	0 1.0	98.21 1.00

Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-MZ2-31		08/24/2021	115,000	WD	03-ARM'S LENGTH	115,000					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
10332 MARX RD		1.04	13,000		690/2786	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
MAKSIMCHUK BRANDEN		MATHEWSON MAZY M			401	4001	28,800	25.04	69,886	60.77	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	1 STORY	1968	56,252	47	1,470	972	0	1.0	78.23	1.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-26-2202		08/20/2021	205,000	WD	03-ARM'S LENGTH	205,000					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
7771 W 48 RD		13.33	56,497		690/2654	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
HAINES CODY J		PURDY ANN M			401	4001	55,500	27.07	149,099	72.73	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 1/2 STORY	1989	90,745	77	840	672	0	1.0	244.05	1.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.			
2112-06-4303		08/17/2021	58,000	QC	10-FORECLOSURE	58,000					
Property Address			Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
6986 S M37 HWY			1.00	11,288		690/2529	DEED	YES			
Grantor			Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
WEXFORD COUNTY TREASURER			KUIPER HILBERT JOHN & MELISSA JOY			401	4001	17,600	30.34	47,151	81.29
<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	CD	1 STORY	1950	35,863	45	588	588	0	1.0	98.64	1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-24-3201		08/17/2021	103,000	WD	03-ARM'S LENGTH	103,000				
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
		20.00	62,000		690/2597	DEED	YES			
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
TEW, MICHAEL & LAURA		BEGGROW CRAIG T & MELINDA D			401	4001	43,100	41.84	86,215	83.70
<<<<Residential Buildings>>>>		Year		%	Floor	Ground	Price/		Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	D	1 STORY	1940	24,215	44	657	657	0	1.0	156.77 1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-24-3202		08/17/2021	103,000	WD	03-ARM'S LENGTH	103,000				
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
9511 S 11 RD		20.00	62,000		690/2597	DEED	YES			
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
TEW, MICHAEL & LAURA		BEGGROW CRAIG T & MELINDA D			401	4001	43,100	41.84	86,215	83.70
<<<<Residential Buildings>>>>		Year		%	Floor	Ground	Price/		Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	D	1 STORY	1940	24,215	44	657	657	0	1.0	156.77 1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-20-4102		08/02/2021	700,000	WD	03-ARM'S LENGTH	700,000				
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
9660 S 5 1/2 RD		1.92	152,656		690/2413	DEED	YES			
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
STANEK FAMILY TRUST		CARPENTER RYAN & SUTPHEN JASON			E401	4500	233,000	33.29	599,240	85.61
<<<<Residential Buildings>>>>		Year		%	Floor	Ground	Price/		Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	D	1 STORY	1960	398,552	83	2,642	2,595	0	3.5	264.95 1.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-MZ3-69		07/18/2021	0	QC	33-TO BE DETERMINED	0					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
ZISKA RD		0.72	6,500		690/2188	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
ISHAM GARY		UPSTON DEBORAH K REV TRST			401	4001	3,500	0.00	7,199	0.00	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Low	1 STORY	0	699	67	0	0	0	1.0	0.00	0.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.			
2112-28-2402		07/01/2021	0	QC	09-FAMILY	0					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
10242 ZISKA RD		4.89	36,034		690/1938	DEED	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
PETERSON JOHN R & CHRISTINA M		JLTRVP REAL ESTATE LLC			401	4001	35,600	0.00	101,948	0.00	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
A-Frame	CD	1 STORY	1983	58,868	62	700	640	2	1.0	0.00	1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-CR2-45		06/18/2021	165,000	WD	03-ARM'S LENGTH	165,000					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
6057 CEDAR DR		0.28	28,574		690/1106	BUYER/SELL	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
MORELLI, DELIA E		LONEY CHAD & SHAWN			401	4003	53,600	32.48	193,514	117.28	
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	BI-LEVEL	2001	162,726	80	1,168	584	0	2.5	141.27	2.00



Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price		Reasons for Adj.			
2112-G37-06		06/18/2021	147,500	WD	03-ARM'S LENGTH	147,500					
Property Address			Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
6712 S M37 HWY			0.38	19,032		690/1452	BUYER/SELL	YES			
Grantor			Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
HOLTMAN ANTHONY J			COLVIN ROBERT R			401	4001	36,400	24.68	88,129	59.75
<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	1 STORY	1974	69,097	53	1,120	1,120	0	1.0	131.70	1.00



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-28-3101-02		06/03/2021	0	QC	09-FAMILY	0					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
9513 W 48 1/2 RD		3.00	22,107		690-745	DEED	NO				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
ELKA ALBERT C & SUSAN M		RUETZ JOY			402	4001	0	0.00	22,107	0.00	



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-MZ3-64		05/30/2021	0	WD	33-TO BE DETERMINED	0					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
ZISKA RD		0.72	6,500		690/2417	DEED	NO				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
BALDYGA, GARY S.		PERALES ROBERT & LINDA			402	4001	3,300	0.00	6,500	0.00	



* Parcel Number *		Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-CR2-82		05/29/2021	1	WD	21-NOT USED/OTHER	1					
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
CABERFAE LN		0.28	28,574		690-946	BUYER/SELL	NO				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
GIBBS DEREK & KELLI		DEMEK NICK & KATE			402	4003	14,300	1430000.00	28,574	2857400.00	



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-23-1102	05/13/2021	200,000	WD	03-ARM'S LENGTH	200,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9074 S 11 RD	4.00	29,476		690/387	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
GIRARD HOLDINGS LLC	PITZ CHRISTOPHER			401	4001	53,000 26.50 228,517 114.26

<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	1 STORY	1974	194,495	65	2,008	2,008	0	2.0	99.60	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-29-2406	05/10/2021	85,000	WD	03-ARM'S LENGTH	85,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
10768 W 48 1/2 RD	1.00	11,288		690/282	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
MARTIN, GAYLE	KEITZMAN AVERY			401	4001	34,200 40.24 89,325 105.09

<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	CD	1 STORY	1972	77,237	51	816	816	0	1.0	104.17	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-26-3301	04/30/2021	355,000	WD	03-ARM'S LENGTH	355,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
7762 W 50 RD	10.00	46,430		690/13	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
LONG RUSSELL J	CLARK DAVID & JULIE			401	4001	158,200 44.56 410,191 115.55

<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	1 1/2 STORY	2002	363,761	81	2,400	1,536	3	3.0	147.92	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-22-3406-01	04/08/2021	0	QC	09-FAMILY		0					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
8685 W 48 RD	1.65	12,821		690/648	DEED	YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
SCHULTZ, DANNY N. & GLORIA J.	PIERSON NIKOLAS R			401	4001	18,400	0.00	51,875	0.00		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Average	MOBILE MFG	2004	35,802	61	938	938	0	1.0	0.00	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-22-3405	03/19/2021	32,500	WD	03-ARM'S LENGTH	32,500						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
8585 W 48 RD	6.00	34,673		689/1544	BUYER/SELL	YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
STANCIU LARRY G	AUFSCHLAGER JEFF			401	4001	25,100	77.23	62,133	191.18		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	1 STORY	1946	27,460	45	876	876	0	1.0	37.10	1.00



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-31-1102	01/29/2021	72,000	AFF	33-TO BE DETERMINED	72,000						
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
		26.67	82,224		689/368	BUYER/SELL	NO				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
SCHWIERJOHN, ANTHONY A.	STAREK CAROLE A TRUST &			402	4001	36,000	50.00	82,224	114.20		
.....											
* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-CA-33	01/27/2021	10,000	WD	03-ARM'S LENGTH	10,000						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
CABERFAE LN	0.43	28,574		689-323	BUYER/SELL	NO					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
BOSGRAAF TODD & LYNNE	HOGG INVESTMENTS LLC			402	4002	14,300	143.00	28,574	285.74		
.....											
Occupancy	Class	Style	Year	Built	Appraisal	Good	Floor Area	Ground Area	Bedrms	Baths	Price/Ave
Single Family	D	1 STORY	1946	27,460	45	876	876	0	1.0	37.10	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-25-2202	01/20/2021	60,000	WD	03-ARM'S LENGTH	60,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
6745 W 48 RD	0.30	3,386		589-175	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
SCHANKIN GREG B	JJC PROPERTIES LLC			401	4001	18,200 30.33 75,493 125.82

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style		Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	CD	1 STORY		0	72,107	39	1,924	1,924	0	3.0	31.19 1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-21-3406	01/13/2021	120,000	WD	03-ARM'S LENGTH	120,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9518 W 48 RD	0.62	98,590		689-87	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
HOYLE MICHAEL & JENNIFER	COPPARD LINDA & FIELD WILLIAM			401	4500	61,900 51.58 132,595 110.50

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style		Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	D	1 STORY		1943	33,547	57	480	480	0	1.0	250.00 1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-06-4203	12/15/2020	91,400	WD	03-ARM'S LENGTH	91,400				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
6658 S M37 HWY	1.00	11,288		688-2478	BUYER/SELL	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
JOHNSON JOSHUA & JENNIFER	ADAMS JUSTIN W			401	4001	19,100	20.90	91,258	99.84

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style		Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	C	1 STORY		1968	78,016	85	686	686	1	1.0	133.24 1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.	
2112-MZ4-91	11/23/2020	5,500	WD	21-NOT USED/OTHER	5,500		
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
MARY RD	0.46	6,500		688-2060	BUYER/SELL	NO	
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
GORDON, MICHAEL L & PHYLLIS A TRUST	HOFFMAN SUSAN	001	4001		3,300	60.00	6,500 118.18



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-21-4402	11/10/2020	135,000	WD	03-ARM'S LENGTH	135,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
9984 S 7 RD	15.00	61,545		688-1791	BUYER/SELL	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
CARPENTER MARY JO	MCGUIRE LINDA M			401	4001	44,300	32.81	171,453	127.00



<<<<Residential Buildings>>>>		Year			%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	1952	109,757	70	1,142	1,142	0	1.0	118.21	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-34-2110	11/10/2020	29,900	WD	03-ARM'S LENGTH	29,900				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
W 50 RD	19.00	34,200		688-2824	BUYER/SELL	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
VELTMA SCOTT ETAL	BETKA ALVINA GERALDINE			401	4001	32,200	107.69	34,200	114.38



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-CR2-44	11/05/2020	139,900	WD	03-ARM'S LENGTH	139,900				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
6037 CEDAR DR	0.28	30,576		688-1697	BUYER/SELL	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
RUMMLER, RYAN	HAWKINS JENNIFER & DOUGLAS			401	4003	50,300	35.95	162,309	116.02



<<<<Residential Buildings>>>>		Year			%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	2 STORY	1998	131,733	77	1,040	520	0	1.0	134.52	2.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-27-1202	11/04/2020	349,000	WD	03-ARM'S LENGTH	349,000						
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
8413 W 48 RD		40.00	80,000		688-1639	BUYER/SELL	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
OPEN ACRES LODGE LLC		KLUNDER JAMES W & ALISHA C			401	4001	120,800	34.61	416,874	119.45	
<<<<Residential Buildings>>>>		Year		%	Floor	Ground			Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	B	1 STORY	2003	336,874	82	2,464	2,464	0	3.0	141.64	1.00



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-22-4203	10/29/2020	227,000	WD	03-ARM'S LENGTH	227,000						
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
9721 S 7 1/2 RD		20.00	82,060		688/1573	BUYER/SELL	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
MATTIS, GERALD E & DEMING CYNTHIA		LSWIERCZYNKSKI ROBERT			401	4001	92,800	40.88	296,643	130.68	
<<<<Residential Buildings>>>>		Year		%	Floor	Ground			Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	1976	213,130	65	1,848	1,848	0	1.5	122.84	1.00



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-CR2-58	10/27/2020	100,000	WD	03-ARM'S LENGTH	100,000						
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments			
6138 CEDAR DR		0.32	28,574		688-1783	BUYER/SELL	YES				
Grantor		Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
PETCHAUER, MARILYN J.		MARSH WARD S LVNG TRST			401	4003	34,900	34.90	144,724	144.72	
<<<<Residential Buildings>>>>		Year		%	Floor	Ground			Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	MOBILE MFG	1998	108,478	77	1,352	1,352	0	2.0	73.96	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CR2-78	10/02/2020	339,000	WD	03-ARM'S LENGTH	339,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
7267 W 38 RD	0.28	30,576		688-1060	BUYER/SELL	YES
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
DENHOF DAVID & LAURA L	BELCHER BRADLEY SCOTT & MICHELLE	R401	4003	145,400	42.89	424,073 125.10

<<<<Residential Buildings>>>>			Year		%	Floor	Ground				Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.	
Single Family	B	1 1/2 STORY	1971	385,160	75	2,316	1,900	5	5.0	146.37	1.00	

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-28-1302	09/25/2020	0	QC	33-TO BE DETERMINED	0	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9464 W 48 1/2 RD	1.00	11,288		688-2506	BUYER/SELL	YES
Grantor	Grantee			Class Neigh.	Assessment	Ratio Appraisal Ratio
SCHMITTDIEL BENJAMIN	SHUMAN JERRI			401 4001	57,400	0.00 140,275 0.00

<<<<Residential Buildings>>>>			Year		%	Floor	Ground				Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.	
Single Family	CD	1 STORY	2004	128,987	83	1,809	1,809	0	1.0	0.00	1.00	

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-07-3103	09/24/2020	98,000	WD	03-ARM'S LENGTH	98,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
7611 S 1 1/2 RD	1.00	11,288		688-899	BUYER/SELL	YES
Grantor	Grantee			Class Neigh.	Assessment	Ratio Appraisal Ratio
MOREY ANNE M	KOPEC JEFFREY A			401 4001	47,400	48.37 115,067 117.42

<<<<Residential Buildings>>>>			Year		%	Floor	Ground				Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.	
Single Family	C	1 STORY	1974	90,092	53	624	624	0	1.5	157.05	1.00	



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-CR2-46 09/21/2020 140,000 WD 03-ARM'S LENGTH 140,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

6077 CEDAR DR 0.28 30,576 688-771 BUYER/SELL YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

CASWELL, CARLA M TRUST KINNIE BRIAN W &O YVONNE C 401 4003 49,700 35.50 196,303 140.22

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Single Family B 1 STORY 2003 165,727 82 1,008 806 0 2.0 138.89 1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-28-2401 09/17/2020 8,000 LC 21-NOT USED/OTHER 8,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

10325 S 5 1/2 RD 4.00 29,476 688-698 BUYER/SELL YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

HOWES, DARRYL RONAU GROVES TAYLOR MICHAEL 401 4001 8,500 106.25 49,494 618.67

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Recreation CabinD 1 STORY 2021 20,018 99 240 240 0 1.0 33.33 1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.

2112-22-4302 09/10/2020 21,000 WD 03-ARM'S LENGTH 21,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments

8420 W 48 RD 8.45 39,233 688-487 BUYER/SELL YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio

ACKERMAN CRAIG WRIGHT STEVEN 401 4001 19,600 93.33 53,601 255.24

<<<<Residential Buildings>>>> Year % Floor Ground Price/ Ave

Occupancy Class Style Built Appraisal Good Area Area Bedrms Baths FloorArea Sty.Ht.

Single Family D 1 STORY 1939 14,368 35 563 496 0 0.0 37.30 1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-35-1202-01	08/31/2020	200,000	WD	03-ARM'S LENGTH	200,000						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
7251 W 50 RD	5.00	36,845		688-317	BUYER/SELL	YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
GALVANEK EDWARD D	DELANCY DAVE & LISA			401	4001	0	0.00	263,149	131.57		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	1998	224,524	77	2,368	1,772	0	2.0	84.46	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-06-4307	08/12/2020	72,000	WD	19-MULTI PARCEL ARM'S LENGTH	72,000						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
M37 HWY	23.01	68,379			BUYER/SELL	NO					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
MAXSON STEPHANIE L & JANET E	ANGELIER JOHN			402	4001	34,200	47.50	68,379	94.97		



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-06-4306	08/12/2020	72,000	WD	03-ARM'S LENGTH	72,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
M37 HWY	23.01	68,379		688-35	BUYER/SELL	NO				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
MAXSON STEPHANIE L & JANET E	ANGELIER JOHN			402	4001	34,200	47.50	68,379	94.97	



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-25-4404	07/28/2020	68,000	WD	03-ARM'S LENGTH	68,000						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
6234 W 50 RD	2.00	14,738		687/2586	BUYER/SELL	YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
KELSEY LYLE M & EDA M	LINDER VICKI			401	4001	40,200	59.12	89,854	132.14		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
A-Frame	D	1 1/2 STORY	1972	67,723	51	984	984	0	1.0	69.11	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-CR1-23	07/23/2020	16,000	OTH	08-ESTATE	16,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
ALPINE DR	0.28	28,574		687/2585	BUYER/SELL	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
COVERDILL, CRAIG A & JEAN	TRUSTMURPHY	THOMAS J & JEANNE M		402	4003	14,300	89.38	28,574	178.59

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-36-2202	07/22/2020	5,000	WD	03-ARM'S LENGTH	5,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
W 50 RD	1.00	11,288		687-2728	BUYER/SELL	NO				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
SCOTT, RONALD L	FITZPATRICK KEVIN E & AMY L			402	4001	3,600	72.00	11,288	225.76	

No Image
on File

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-23-1402	07/09/2020	86,000	WD	03-ARM'S LENGTH	86,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
9488 S 11 RD	4.85	35,740		687/2186	BUYER/SELL	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
THOMAS TERRY L & JUDITH L	BARRINGER PAUL D			401	4001	32,600	37.91	114,524	133.17



<<<<Residential Buildings>>>>				Year			%	Floor	Ground			Price/	Ave
Occupancy	Class	Style		Built	Appraisal	Good		Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	D	MOBILE MFG		1980	75,753	48		1,920	1,920	0	2.0	44.79	1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-02-1405	06/24/2020	92,000	WD	03-ARM'S LENGTH	92,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
7042 ELY LN	1.00	11,288		687-1960	BUYER/SELL	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
RIEHL, HELEN E TRUST & GILLIAN KRIEHL LELAND & LYNNETTE				401	4001	43,400	47.17	118,406	128.70

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<<<<Residential Buildings>>>>				Year			%	Floor	Ground			Price/	Ave
Occupancy	Class	Style		Built	Appraisal	Good		Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 3/4 STORY		1973	107,118	61		1,512	864	0	1.0	60.85	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-MZ4-75	06/19/2020	12,750	WD	03-ARM'S LENGTH	12,750						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments				
10239 MARY RD	1.06	13,000		687-1904	BUYER/SELL	YES					
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
BRITTON MICHAEL J & STEPHANIE	JESHUIS JOSEPH & ELIZABETH			401	4001	6,900	54.12	14,286	112.05		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Average	MOBILE MFG	0	1,286	12	0	0	0	1.0	0.00	0.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-29-2401	06/01/2020	395,000	WD	03-ARM'S LENGTH	395,000						
Property Address		Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
10860 W 48 1/2 RD		26.22	147,540		687/1761	BUYER/SELL	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
KESTELWOOD INC	GELL CORP			201	2001	209,300	52.99	681,708	172.58		
<<<<Residential Buildings>>>>			Year		%	Floor	Ground		Price/	Ave	
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Fair	MOBILE MFG	1973	211,672	90	2,820	2,820	0	3.0	140.07	1.00
<<<<Commercial/Industrial Buildings>>>>				Year	Total	Floor	Price/				
Occupancy			Built	Appraisal		Area	FloorArea				
Visitor Centers			0	264,700		0	0.00				



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.					
2112-26-1101	05/19/2020	325,000	WD	03-ARM'S LENGTH	325,000						
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments			
7143 W 48 RD	48.08	104,240		687-1430	BUYER/SELL	YES	MSISSING IMPROVEMENTS				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio		
TRETER, PIERRE A TRUST	KNIGHT RANDY HOWARD			401	4001	98,000	30.15	342,595	105.41		
<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	2 STORY	1973	238,355	65	1,980	1,200	0	2.5	164.14	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-31-3301-02	04/24/2020	3,000	WD	21-NOT USED/OTHER	3,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
W 52ND	1.00	11,484		687-P970	BUYER/SELL	NO	PARTIAL IN OTHER TWP			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
WEEKS JOHN R SR	FUGATE GREGORY B & MICHELLE D			402	4001	5,600	186.67	11,484	382.80	



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-29-3301	03/05/2020	119,000	WD	03-ARM'S LENGTH	119,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
10741 S M37 HWY	4.39	32,350		202000001184DEED		YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
SLATER VALERIE K	MCCLAIN EDWARD H			401	4001	60,700	51.01	160,752	135.09	



<<<<Residential Buildings>>>>		Year		%	Floor	Ground		Price/	Ave		
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	1974	115,875	53	1,500	1,500	2	1.5	79.33	1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
2112-18-1203	03/03/2020	0	QC	21-NOT USED/OTHER	0				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
8031 M37 HWY	0.38	47,700		202000001106DEED		YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BOSMAN MARK N	BOSMANS PINE RIVER CANOE RENTAL LLC			201	2001	25,500	0.00	137,356	0.00



<<<<Commercial/Industrial Buildings>>>>		Year	Total	Floor	Price/						
Occupancy		Built	Appraisal	Area	FloorArea						
Garages - Storage		0	66,912	2,320	0.00						

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CR2-77	03/03/2020	153,000	WD	03-ARM'S LENGTH	153,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
7233 W 38 RD	0.28	30,576		202000001234DEED		YES
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
BEAN, SCOTT R. & AMY S.	NEIDER JOSHUA D & SHAIR SARAH	R401	4003	44,900	29.35	194,217 126.94

<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	BC	1 1/2 STORY	1979	162,818	75	1,152	768	0	1.0	132.81	1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-19-4404	02/26/2020	0	MLC	29-SELLERS INTEREST IN A LC	0	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
11219 ANNA STAZYA LN	6.72	33,109		686/2377	BUYER/SELL	YES
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
SELIR JACQUELINE A	SELIR KIMBERLY	401	4001	27,800	0.00	77,976 0.00

<<<<Residential Buildings>>>>			Year		%	Floor	Ground			Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Low	MOBILE MFG	1994	43,440	46	1,736	1,736	0	1.0	0.00	1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-31-3301-02	02/20/2020	0	QC	21-NOT USED/OTHER	0	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
W 52ND	1.00	11,484		202000001577DEED		NO
Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal Ratio
HAYES KENNETH L	WEEKS JOHN R SR	402	4001	5,600	0.00	11,484 0.00



* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-MZ-25	02/13/2020	129,900	WD	03-ARM'S LENGTH	129,900					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
10286 S 5 1/2 RD	2.65	13,000		686/2299	BUYER/SELL	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
KELLY LILLIAN E TRUST	MILLER CAROL E			401	4001	23,700	18.24	151,028	116.26	

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Single Family	C	1 STORY	1988	134,838	73	1,456	1,456	0	1.0	89.22	1.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-MZ3-59	01/31/2020	0	QC	21-NOT USED/OTHER	0	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9733 ZISKA RD	0.72	6,500		686-1883	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
RIGDON, STEPHEN W.	KALTNER RICHARD	ALLEN JR		401	4001	4,900 0.00 10,889 0.00

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Good	1 STORY	0	3,369	47	0	0	0	1.0	0.00	0.00

Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-MZ3-58	01/31/2020	0	QC	21-NOT USED/OTHER	0	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
9743 ZISKA RD	0.72	6,500		686-1884	BUYER/SELL	YES
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
RIGDON STEPHEN W	KALTNER RICHARD	ALLEN JR		401	4001	11,900 0.00 32,893 0.00

<<<<Residential Buildings>>>>				Year		%	Floor	Ground		Price/	Ave
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea	Sty.Ht.
Mobile Home	Average	MOBILE MFG	1978	26,393	47	672	672	0	1.0	0.00	1.00



Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CR3-101	01/23/2020	20,000	WD	03-ARM'S LENGTH	20,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
6169 ELM CT	0.30	28,574		686-1798	BUYER/SELL	NO
Grantor	Grantee			Class Neigh.	Assessment	Ratio Appraisal Ratio
SPER, SARA L. TRUST	BOSHOVEN BARBARA			001 4003	12,400	62.00 28,574 142.87

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-CR3-102	01/23/2020	20,000	WD	03-ARM'S LENGTH	20,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
6179 ELM CT	0.32	28,574		686-1798	BUYER/SELL	NO
Grantor	Grantee			Class	Neigh.	Assessment Ratio Appraisal Ratio
SPER, SARA L. TRUST	BOSHOVEN BARBARA			001	4003	12,400 62.00 28,574 142.87

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.				
2112-35-1203	01/21/2020	320,000	WD	20-MULTI PARCEL SALE REF	320,000					
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments		
W 50 RD	67.29	153,973		686-1697	BUYER/SELL	YES				
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio	
MONTERUSSO DORIS J	GALVANEK EDWARD			401	4001	172,300	53.84	357,313	111.66	

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<<<<Residential Buildings>>>>		Year	%	Floor	Ground	Price/	Ave			
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	C	1 STORY	1998	201,540	78	2,368	1,772	0	2.0	135.14 1.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
2112-35-1202	01/21/2020	320,000	WD	03-ARM'S LENGTH	320,000	
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved? Miscellaneous Comments
7251 W 50 RD	67.29	153,973		686-1697	BUYER/SELL	YES
Grantor	Grantee			Class Neigh.	Assessment	Ratio Appraisal Ratio
MONTERUSSO DORIS J	GALVANEK EDWARD			401 4001	172,300	53.84 357,313 111.66

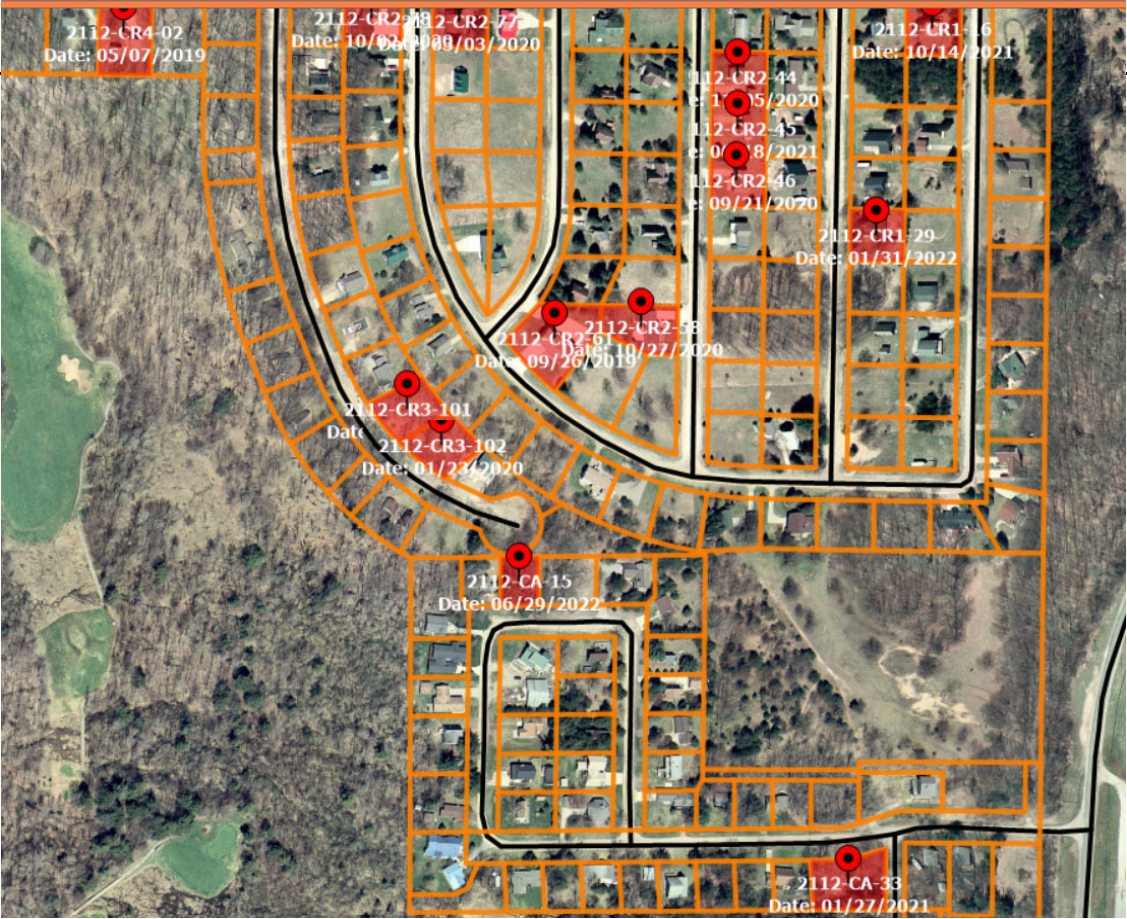
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<<<<Residential Buildings>>>>		Year	%	Floor	Ground	Price/	Ave			
Occupancy	Class	Style	Built	Appraisal	Good	Area	Area	Bedrms	Baths	FloorArea Sty.Ht.
Single Family	C	1 STORY	1998	201,540	78	2,368	1,772	0	2.0	135.14 1.00

2023		
ACRES	TTL VALUE	\$/ACRE
1	\$11,288	\$11,288
1.5	\$12,000	\$8,000
2	\$14,738	\$7,369
2.5	\$18,423	\$7,369
3	\$22,107	\$7,369
4	\$29,476	\$7,369
5	\$56,000	\$11,200
7	\$51,583	\$7,369
10	\$46,430	\$4,643
15	\$51,750	\$3,450
20	\$69,000	\$3,450
25	\$78,325	\$3,133
30	\$90,000	\$3,000
40	\$80,000	\$2,000
50	\$110,000	\$2,200
100	\$220,000	\$2,200

						Asd.	Asd/Ad	Cur.	Land	Est. Land	Net	Dollars/A
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	when Sold	j. Sale	Appraisal	Residual	Value	Acres	cre
2112-06-4301	S M-37 HWY	03/23/22	\$50,000	WD	\$50,000	\$19,100	38.20	\$40,636	\$50,000	\$40,636	13.26	\$3,771
2112-06-4306	M-37 HWY	08/12/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$68,379	\$72,000	\$68,379	23.01	\$3,129
2112-07-3402	11744 W M-55 HWY	09/09/22	\$58,500	WD	\$58,500	\$9,500	16.24	\$19,040	\$58,500	\$19,040	5.00	\$11,700
2112-19-4201	M-37 HWY	01/10/22	\$80,000	WD	\$80,000	\$36,000	45.00	\$72,000	\$80,000	\$72,000	40.00	\$2,000
2112-30-1202-01	48 1/2 RD	07/16/19	\$6,000	QC	\$6,000	\$3,800	63.33	\$11,200	\$6,000	\$11,200	1.40	\$4,286
2112-36-2202	W 50 RD	07/22/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$8,000	\$5,000	\$8,000	1.00	\$5,000
2112-36-4202-03	11723 S 11 1/2 RD	11/18/19	\$30,000	WD	\$30,000	\$0	0.00	\$37,585	\$30,000	\$37,585	9.87	\$3,040
2112-G37-03	S M-37 HWY	06/14/22	\$8,500	WD	\$8,500	\$20,800	244.71	\$41,564	\$8,500	\$41,564	0.75	\$11,288
		Totals:	\$310,000		\$310,000	\$127,000		\$298,404	\$310,000	\$298,404	94.29	
						Sale. Ratio	40.97				Average	
						Std. Dev. =	75.94				per Net A	\$3,288

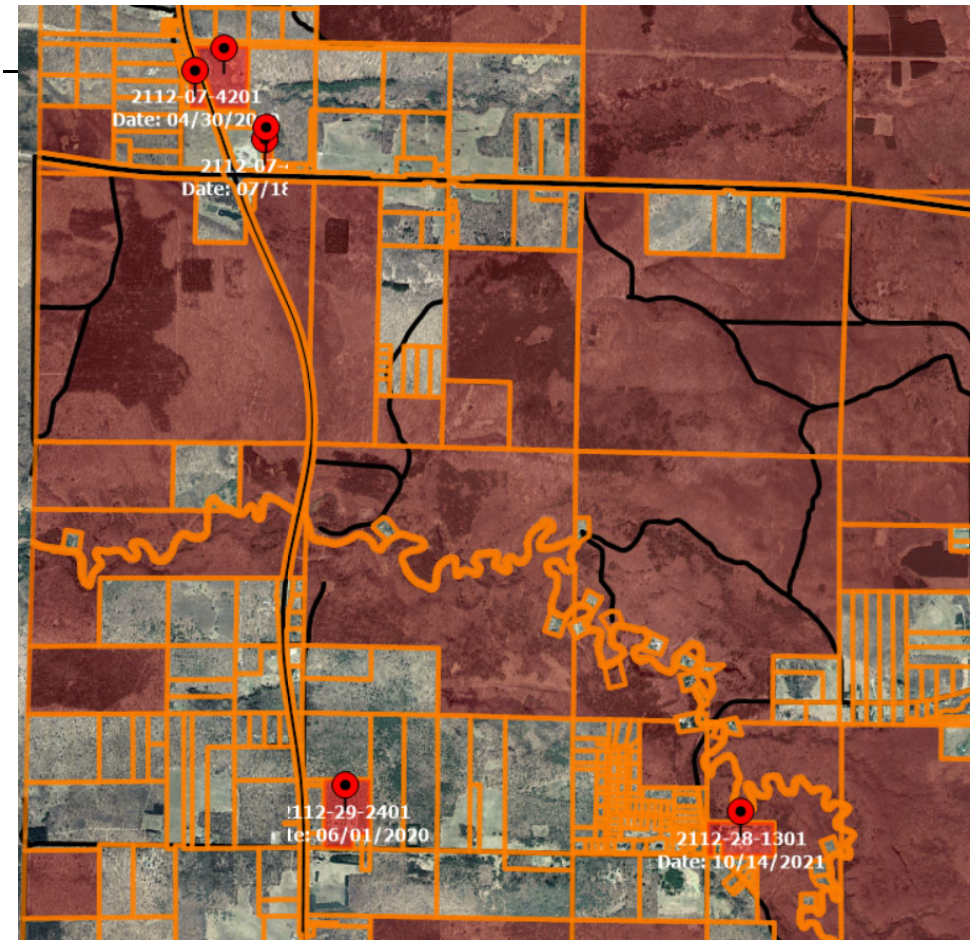
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj . Sale	Cur. Appraisal	Land Residual		Est. Land Value	Effec. Front	Dollars/FF
2112-CA-15	219 HENDERSON CT	06/29/22	\$90,000	WD	\$90,000	\$39,200	43.56	\$83,750	\$34,825	\$34,825	\$28,574	80.0	\$435
2112-CA-33	CABERFAE LN	01/27/21	\$10,000	WD	\$10,000	\$14,300	143.00	\$28,574	\$10,000	\$13,000	\$28,574	150.8	\$66
2112-CR1-16	7045 W 38 RD	10/14/21	\$66,000	WD	\$66,000	\$29,800	45.15	\$69,706	\$24,868	\$32,328	\$28,574	110.0	\$226
2112-CR1-29	6097 BEECH ST	01/31/22	\$110,000	WD	\$110,000	\$43,100	39.18	\$104,849	\$33,725	\$33,725	\$28,574	107.0	\$315
2112-CR2-61	6185 PROSPECTOR DR	09/26/19	\$253,500	WD	\$253,500	\$116,900	46.11	\$233,961	\$70,431	\$112,690	\$50,892	291.0	\$242
2112-CR3-101	6169 ELM CT	01/23/20	\$20,000	WD	\$20,000	\$12,400	62.00	\$28,574	\$20,000	\$26,000	\$28,574	105.0	\$190
2112-CR3-102	6179 ELM CT	01/23/20	\$20,000	WD	\$20,000	\$12,400	62.00	\$28,574	\$20,000	\$26,000	\$28,574	120.0	\$167
Totals:			\$569,500		\$569,500	\$268,100		\$577,988	\$213,849		\$222,336	963.8	
												Average per FF=>	\$222



*ANALYSIS REMOVING HIGHEST AND LOWEST SALE

VALUE ANALYSIS & DETERMINATION	
\$26,000	
\$26,000	
\$32,328	MEDIAN
\$33,725	
\$34,825	
\$152,878	
\$30,576	MEAN*USE RATE 'A'
\$28,574	*KEEP FOR RATE 'B'

Parcel Number	Street Address	Sale Date	Sale Price	Inst r.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/Acre
2112-07-4201	7701 S M37 HWY	04/30/19	\$250,000	WD	\$250,000	\$119,500	47.80	\$325,480	\$93,330	\$168,810	1,600.0	30.00	\$3,111
2112-07-4402	11198 W M55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$56,122	\$28,753	\$19,875	100.0	0.69	\$41,731
2112-07-4411	W M55 HWY	09/20/22	\$20,000	WD	\$20,000	\$16,100	80.50	\$32,250	\$20,000	\$32,250	150.0	1.03	\$19,417
2112-28-1301	9424 W 48 1/2 RD	10/14/21	\$540,000	WD	\$540,000	\$141,900	26.28	\$601,907	\$45,006	\$106,913	1,200.0	19.00	\$2,369
2112-29-2401	10860 W 48 1/2 RD	06/01/20	\$395,000	WD	\$632,000	\$209,300	33.12	\$815,346	\$97,832	\$147,540	1,480.0	26.22	\$3,731
Totals:			\$1,295,000		\$1,507,000	\$513,100		\$1,831,105	\$284,921	\$475,388	4,530.0	76.94	
												Average per Net	
												\$3,703	
												Sale. Ratio = 34.05	
												Std. Dev. => 21.09	



2022 COMMERCIAL LAND VALUES - ACRES		
ACRES	TTL VALUE	\$/ACRE
1	\$27,529	\$27,529
1.5	\$41,294	\$27,529
2	\$27,529	\$13,765
2.5	\$34,411	\$13,764
3	\$16,881	\$5,627
4	\$22,508	\$5,627
5	\$28,135	\$5,627
7	\$39,389	\$5,627
10	\$56,270	\$5,627
15	\$84,405	\$5,627
20	\$112,540	\$5,627
25	\$140,675	\$5,627
30	\$168,810	\$5,627
40	\$225,080	\$5,627
50	\$281,350	\$5,627
100	\$187,000	\$1,870

2023 COMMERCIAL LAND VALUES - ACRES		
ACRES	TTL VALUE	\$/ACRE
1	\$41,000	\$41,000
1.5	\$41,294	\$27,529
2	\$27,529	\$13,765
2.5	\$34,411	\$13,764
3	\$9,333	\$3,111
4	\$12,444	\$3,111
5	\$15,555	\$3,111
7	\$21,777	\$3,111
10	\$31,110	\$3,111
15	\$46,665	\$3,111
20	\$62,220	\$3,111
25	\$77,775	\$3,111
30	\$93,330	\$3,111
40	#####	\$3,111
50	#####	\$3,111
100	#####	\$3,111

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2112-07-2402	7551 S 1 1/2 RD	10/11/19	\$33,000	WD	\$33,000	\$9,800	29.70	\$35,212	\$15,499	\$17,501	\$22,685	0.771
2112-17-2102-01	8188 S 3 1/2 RD	08/13/22	\$100,000	WD	\$100,000	\$46,800	46.80	\$107,014	\$37,134	\$62,866	\$80,414	0.782
2112-22-3102	9680 S 7 1/2 RD	10/27/21	\$69,900	WD	\$69,900	\$22,600	32.33	\$66,362	\$40,023	\$29,877	\$30,310	0.986
2112-23-1402	9488 S 11 RD	07/09/20	\$86,000	WD	\$86,000	\$32,600	37.91	\$114,524	\$38,771	\$47,229	\$88,473	0.534
2112-23-1405	7159 THOMAS TRL	12/03/19	\$110,500	WD	\$110,500	\$29,600	26.79	\$141,287	\$43,974	\$66,526	\$111,983	0.594
2112-27-1101	10208 S 9 RD	12/16/21	\$223,020	WD	\$223,020	\$49,300	22.11	\$157,106	\$82,547	\$140,473	\$85,799	1.637
2112-MZ4-92	10262 MARY RD	11/24/21	\$64,900	WD	\$64,900	\$19,100	29.43	\$52,802	\$13,656	\$51,244	\$45,047	1.138
Totals:			\$687,320		\$687,320	\$209,800		\$674,307		\$415,716	\$464,710	
Sale. Ratio =>							30.52	USE E.C.F. => 0.895				
Std. Dev. =>							8.07	Ave. E.C.F. = 0.920				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2112-24-4101	9584 S 13 RD	07/08/22	\$225,000	WD	\$225,000	\$45,300	20.13	\$135,139	\$39,721	\$185,279	\$120,325	1.540
2112-25-4404	6234 W 50 RD	07/28/20	\$68,000	WD	\$68,000	\$40,200	59.12	\$89,854	\$22,131	\$45,869	\$85,401	0.537
2112-26-2202	7771 W 48 RD	08/20/21	\$205,000	WD	\$205,000	\$55,500	27.07	\$149,099	\$58,354	\$146,646	\$114,433	1.282
2112-26-3301	7762 W 50 RD	04/30/21	\$355,000	WD	\$355,000	\$158,200	44.56	\$410,191	\$46,430	\$308,570	\$458,715	0.673
2112-29-2403	10397 S M-37 HW\	03/02/22	\$135,000	WD	\$135,000	\$40,700	30.15	\$108,932	\$43,444	\$91,556	\$82,583	1.109
Totals:			\$988,000		\$988,000	\$339,900		\$893,215		\$777,920	\$861,456	
							Sale. Ratio =	34.40	USE E.C.F. => 0.903			
							Std. Dev. =>	15.60	Ave. E.C.F. = 1.028			