

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,900	68.63
060-031-400-005-00	1787 S KING RD	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$102,400	40.96
Totals:			\$330,000			\$330,000	\$157,300	
							Sale. Ratio =>	47.67
							Std. Dev. =>	19.56

060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,900	68.63
060-031-400-005-00	1787 S KING RD	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$102,400	40.96
071-001-100-001-00	3989 N F-41	11/01/21	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$42,000	76.36
120-100-015-001-00	117 E MAIN ST	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,800	61.29
120-100-017-004-01	301 E MAIN ST	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33
120-100-017-008-00	109 1ST ST	11/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,600	34.61
120-100-021-002-00	110 E MAIN ST	05/27/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,100	28.19
120-110-012-205-00	116 1ST ST	02/23/22	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$52,500	28.38
120-120-013-100-00	217 S US-23	01/17/23	\$625,773	CD	03-ARM'S LENGTH	\$625,773	\$67,800	10.83
Totals:			\$1,785,773			\$1,785,773	\$545,900	
							Sale. Ratio =>	30.57
							Std. Dev. =>	22.11

Column1

Mean	0.629931401	Minimum	0.160931984
Standard Error	0.199944302	Maximum	2.127635434
Median	0.524070114	Sum	5.669382605
Mode	#N/A	Count	9
Standard Deviation	0.599832906		
Sample Variance	0.359799515		
Kurtosis	6.059267768		
Skewness	2.315549246		
Range	1.96670345		

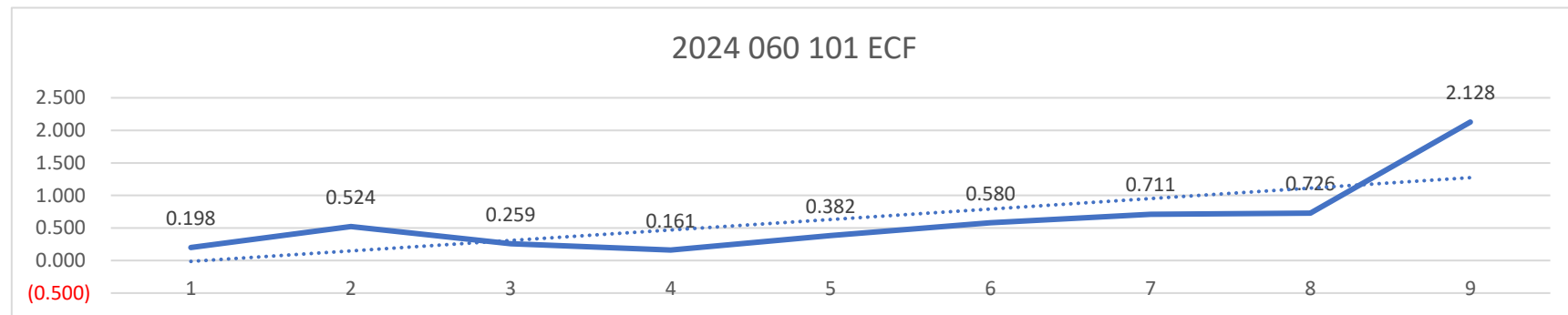
Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$129,058	\$55,902	\$24,098	\$121,927	0.198	1,144	\$21.06	101	16.3213
\$264,861	\$147,429	\$102,571	\$195,720	0.524	1,386	\$74.01	101	16.3213
\$393,919		\$126,669	\$317,647			\$47.53		3.7917
			E.C.F. =>	0.399		Std. Deviation=>	0.230818546	
			Ave. E.C.F. =>	0.361		Ave. Variance=>	16.3213	Coefficient of Var=>

ONLY TWO SAMPLES COMPARE WITH 201

\$129,058	\$55,902	\$24,098	\$121,927	0.198	1,144	\$21.06	101	43.2288
\$264,861	\$147,429	\$102,571	\$195,720	0.524	1,386	\$74.01	101	10.5861
\$109,439	\$13,656	\$41,344	\$159,638	0.259	2,166	\$19.09	201	32.1197
\$258,563	\$96,543	\$43,457	\$270,033	0.161	6,020	\$7.22	201	46.8999
\$77,240	\$29,700	\$30,300	\$79,233	0.382	1,986	\$15.26	201	31.5327
\$235,205	\$77,618	\$152,382	\$262,645	0.580	2,378	\$64.08	201	11.7560
\$141,190	\$39,600	\$120,400	\$169,317	0.711	1,632	\$73.77	201	1.3351
\$163,766	\$62,992	\$122,008	\$167,957	0.726	1,600	\$76.26	201	2.8683
\$242,502	\$91,967	\$533,806	\$250,892	2.128	1,232	\$433.28	201	142.9893

\$1,621,824	\$1,170,366	\$1,677,362				\$87.11		6.7811
			E.C.F. =>	0.698		Std. Deviation=>	0.230818546	
			Ave. E.C.F. =>	0.630		Ave. Variance=>	26.90746453	Coefficient of Var=>

USE .600 FOR 101 DUE TO DIFFERENT CLASS DATA USED



Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$54,284	No	/ /		AGRICULTURAL 101	101	67
RANCH		\$145,250	No	/ /		AGRICULTURAL 101	101	72

45.22940376

RANCH		\$54,284	No	/ /		AGRICULTURAL 101	101	67
RANCH		\$145,250	No	/ /		AGRICULTURAL 101	101	72
		\$12,654	No	/ /		COMMERCIAL 201	201	0
		\$87,000	No	/ /		COMMERCIAL 201	201	0
		\$29,700	No	/ /		COMMERCIAL 201	201	0
		\$69,300	No	/ /		COMMERCIAL 201	201	0
		\$39,600	No	/ /		COMMERCIAL 201	201	0
		\$53,400	No	/ /		COMMERCIAL 201	201	0
		\$90,000	No	/ /		COMMERCIAL 201	201	0

42.7149123