

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-007-200-010-03	3025 E CARBIDE DR	06/13/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000
060-001-400-095-00	531 N US-23	07/19/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000
060-004-300-005-03	4185 E WALKER RD	11/03/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000
060-006-400-015-00	3419 E WALKER RD	10/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
060-007-100-007-00	3360 E WALKER RD	03/31/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
060-007-400-015-00	3395 E M-72	10/28/22	\$144,000	LC	03-ARM'S LENGTH	\$144,000
060-008-300-025-75	3667 E M-72	08/31/22	\$271,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$271,000
060-009-100-005-00	401 N POOR FARM RD	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000
060-010-300-015-00	4735 E M-72	09/27/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000
060-011-300-030-00	250 N BREITMEYER PL	10/02/23	\$566,000	WD	03-ARM'S LENGTH	\$566,000
060-011-300-055-00	5149 E M-72	04/17/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000
060-012-100-087-00	423 N US-23	02/01/24	\$89,900	LC	03-ARM'S LENGTH	\$89,900
060-015-200-020-02	4635 E CLARK RD	08/31/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000
060-016-100-015-00	4250 E M-72	11/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000
060-016-400-050-02	4262 E ROLLING HILLS RD	04/14/22	\$360,250	WD	03-ARM'S LENGTH	\$360,250
060-022-100-005-40	624 S MCLEAN RD	07/20/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000
060-022-300-060-00	4656 E DEAN RD	09/20/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000
060-022-400-044-02	4765 E DEAN RD	07/15/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000
060-022-400-085-01	950 S EVERETT RD	07/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000
060-023-400-056-00	791 S US-23	06/16/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000
060-026-200-050-00	1132 S US-23	08/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000
060-026-300-025-00	1398 S US-23	02/20/23	\$170,000	WD	03-ARM'S LENGTH	\$140,000
060-026-300-035-01	1455 S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-027-400-018-00	4934 E SAINT JEFFERY RD	06/24/22	\$163,900	WD	03-ARM'S LENGTH	\$163,900
060-035-300-022-00	1885 S ELLEN DR	12/22/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000
061-110-000-005-01	5042 E HOLMES RD	11/20/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000
061-115-000-004-00	1828 S ELLEN DR	01/04/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000
061-115-000-012-01	1770 S ELLEN DR	08/28/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
061-125-000-001-02	3116 E JASMIN DR	02/29/24	\$187,500	WD	03-ARM'S LENGTH	\$187,500
061-125-000-010-00	3157 E JASMIN DR	05/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
061-125-000-014-00	3073 E JASMIN DR	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
061-165-000-022-00	647 S US-23	10/13/23	\$194,900	WD	03-ARM'S LENGTH	\$194,900

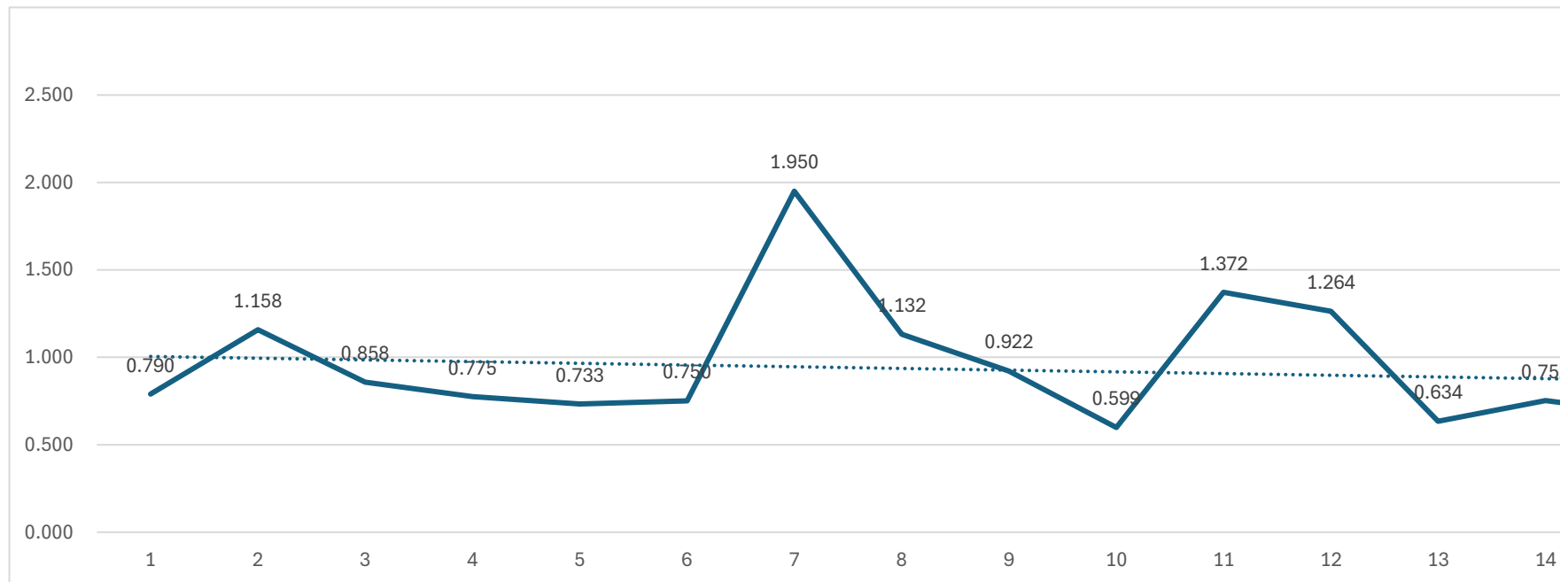
061-190-000-008-00	84 S ATCHISON RD	12/06/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000
061-190-000-009-00	94 S ATCHISON RD	02/23/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000
061-190-000-017-00	170 S ATCHISON RD	12/15/23	\$150,000	LC	03-ARM'S LENGTH	\$150,000
061-200-000-008-00	5431 E PINE ST	07/28/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
061-201-000-008-00	5456 E PINE ST	06/23/22	\$60,000	WD	03-ARM'S LENGTH	\$58,000
061-226-000-007-01	751 S US-23	08/11/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
061-350-000-013-00	580 N PRESERVE DR	09/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000
Totals:			\$8,080,950			\$8,048,950

<i>Column1</i>	
Mean	0.819353468
Standard Error	0.050086149
Median	0.751949191
Mode	#N/A
Standard Deviation	0.312787902
Sample Variance	0.097836272
Kurtosis	3.798834165
Skewness	1.673195073
Range	1.534520839
Minimum	0.415395262
Maximum	1.949916101
Sum	31.95478524
Count	39

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$171,300	38.07	\$445,861	\$109,585	\$340,415	\$431,123	0.790	14,672	\$23.20
\$31,300	28.45	\$80,173	\$18,643	\$91,357	\$78,885	1.158	552	\$165.50
\$92,000	35.25	\$237,821	\$7,216	\$253,784	\$295,647	0.858	2,010	\$126.26
\$59,000	33.71	\$176,030	\$25,470	\$149,530	\$193,026	0.775	1,462	\$102.28
\$69,400	34.70	\$210,607	\$35,594	\$164,406	\$224,376	0.733	913	\$180.07
\$39,800	27.64	\$148,379	\$33,100	\$110,900	\$147,794	0.750	1,040	\$106.63
\$115,900	42.77	\$233,550	\$215,675	\$55,325	\$28,373	1.950	630	\$87.82
\$121,100	33.64	\$291,465	\$139,770	\$220,230	\$194,481	1.132	1,654	\$133.15
\$50,700	20.36	\$212,519	\$12,019	\$236,981	\$257,051	0.922	1,344	\$176.33
\$251,100	44.36	\$706,813	\$100,109	\$465,891	\$777,826	0.599	4,712	\$98.87
\$20,800	26.67	\$52,559	\$19,046	\$58,954	\$42,965	1.372	0	#DIV/0!
\$23,100	25.70	\$59,454	\$10,369	\$79,531	\$62,929	1.264	1,008	\$78.90
\$122,300	46.50	\$313,778	\$41,816	\$221,184	\$348,669	0.634	1,848	\$119.69
\$63,300	27.52	\$235,732	\$76,344	\$153,656	\$204,344	0.752	1,592	\$96.52
\$124,300	34.50	\$403,202	\$87,460	\$272,790	\$404,797	0.674	1,700	\$160.46
\$116,300	36.34	\$276,983	\$90,497	\$229,503	\$270,270	0.849	2,100	\$109.29
\$53,000	29.44	\$180,096	\$82,855	\$97,145	\$124,668	0.779	1,572	\$61.80
\$78,600	29.77	\$287,723	\$34,397	\$229,603	\$324,777	0.707	2,526	\$90.90
\$0	0.00	\$125,076	\$15,101	\$64,899	\$140,994	0.460	1,232	\$52.68
\$79,400	43.15	\$230,486	\$70,198	\$113,802	\$205,497	0.554	1,754	\$64.88
\$88,000	33.85	\$222,823	\$52,254	\$207,746	\$218,678	0.950	2,042	\$101.74
\$45,900	32.79	\$155,502	\$69,745	\$70,255	\$109,945	0.639	920	\$76.36
\$14,100	26.86	\$29,602	\$13,125	\$39,375	\$25,349	1.553	0	#DIV/0!
\$50,200	30.63	\$177,439	\$34,818	\$129,082	\$182,847	0.706	960	\$134.46
\$65,600	35.65	\$169,294	\$9,921	\$174,079	\$204,324	0.852	1,344	\$129.52
\$63,600	41.57	\$163,565	\$11,006	\$141,994	\$195,588	0.726	1,232	\$115.25
\$73,400	39.68	\$210,239	\$68,436	\$116,564	\$181,799	0.641	1,064	\$109.55
\$103,900	37.78	\$293,349	\$68,774	\$206,226	\$287,917	0.716	2,656	\$77.65
\$75,500	40.27	\$224,579	\$81,535	\$105,965	\$183,390	0.578	1,408	\$75.26
\$63,700	38.61	\$236,234	\$69,441	\$95,559	\$213,837	0.447	1,344	\$71.10
\$0	0.00	\$189,166	\$62,592	\$67,408	\$162,274	0.415	1,092	\$61.73
\$62,800	32.22	\$180,562	\$56,063	\$138,837	\$159,614	0.870	1,270	\$109.32

\$46,600	29.31	\$135,920	\$42,500	\$116,500	\$119,769	0.973	1,232	\$94.56
\$48,200	25.91	\$160,764	\$47,966	\$138,034	\$144,613	0.955	1,008	\$136.94
\$49,500	33.00	\$127,159	\$10,966	\$139,034	\$148,965	0.933	1,056	\$131.66
\$28,000	29.47	\$120,983	\$28,050	\$66,950	\$119,145	0.562	1,131	\$59.20
\$19,500	33.62	\$76,435	\$29,594	\$28,406	\$60,053	0.473	684	\$41.53
\$30,400	32.00	\$118,859	\$56,501	\$38,499	\$79,946	0.482	780	\$49.36
\$106,400	28.00	\$383,383	\$72,718	\$307,282	\$398,288	0.772	2,754	\$111.58
\$2,718,000		\$8,284,164		\$5,937,681	\$7,954,834			#DIV/0!
Sale. Ratio =>	33.77				E.C.F. =>	0.746		Std. Deviation=>
Std. Dev. =>	9.48				Ave. E.C.F. =>	0.819		Ave. Variance=>

USE:.78 FOR 201 & 401
 USE :.65 FOR 101
 USE:.56 FOR 301



ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
201	32.9303			\$84,019	No	//
401	33.8756	RANCH		\$17,136	No	//
401	3.9047	RANCH		\$7,216	No	//
401	4.4690	RANCH		\$7,020	No	//
401	8.6627	RANCH		\$29,500	No	//
401	6.8983	RANCH		\$29,500	No	//
401	113.0563	RANCH	BLD ON QFP	\$213,675	No	//
401	31.3046	RANCH		\$136,000	No	//
401	10.2568	RANCH		\$12,019	No	//
401	22.0388	RANCH		\$79,840	No	//
401	55.2774	RANCH		\$14,736	No	//
401	44.4458	RANCH		\$10,369	No	//
401	18.4987	RANCH		\$33,858	No	//
401	6.7404	RANCH		\$63,750	No	//
401	14.5461	RANCH		\$58,648	No	//
401	2.9810	RANCH		\$78,120	No	//
401	4.0124	RANCH		\$79,676	No	//
401	11.2397	RANCH		\$34,397	No	//
401	35.9056	RANCH		\$15,101	No	//
401	26.5566	BI-LEVEL		\$63,750	No	//
401	13.0654	RANCH		\$43,044	No	//
401	18.0351	RANCH		\$43,565	No	//
401	73.3948	RANCH		\$13,125		
401	11.3399	RANCH		\$29,500	No	//
401	3.2620	RANCH		\$9,921	No	//
401	9.3370	RANCH		\$7,766	No	//
401	17.8183	RANCH		\$60,350	No	//
401	10.3084	RANCH		\$68,000	No	//
401	24.1540	RANCH		\$80,963	No	//
401	37.2476	RANCH		\$59,075	No	//
401	40.3958	RANCH		\$59,075	No	//
401	5.0476	RANCH		\$52,275	No	//

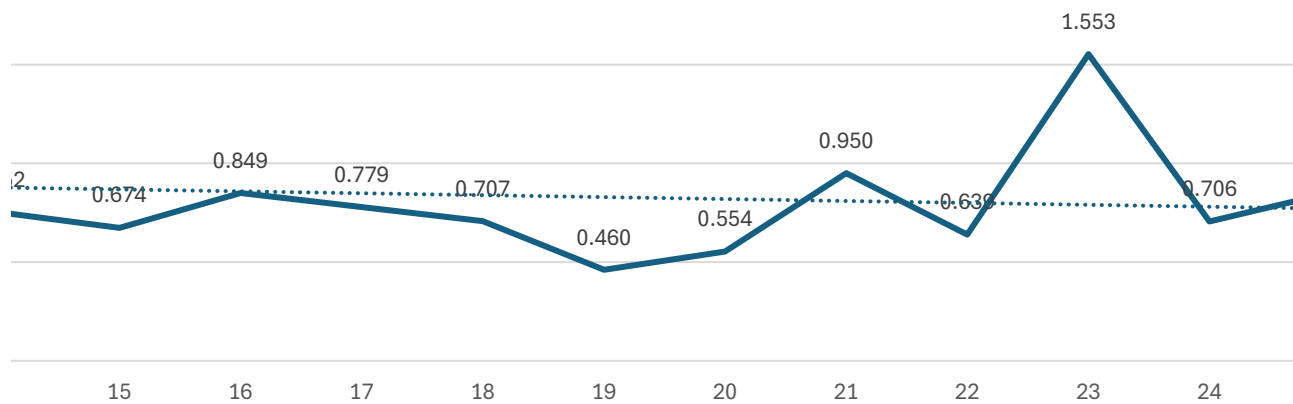
401	15.3350	RANCH	\$42,500	No	//
401	13.5154	RANCH	\$42,500	No	//
401	11.3977	RANCH	\$7,937	No	//
401	25.7433	RANCH	\$28,050	No	//
401	34.6335	RANCH	\$28,050	No	//
401	33.7792	RANCH	\$56,100	No	//
401	4.7847	RANCH	\$71,039	No	//

7.2929

0.312788

22.8255 Coefficient of Var=> 27.85796849

060 101,201,301, & 401 ECF



Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COMMERCIAL 201	201	0
	RESIDENTIAL 401	401	71
	RESIDENTIAL 401	401	95
	RESIDENTIAL 401	401	68
	RESIDENTIAL 401	401	93
	RESIDENTIAL 401	401	80
060-008-300-025-00	RESIDENTIAL 401	401	45
	RESIDENTIAL 401	401	55
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	83
	RESIDENTIAL 401	401	83
	RESIDENTIAL 401	401	45
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	70
	RESIDENTIAL 401	401	95
060-022-100-005-30, 060-022-100-005-20	RESIDENTIAL 401	401	83
	RESIDENTIAL 401	401	60
	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	77
	RESIDENTIAL 401	401	90
	RESIDENTIAL 401	401	72
	RESIDENTIAL 401	401	80
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	401	78
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	84
	RESIDENTIAL 401	401	82
	RESIDENTIAL 401	401	89
	RESIDENTIAL 401	401	78
	RESIDENTIAL 401	401	78
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	62

RESIDENTIAL 401	401	65
RESIDENTIAL 401	401	74
RESIDENTIAL 401	401	70
RESIDENTIAL 401	401	65
RESIDENTIAL 401	401	65
RESIDENTIAL 401	401	64
RESIDENTIAL 401	401	95

