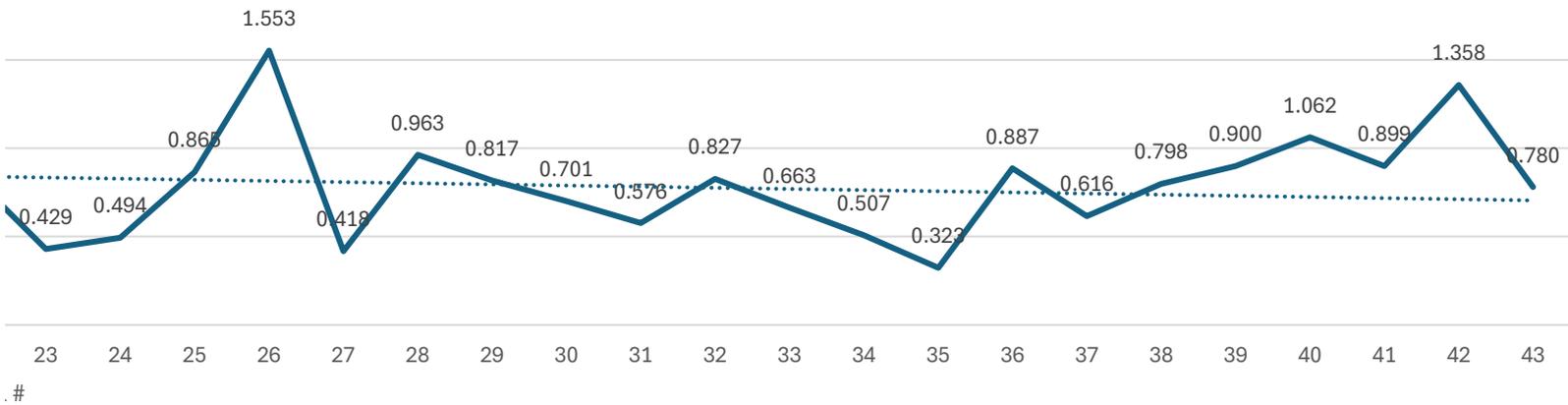


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-001-100-090-00	925 N US-23	01/16/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$80,200
060-001-100-105-00	815 N US-23	02/07/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$59,900
060-001-400-079-00	631 N US-23	10/29/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$63,200
060-001-400-095-00	531 N US-23	07/19/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,300
060-001-400-110-01	579 N PRESERVE DR	10/07/24	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$50,600
060-004-300-005-03	4185 E WALKER RD	11/03/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$92,000
060-006-100-015-00	785 N COVILLE RD	12/23/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$103,800
060-006-200-045-00	900 N BARLOW RD	04/10/23	\$80,340	WD	03-ARM'S LENGTH	\$80,340	\$50,700
060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,700
060-007-200-032-01	320 N BARLOW RD	08/01/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$0
060-008-400-024-00	3771 E M-72	10/30/24	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000	\$36,900
060-009-100-005-00	401 N POOR FARM RD	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,100
060-010-300-050-00	4665 E M-72	07/09/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,500
060-011-300-030-00	250 N BREITMEYER PL	10/02/23	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$251,100
060-011-300-055-00	5149 E M-72	04/17/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$20,800
060-012-100-087-00	423 N US-23	02/01/24	\$89,900	LC	03-ARM'S LENGTH	\$89,900	\$23,100
060-014-400-085-00	298 S US-23	06/28/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,600
060-014-400-210-00	404 S US-23	11/20/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,300
060-015-200-020-02	4635 E CLARK RD	08/31/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$122,300
060-018-100-015-00	160 S COVILLE RD	10/07/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,400
060-018-200-035-00	3049 E CLARK RD	09/06/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$35,900
060-022-100-005-40	624 S MCLEAN RD	07/20/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$116,300
060-023-400-045-05	801 S US-23	12/23/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$50,500
060-023-400-056-00	791 S US-23	06/16/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$79,400
060-026-200-050-00	1132 S US-23	08/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$88,000
060-026-300-035-01	1455 S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$14,100
060-027-100-015-00	1080 S EVERETT RD	02/06/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,800
060-035-300-010-00	1680 S US-23	12/12/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$135,900
060-035-300-022-00	1885 S ELLEN DR	12/22/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$65,600
061-110-000-005-01	5042 E HOLMES RD	11/20/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$63,600
061-115-000-004-00	1828 S ELLEN DR	01/04/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,400
061-115-000-010-00	1780 S ELLEN DR	08/09/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$60,300

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
29.16	\$180,764	\$43,545	\$231,455	\$175,922	1.316	1,568	\$147.61	401
26.04	\$147,447	\$61,163	\$168,837	\$110,621	1.526	1,020	\$165.53	401
48.62	\$151,685	\$59,850	\$70,150	\$117,737	0.596	1,003	\$69.94	401
28.45	\$83,722	\$20,918	\$89,082	\$80,518	1.106	552	\$161.38	401
18.43	\$114,489	\$11,811	\$262,689	\$131,638	1.996	880	\$298.51	401
35.25	\$248,054	\$8,138	\$252,862	\$307,585	0.822	2,010	\$125.80	401
29.66	\$240,008	\$115,192	\$234,808	\$160,021	1.467	1,280	\$183.44	401
63.11	\$155,794	\$60,043	\$20,297	\$122,758	0.165	1,270	\$15.98	401
43.50	\$245,588	\$114,105	\$105,895	\$202,282	0.524	1,680	\$63.03	101
0.00	\$78,966	\$8,406	\$51,594	\$90,462	0.570	936	\$55.12	401
18.92	\$149,245	\$71,136	\$123,864	\$100,140	1.237	1,235	\$100.29	401
33.64	\$325,057	\$166,298	\$193,702	\$203,537	0.952	1,654	\$117.11	401
47.86	\$80,758	\$51,133	\$18,867	\$37,981	0.497	0	#DIV/0!	401
44.36	\$752,824	\$119,170	\$446,830	\$812,377	0.550	4,712	\$94.83	401
26.67	\$54,213	\$21,050	\$56,950	\$42,517	1.339	0	#DIV/0!	401
25.70	\$63,034	\$11,624	\$78,276	\$65,910	1.188	1,008	\$77.65	401
45.60	\$107,304	\$34,144	\$65,856	\$93,795	0.702	894	\$73.66	401
43.06	\$153,329	\$69,658	\$77,342	\$107,271	0.721	1,140	\$67.84	401
46.50	\$330,134	\$48,541	\$214,459	\$361,017	0.594	1,848	\$116.05	401
43.86	\$143,283	\$116,820	\$23,180	\$33,927	0.683	0	#DIV/0!	401
83.49	\$82,679	\$17,635	\$25,365	\$83,390	0.304	920	\$27.57	401
36.34	\$276,983	\$90,497	\$229,503	\$270,270	0.849	2,100	\$109.29	401
67.33	\$113,494	\$27,893	\$47,107	\$109,745	0.429	576	\$81.78	401
43.15	\$245,402	\$77,746	\$106,254	\$214,944	0.494	1,754	\$60.58	401
33.85	\$240,631	\$63,914	\$196,086	\$226,560	0.865	2,042	\$96.03	401
26.86	\$29,602	\$13,125	\$39,375	\$25,349	1.553	0	#DIV/0!	401
59.87	\$218,357	\$81,905	\$73,095	\$174,938	0.418	1,374	\$53.20	401
35.86	\$320,116	\$69,115	\$309,885	\$321,796	0.963	2,050	\$151.16	401
35.65	\$176,132	\$11,122	\$172,878	\$211,551	0.817	1,344	\$128.63	401
41.57	\$168,901	\$12,008	\$140,992	\$201,145	0.701	1,232	\$114.44	401
39.68	\$223,760	\$75,593	\$109,407	\$189,958	0.576	1,064	\$102.83	401
40.23	\$145,109	\$65,472	\$84,428	\$102,099	0.827	784	\$107.69	401

37.78	\$310,040	\$76,781	\$198,219	\$299,050	0.663	2,656	\$74.63	401
40.27	\$239,378	\$91,064	\$96,436	\$190,146	0.507	1,408	\$68.49	401
76.38	\$144,729	\$34,200	\$45,800	\$141,704	0.323	1,040	\$44.04	401
39.00	\$128,348	\$43,287	\$96,713	\$109,053	0.887	768	\$125.93	401
48.03	\$162,731	\$63,995	\$78,005	\$126,585	0.616	1,040	\$75.00	401
32.22	\$191,842	\$62,241	\$132,659	\$166,155	0.798	1,270	\$104.46	401
29.31	\$144,160	\$47,500	\$111,500	\$123,923	0.900	1,232	\$90.50	401
33.92	\$159,873	\$49,328	\$150,572	\$141,724	1.062	992	\$151.79	401
33.00	\$131,777	\$11,986	\$138,014	\$153,578	0.899	1,056	\$130.70	401
18.26	\$118,563	\$8,868	\$191,032	\$140,635	1.358	672	\$284.27	401
41.85	\$409,824	\$81,088	\$328,912	\$421,456	0.780	2,754	\$119.43	401
\$8,188,129		\$5,889,232		\$7,503,766		#DIV/0!		
37.21				E.C.F. =>	0.785	Std. Deviation=>	0.38437905	
15.19				Ave. E.C.F. =>	0.841	Ave. Variance=>	29.4616	

.AND 401 CLASS



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
47.5135	RANCH		\$31,618	No	//
68.5737	RANCH		\$61,163	No	//
24.4716	RANCH		\$59,850	No	//
26.5827	RANCH		\$19,399	No	//
115.4999	RANCH		\$11,811	No	//
1.8446	RANCH		\$8,138	No	//
62.6827	RANCH		\$112,000	No	//
67.5193	RANCH		\$51,775	No	//
31.7032	RANCH		\$104,508	No	//
27.0193	RANCH		\$8,406	No	//
39.6377	RANCH		\$71,136	No	//
11.1144	RANCH		\$162,500	No	//
34.3783			\$51,133	No	//
29.0507	RANCH		\$99,460	No	//
49.8940	RANCH		\$16,707	No	//
34.7080	RANCH		\$11,624	No	//
13.8407	RANCH		\$31,350	No	//
11.9535	RANCH		\$67,925	No	//
24.6493	RANCH		\$40,524	No	//
15.7302			\$112,000	No	//
53.6361	RANCH		\$17,635	No	//
0.8629	RANCH		\$78,120	No	//
41.1294	RANCH		\$8,673	No	//
34.6200	BI-LEVEL		\$71,250	No	//
2.4957	RANCH		\$54,636	No	//
71.2767	RANCH		\$13,125		
42.2702	RANCH		\$61,000	No	//
12.2451	RANCH		\$61,033	No	//
2.3343	RANCH		\$11,122	No	//
13.9587	RANCH		\$8,745	No	//
26.4580	RANCH		\$67,450	No	//
1.3610	RANCH		\$63,650	No	//

17.7706	RANCH	\$76,000	No	//
33.3367	RANCH	\$90,488	No	//
51.7325	RANCH	\$34,200	No	//
4.6313	RANCH	\$38,000	No	//
22.4307	RANCH	\$62,700	No	//
4.2130	RANCH	\$58,425	No	//
5.9217	RANCH	\$47,500	No	//
22.1894	RANCH	\$47,500	No	//
5.8121	RANCH	\$8,933	No	//
51.7822	RANCH	\$8,868	No	//
6.0117	RANCH	\$79,396	No	//

5.5698

Coefficient of Var=> 35.05097258

USE .78 FOR 401

USE .69 FOR 101

USE .55 FOR 401MH

Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
	RESIDENTIAL 401	401	70	
	RESIDENTIAL 401	401	66	
	RESIDENTIAL 401	401	62	
	RESIDENTIAL 401	401	71	
	RESIDENTIAL 401	401	94	
	RESIDENTIAL 401	401	95	
	RESIDENTIAL 401	401	74	
	RESIDENTIAL 401	401	58	
	AGRICULTURAL 101	401	79	
	RESIDENTIAL 401	401	60	
060-008-400-035-00	RESIDENTIAL 401	401	48	
	RESIDENTIAL 401	401	55	
	RESIDENTIAL 401	401	0	
	RESIDENTIAL 401	401	83	
	RESIDENTIAL 401	401	83	
	RESIDENTIAL 401	401	45	
	RESIDENTIAL 401	401	56	
	RESIDENTIAL 401	401	63	
	RESIDENTIAL 401	401	80	
	RESIDENTIAL 401	401	0	
060-022-100-005-30, 060-022-100-005-20	RESIDENTIAL 401	401	53	
	RESIDENTIAL 401	401	83	
	RESIDENTIAL 401	401	86	
	RESIDENTIAL 401	401	90	
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	401	72	
	RESIDENTIAL 401	401	78	
	RESIDENTIAL 401	401	66	
	RESIDENTIAL 401	401	79	
	RESIDENTIAL 401	401	88	
	RESIDENTIAL 401	401	84	
	RESIDENTIAL 401	401	82	
	RESIDENTIAL 401	401	78	

RESIDENTIAL 401	401	89
RESIDENTIAL 401	401	78
RESIDENTIAL 401	401	75
RESIDENTIAL 401	401	66
RESIDENTIAL 401	401	68
RESIDENTIAL 401	401	62
RESIDENTIAL 401	401	65
RESIDENTIAL 401	401	78
RESIDENTIAL 401	401	70
RESIDENTIAL 401	401	95
RESIDENTIAL 401	401	95
