

TIPTON 2023 RATIO STUDY.xlsx

<u>Township</u>	<u>Property Type</u>	<u>Number of Sales</u>	<u>Median</u>	<u>C O D</u>	<u>PRD</u>
Cicero	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	279	0.94	14.47	102.55%
Jefferson	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	19	0.94	10.76	102.71%
Liberty	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	52	0.94	11.83	101.02%
Madison	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	18	0.95	12.80	100.81%
Prairie	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	18	0.94	13.30	102.32%
Wildcat	Vacant Res	5	0.95	17.43	98.68%
	Improved Res	15	0.94	11.81	100.32%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	6	0.95	11.87	102.89%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
County Wide Vacant Residential																	
C80-2021-1000224	80-11-21-501-002.010-001	001	501	001	Cicero	501	CwResVac			07/13/21	24,000	25,200	16,400	0	16,400	0.65	0.30
C80-2021-1000090	80-11-11-541-028.000-002	002	500	001	Cicero	547	CwResVac			03/01/21	24,000	25,500	20,200	0	20,200	0.79	0.16
C80-2020-3699059	80-06-04-503-010.000-005/80-	005	501	003	Liberty	705	CwResVac			11/30/20	10,000	10,700	10,200	0	10,200	0.95	0.00
C80-2021-1000295	80-11-14-559-066.000-002	002	500	001	Cicero	566	CwResVac			03/09/21	50,000	53,200	58,900	0	58,900	1.11	0.15
C80-2021-1000314	80-11-11-518-015.000-002	002	500	001	Cicero	530	CwResVac			09/01/21	12,000	12,600	14,700	0	14,700	1.17	0.21
												127,200			120,400	4.67	0.83
Number of Sales	5																
Mean	93.40%																
Weighted Mean	94.65%																
Median	0.95																
Av Absolute Dev	16.62																
COD	17.43																
PRD	98.68%																

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Jefferson Improved Residential																	
C80-2022-1001280	80-12-06-400-002.000-004	004	510	002	Jefferson	607	None	D+1	G	05/13/22	155,000	155,000	21,100	97,000	118,100	0.76	0.18
C80-2022-1001308	80-12-01-300-007.000-003	003	510	002	Jefferson	601	None	D+2	G	09/09/22	143,000	143,000	26,500	91,800	118,300	0.83	0.12
C80-2022-1001263	80-12-07-503-001.010-004/80-12-07-503-002.010-004	004	510	002	Jefferson	607	None	D+1	AV	06/23/22	115,000	115,000	10,200	86,000	96,200	0.84	0.11
C80-2021-1000606	80-12-07-501-012.007-004	004	510	002	Jefferson	607	None	C+1	G	12/22/21	152,000	157,500	21,100	116,100	137,200	0.87	0.07
C80-2022-1001201	80-12-07-505-012.000-004/80-12-07-200-013.000-004/80-12-07-505-010.000-004	004	510	002	Jefferson	607	None	C+1	AV	06/30/22	265,000	265,000	21,500	210,500	232,000	0.88	0.07
C80-2021-1000351	80-12-31-300-011.030-003	003	511	002	Jefferson	601	None	D+2	G	08/31/21	215,000	225,000	29,400	171,300	200,700	0.89	0.05
C80-2021-1000565	80-12-02-200-001.080-003	003	511	002	Jefferson	601	None	C	G	10/29/21	180,000	187,400	22,400	144,900	167,300	0.89	0.05
C80-2022-1001101	80-12-06-503-010.010-004/80-12-06-503-009.000-004	004	510	002	Jefferson	607	None	C+1	G	01/06/22	149,900	149,900	21,200	114,500	135,700	0.91	0.04
C80-2020-4206579	80-12-07-200-008.020-003	003	510	002	Jefferson	601	None	D+1	G	12/16/20	124,000	132,900	12,700	110,700	123,400	0.93	0.01
C80-2021-1162933	80-12-07-503-016.000-004	004	510	002	Jefferson	607	None	D+2	G	12/28/21	189,000	195,700	21,100	163,500	184,600	0.94	0.00
C80-2020-1673694	80-12-35-300-007.000-003	003	511	002	Jefferson	601	None	C	EX	04/16/20	169,900	186,000	23,400	152,800	176,200	0.95	0.00
C80-2021-1000003	80-12-06-504-008.000-003/80-12-06-504-006.000-003/80-12-06-504-007.000-003/80-12-06-504-009.000-003/80-12-06-504-017.000-003/80-12-06-504-018.000-003	003	510	002	Jefferson	607	None	C	EX	01/15/21	179,000	191,300	44,800	142,100	186,900	0.98	0.03
C80-2021-1000407	80-12-07-503-001.000-004/80-12-07-503-002.000-004	004	510	002	Jefferson	607	None	D+2	AV	10/11/21	125,000	130,300	15,200	115,300	130,500	1.00	0.06
C80-2020-4802578	80-12-11-100-026.000-003	003	510	002	Jefferson	606	None	D+2	EX	08/25/20	85,900	93,000	11,200	82,300	93,500	1.01	0.06
C80-2020-2414534	80-05-35-503-007.000-003	003	510	002	Jefferson	601	None	E+2	AV	11/24/20	115,000	123,500	37,900	100,800	138,700	1.12	0.18
C80-2021-1000081	80-12-06-400-020.000-003/80-12-06-400-021.000-003	003	510	002	Jefferson	607	None	D+1	G	03/05/21	83,000	88,300	24,000	75,600	99,600	1.13	0.18
C80-2020-8540436	80-12-15-200-006.020-003	003	511	002	Jefferson	601	None	D+2	AV	01/15/20	86,000	94,900	28,900	78,300	107,200	1.13	0.19
C80-2021-1000323	80-12-06-503-002.020-004	004	510	002	Jefferson	607	None	C	G	06/23/21	90,000	94,800	10,600	102,400	113,000	1.19	0.25
C80-2021-1000020	80-12-07-502-026.010-004/80-12-07-505-036.000-004	004	510	002	Jefferson	607	None	D+2	AV	01/15/21	73,000	78,000	14,800	80,000	94,800	1.22	0.27
												2,806,500			2,653,900	18.45	1.93
Number of Sales																	19
Mean																	97.12%
Weighted Mean																	94.56%
Median																	0.94
Av Absolute Dev																	10.15
COD																	10.76
PRD																	102.71%

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Wildcat Improved Residential																	
C80-2020-3059065	80-07-16-522-009.000-011	011	540	006	Wildcat	1004	None	E+2	G	08/28/20	85,000	92,000	12,200	67,200	79,400	0.86	0.08
C80-2021-1000358	80-07-17-200-005.010-010	010	511	006	Wildcat	1001	None	C	EX	08/17/21	265,000	277,700	26,800	216,600	243,400	0.88	0.07
C80-2021-1000620	80-08-08-500-013.020-010	010	510	006	Wildcat	1001	None	C+1	AV	12/01/21	365,000	378,800	25,200	309,600	334,800	0.88	0.06
C80-2021-1000374	80-07-23-200-003.010-010	010	511	006	Wildcat	1001	None	C	AV	06/24/21	199,000	209,600	25,100	161,900	187,000	0.89	0.05
C80-2021-1000256	80-07-15-200-023.000-011	011	510	006	Wildcat	1004	None	D+2	G	04/30/21	105,000	111,100	17,400	83,600	101,000	0.91	0.04
C80-2020-4900204	80-07-10-502-020.000-011/80-07-10-502-024.000-011/80-07-10-502-026.000-011	011	540	006	Wildcat	1004	None	E+2	AV	02/28/20	53,150	58,400	8,900	44,900	53,800	0.92	0.02
C80-2020-5732197	80-07-09-504-031.000-011/80-07-09-504-032.000-011	011	510	006	Wildcat	1004	None	D+2	G	03/05/20	74,135	81,500	10,000	66,000	76,000	0.93	0.01
C80-2022-1167831	80-07-16-512-003.020-011/80-07-16-512-003.010-011	011	540	006	Wildcat	1004	None	E+1	AV	05/09/22	45,000	45,000	10,200	32,300	42,500	0.94	0.00
C80-2021-1000168	80-02-34-100-005.010-010	010	511	006	Wildcat	1001	None	C	G	02/03/21	230,000	245,400	28,800	214,100	242,900	0.99	0.05
C80-2021-1000375	80-07-10-504-023.000-011	011	510	006	Wildcat	1004	None	C-1	G	08/17/21	85,000	89,100	9,600	81,500	91,100	1.02	0.08
C80-2020-8900712	80-07-15-500-013.000-011	011	510	006	Wildcat	1004	None	D+2	F	07/09/20	55,000	59,800	7,300	58,300	65,600	1.10	0.15
C80-2020-4761668	80-02-34-200-004.000-010	010	511	006	Wildcat	1001	None	D+2	G	07/13/20	125,000	135,800	42,700	109,000	151,700	1.12	0.17
C80-2020-3341120	80-07-13-200-021.000-010	010	511	006	Wildcat	1001	None	C-1	G	06/04/20	167,000	182,100	29,300	180,600	209,900	1.15	0.21
C80-2022-1001405	80-08-08-100-005.000-010	010	511	006	Wildcat	1001	None	D+2	G	10/27/22	125,000	125,000	20,200	138,200	158,400	1.27	0.32
C80-2022-1164097	80-07-22-300-011.000-010	010	511	006	Wildcat	1001	None	C+2	G	01/28/22	240,000	240,000	29,500	283,800	313,300	1.31	0.36
Number of Sales												2,331,300			2,350,800	15.17	1.67
Mean																	
Weighted Mean																	
Median																	
Av Absolute Dev																	
COD																	
PRD																	

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County Wide Vacant Commercial

0 Sales in the County

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
County Wide Improved Commercial																	
C80-2021-1000251	80-11-11-558-021.000-002	002	499	001	Cicero	55204	CwComImp	D+1	AV	06/17/21	170,000	179,200	27,400	119,600	147,000	0.82	0.13
C80-2021-1000332	80-11-11-511-031.002-002	002	499	001	Cicero	55204	CwComImp	C	AV	06/30/21	165,000	173,700	19,100	133,300	152,400	0.88	0.07
C80-2022-1001410	80-11-11-518-002.001-002	002	499	001	Cicero	552	CwComImp	D+2	AV	11/07/22	70,000	70,000	28,100	34,300	62,400	0.89	0.06
C80-2022-1001346	80-11-11-521-005.901-002	002	499	001	Cicero	554	CwComImp	D	F	11/07/22	18,000	18,000	0	18,100	18,100	1.01	0.06
C80-2022-1001056	80-11-11-546-049.000-002	002	420	001	Cicero	55203	CwComImp	D+1	F	07/06/22	100,000	100,000	43,600	59,300	102,900	1.03	0.08
C80-2021-1000007	80-11-11-511-049.002-002	002	420	001	Cicero	55203	CwComImp	C	G	01/22/21	100,000	106,800	21,800	109,600	131,400	1.23	0.28
												647,700			614,200	5.85	0.68
Number of Sales																	6
Mean																	97.57%
Weighted Mean																	94.83%
Median																	0.95
Av Absolute Dev																	11.26
COD																	11.87
PRD																	102.89%

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Vacant Industrial

0 Sales in the County

TIRTON 2023 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Improved Industrial

0 Sales in the County

TIPTON 2023 RATIO STUDY.xlsx

Table with columns: SDFID, Parcel Number, MultiParcel, Primary, Study Section, Grouping, Township Name, Neighborhood, Property Class, Taxing District, Sale Date, Study Sale Price, Current Land AV, Current Improvement AV, Current Total AV. Contains 100 rows of property data.

TIPTON 2023 RATIO STUDY.xlsx

C80-2022-1001335	80-06-05-502-053.000-006	N	Y	ResImp	None	Liberty	709	510	006	09/30/22	150,000	14,400	96,200	110,600
C80-2022-1001336	80-10-27-400-012.020-007	N	Y	ResImp	None	Madison	801	511	007	10/07/22	169,000	27,500	101,000	128,500
C80-2022-1001338	80-05-10-300-008.010-009	N	Y	ResImp	None	Prairie	904	511	009	08/26/22	210,000	33,800	158,100	191,900
C80-2022-1001346	80-11-11-521-005.901-002	N	Y	ComImp	CwComImp	Cicero	554	499	002	11/07/22	18,000	0	18,100	18,100
C80-2022-1001354	80-11-11-555-069.000-002	N	Y	ResImp	None	Cicero	541	510	002	11/08/22	49,000	12,000	35,400	47,400
C80-2022-1001355	80-11-02-300-044.000-002	Y	N	ResImp	None	Cicero	534	501	002	10/30/22	68,500	7,200	0	7,200
C80-2022-1001355	80-11-02-300-045.000-002	Y	Y	ResImp	None	Cicero	534	511	002	10/30/22	68,500	17,500	62,800	80,300
C80-2022-1001362	80-11-11-505-006.000-002	N	Y	ResImp	None	Cicero	528	510	002	11/10/22	125,000	17,900	106,300	124,200
C80-2022-1001387	80-11-11-506-031.000-002	Y	Y	ResImp	None	Cicero	528	510	002	12/02/22	54,400	14,000	35,200	49,200
C80-2022-1001387	80-11-11-506-064.000-002	Y	N	ResImp	None	Cicero	528	500	002	12/02/22	54,400	3,600	0	3,600
C80-2022-1001395	80-09-08-504-034.010-008	N	Y	ResImp	None	Madison	802	510	008	11/28/22	220,000	21,400	164,900	186,300
C80-2022-1001402	80-11-36-300-004.010-001	N	Y	ResImp	None	Cicero	501	511	001	11/17/22	159,900	22,800	104,600	127,400
C80-2022-1001405	80-08-08-100-005.000-010	N	Y	ResImp	None	Wildcat	1001	511	010	10/27/22	125,000	20,200	138,200	158,400
C80-2022-1001406	80-11-11-541-008.000-002	N	Y	ResImp	None	Cicero	547	510	002	11/18/22	281,000	20,200	260,600	280,800
C80-2022-1001410	80-11-11-518-002.001-002	N	Y	ComImp	CwComImp	Cicero	552	499	002	11/07/22	70,000	28,100	34,300	62,400
C80-2022-1001412	80-11-02-504-015.000-002	N	Y	ResImp	None	Cicero	527	510	002	11/15/22	119,000	12,500	74,700	87,200
C80-2022-1001422	80-09-08-500-013.000-007	N	Y	ResImp	None	Madison	802	510	007	11/23/22	30,000	10,900	16,400	27,300
C80-2022-1001426	80-11-11-560-033.000-002	N	Y	ResImp	None	Cicero	540	510	002	12/22/22	105,000	14,600	92,200	106,800
C80-2022-1001437	80-06-06-200-022.000-005	N	Y	ResImp	None	Liberty	701	511	005	12/09/22	203,400	21,000	171,600	192,600
C80-2022-1001441	80-11-11-509-051.000-002	N	Y	ResImp	None	Cicero	528	510	002	12/15/22	174,900	18,200	109,100	127,300
C80-2022-1001451	80-11-23-500-015.000-001	Y	N	ResImp	None	Cicero	510	500	001	12/16/22	250,000	8,800	0	8,800
C80-2022-1001451	80-11-23-500-011.000-001	Y	Y	ResImp	None	Cicero	510	510	001	12/16/22	250,000	23,800	163,200	187,000
C80-2022-1001465	80-11-11-521-055.000-002	N	Y	ResImp	None	Cicero	532	510	002	12/05/22	85,000	18,500	61,700	80,200
C80-2022-1001471	80-11-11-520-008.010-002	N	Y	ResImp	None	Cicero	537	510	002	12/30/22	154,500	12,800	111,400	124,200
C80-2022-1164097	80-07-22-300-011.000-010	N	Y	ResImp	None	Wildcat	1001	511	010	01/28/22	240,000	29,500	283,800	313,300
C80-2022-1165417	80-11-11-300-025.000-002	N	Y	ResImp	None	Cicero	550	510	002	03/10/22	308,000	43,500	170,900	214,400
C80-2022-1167831	80-07-16-512-003.010-011	Y	N	ResImp	None	Wildcat	1004	500	011	05/09/22	45,000	4,700	0	4,700
C80-2022-1167831	80-07-16-512-003.020-011	Y	Y	ResImp	None	Wildcat	1004	540	011	05/09/22	45,000	5,500	32,300	37,800
C80-2022-1170521	80-07-32-300-013.010-001	N	Y	ResImp	None	Cicero	501	511	001	07/22/22	225,000	36,800	148,200	185,000