

UNION 2025 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>
Brownsville	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	21	0.96	13.76	102.07%
Center	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	46	0.95	13.76	102.84%
Harmony	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	21	0.96	13.76	102.07%
Harrison	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	17	0.95	12.00	101.61%
Liberty	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	21	0.96	13.76	102.07%
Union	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	17	0.95	12.00	101.61%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	6	1.02	17.65	99.45%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighbor hood 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 Residential

0 Sales in the County

UNION 2025 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborh ood Code	Grouping	Grade	Conditio n	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Brownsville, Harmony & Liberty Improved Residential																		
C81-2023-5000003	81-06-18-402-003.091-001	001	7950	510	001	Brownsville	5010100	BHL	D	AV	01/05/23	106,000	116,200	9,100	75,300	84,400	0.73	0.23
C81-2023-5000284	81-03-23-402-002.005-001	001	7950	511	001	Brownsville	599001	BHL	D+1	AV	11/07/23	139,900	147,700	25,700	91,400	117,100	0.79	0.16
C81-2023-5000293	81-07-25-104-020.000-006	006	7950	511	005	Liberty	599005	BHL	C-1	F	12/15/23	265,000	278,400	31,600	189,600	221,200	0.79	0.16
C81-2023-5000039	81-07-10-201-007.005-006	006	7950	510	005	Liberty	599005	BHL	C-2	F	03/06/23	119,900	130,500	23,900	91,600	115,500	0.89	0.07
C81-2022-4000481	81-11-02-402-013.000-004	004	7950	511	003	Harmony	599003	BHL	C	AV	05/09/22	181,000	204,200	25,300	157,900	183,200	0.90	0.06
C81-2024-6000066	81-07-02-403-011.001-006	006	7950	510	005	Liberty	505019	BHL	C	AV	03/28/24	170,000	170,000	9,000	144,700	153,700	0.90	0.05
C81-2024-6000006	81-07-10-302-026.000-006	006	7950	511	005	Liberty	599005	BHL	C	AV	01/12/24	290,000	290,000	42,600	222,400	265,000	0.91	0.04
C81-2022-4000562	81-07-03-404-021.014-006	006	7950	510	005	Liberty	505020	BHL	C	AV	08/25/22	223,250	248,600	30,000	197,200	227,200	0.91	0.04
C81-2024-6000050	81-11-15-800-022.000-004	004	7950	511	003	Harmony	599003	BHL	D	AV	03/06/24	169,000	169,000	39,300	119,100	158,400	0.94	0.02
C81-2022-4000449	81-11-11-103-002.000-004	004	7950	511	003	Harmony	599003	BHL	D	F	04/07/22	142,500	161,300	28,500	124,000	152,500	0.95	0.01
C81-2023-5000189	81-07-11-202-022.000-006	006	7950	511	005	Liberty	599005	BHL	C-2	AV	08/08/23	106,000	113,200	28,400	79,800	108,200	0.96	0.00
C81-2022-4000402	81-06-18-402-003.079-001	001	7950	510	001	Brownsville	5010100	BHL	D	F	02/11/22	22,500	25,600	4,500	20,900	25,400	0.99	0.04
C81-2023-5000268	81-06-05-104-009.000-001	001	7950	511	001	Brownsville	599001	BHL	D-2	F	11/10/23	60,000	63,300	32,300	31,700	64,000	1.01	0.06
C81-2024-6000042	81-07-09-405-014.000-006	006	7950	511	005	Liberty	599005	BHL	C	AV	02/22/24	284,900	284,900	38,400	250,600	289,000	1.01	0.06
C81-2023-5000011	81-03-14-204-013.000-001	001	7950	541	001	Brownsville	599001	BHL	C-2	F	01/13/23	135,000	147,800	34,600	127,000	161,600	1.09	0.14
C81-2022-4000419	81-06-18-402-035.000-001	001	7950	511	001	Brownsville	599001	BHL	C-2	F	02/25/22	105,000	119,500	15,500	119,400	134,900	1.13	0.17
C81-2022-4000658	81-07-11-102-009.002-006	006	7950	510	005	Liberty	505017	BHL	C-2	AV	12/23/22	100,000	109,800	17,000	112,300	129,300	1.18	0.22
C81-2022-4000459	81-06-18-402-032.000-001	001	7950	511	001	Brownsville	599001	BHL	D	AV	04/18/22	100,000	113,100	25,000	111,400	136,400	1.21	0.25
C81-2023-5000148	81-11-15-403-105.993-004/81-11-15-403-009.005-004	004	7950	510	003	Harmony	599003	BHL	C-1	F	06/29/23	155,000	166,300	31,400	181,000	212,400	1.28	0.32
C81-2023-5000096	81-11-13-302-006.000-004	004	7950	540	003	Harmony	599003	BHL	C	AV	05/02/23	119,900	129,600	25,300	140,900	166,200	1.28	0.33
C81-2024-6000202	81-10-07-202-002.000-006	006	7950	511	005	Liberty	599005	BHL	C	AV	08/29/24	130,000	130,000	25,000	142,500	167,500	1.29	0.33
												3,124,850	3,319,000			3,273,100	21.14	2.76
Number of Sales	21																	
Mean	100.66%																	
Weighted Mean	98.62%																	
Median	0.96																	
Av Absolute Dev	13.15																	
COD	13.76																	
PRD	102.07%																	

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SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborh ood Code	Grouping	Grade	Conditio n	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Harrison & Union Improved Residential																		
C81-2024-6000238	81-12-01-404-013.000-007	007	7950	541	006	Union	599006	UH	C	AV	10/28/24	82,000	82,000	26,500	37,000	63,500	0.77	0.18
C81-2024-6000251	81-08-36-301-016.007-008	008	7950	540	006	Union	5080100	UH	C	AV	11/22/24	156,000	156,000	10,000	117,400	127,400	0.82	0.13
C81-2023-5000225	81-12-01-404-027.000-007	007	7950	541	006	Union	599006	UH	E	F	09/11/23	72,500	77,100	25,800	38,300	64,100	0.83	0.12
C81-2023-5000182	81-12-13-403-007.013-007	007	7950	542	006	Union	599006	UH	C	AV	08/01/23	220,000	235,100	35,800	162,400	198,200	0.84	0.11
C81-2023-5000153	81-04-31-303-002.008-005	005	7950	510	004	Harrison	5040100	UH	B+1	G	07/03/23	350,000	375,300	22,200	294,500	316,700	0.84	0.11
C81-2023-5000298	81-12-03-201-005.009-007	007	7950	510	006	Union	599006	UH	C	AV	12/22/23	325,000	341,100	28,600	261,200	289,800	0.85	0.10
C81-2024-6000123	81-08-36-102-003.000-007	007	7950	511	006	Union	599006	UH	C	AV	05/22/24	285,000	285,000	40,800	207,900	248,700	0.87	0.08
C81-2024-6000071	81-08-36-103-008.011-008	008	7950	510	006	Union	5080100	UH	C-1	F	04/15/24	79,000	79,000	9,000	63,200	72,200	0.91	0.04
C81-2024-6000215	81-08-26-302-006.000-007	007	7950	540	006	Union	5060000	UH	C-2	AV	09/19/24	40,000	40,000	20,000	18,000	38,000	0.95	0.00
C81-2022-4000656	81-08-36-304-017.010-008	008	7950	510	006	Union	5080100	UH	D	AV	12/29/22	64,000	70,200	9,900	56,900	66,800	0.95	0.00
C81-2023-5000108	81-08-29-101-005.000-007	007	7950	511	006	Union	599006	UH	D	F	05/19/23	129,000	139,100	36,300	96,300	132,600	0.95	0.00
C81-2023-5000255	81-08-27-101-010.000-007	007	7950	541	006	Union	599006	UH	C-2	AV	10/24/23	235,000	248,500	25,400	214,600	240,000	0.97	0.02
C81-2024-6000087	81-12-05-304-010.000-007/81-12-05-304-012.000-007	007	7950	541	006	Union	599006	UH	E	F	04/25/24	82,500	82,500	57,600	33,100	90,700	1.10	0.15
C81-2022-4000491	81-08-30-600-021.001-007	007	7950	541	006	Union	599006	UH	C	AV	05/20/22	145,000	163,300	35,800	148,600	184,400	1.13	0.18
C81-2024-6000137	81-04-27-201-001.015-005	005	7950	511	004	Harrison	599004	UH	D	AV	06/07/24	95,000	95,000	12,700	97,400	110,100	1.16	0.21
C81-2023-5000241	81-04-31-303-002.012-005	005	7950	510	004	Harrison	5040100	UH	C	AV	10/10/23	95,000	100,600	8,900	112,400	121,300	1.21	0.26
C81-2022-4000588	81-04-24-301-006.000-005	005	7950	511	004	Harrison	599004	UH	C	AV	09/27/22	240,000	266,200	38,200	286,400	324,600	1.22	0.27
												2,695,000	2,836,000			2,689,100	16.38	1.94
Number of Sales	17																	
Mean	96.35%																	
Weighted Mean	94.82%																	
Median	0.95																	
Av Absolute Dev	11.40																	
COD	12.00																	
PRD	101.61%																	

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighbor hood 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 Commercial

0 Sales in the County

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SDFID	Parcel Number	DLGF Tax District	School 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																		
C81-2020-7501310	81-08-12-101-001.008-003	003	7950	420	003	Center	499007	CwComImp	D	F	11/10/2020	70,000	81,900	21,300	41,100	62,400	0.76	0.26
C81-2021-4000264	81-08-36-404-015.002-008	008	7950	499	008	Union	499008	CwComImp	D	F	9/13/2021	67,500	76,700	14,200	44,400	58,600	0.76	0.25
C81-2020-8792255	81-07-28-204-004.000-006	006	7950	499	006	Liberty	499005	CwComImp	D	F	11/4/2020	25,000	29,300	17,700	11,900	29,600	1.01	0.01
C81-2021-4000058	81-08-12-101-001.004-003	003	7950	499	003	Center	499007	CwComImp	C-1	F	3/18/2021	28,000	32,400	13,200	20,000	33,200	1.02	0.01
C81-2024-6000021	81-08-22-304-003.000-002	002	7950	499	002	Center	499002	CwComImp	D	F	2/2/2024	70,698	70,700	17,600	70,800	88,400	1.25	0.23
C81-2024-6000230	81-06-18-103-003.073-001	001	7950	429	001	Brownsville	5010100	CwComImp	D	AV	10/18/2024	90,000	90,000	8,500	112,000	120,500	1.34	0.32
												351,198	381,000			392,700	6.15	1.08
Number of Sales	6																	
Mean	102.50%																	
Weighted Mean	103.07%																	
Median	1.02																	
Av Absolute Dev	17.96																	
COD	17.65																	
PRD	99.45%																	

UNION 2025 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighbor hood 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

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighbor hood 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 valid sales in the County
Only 2 parcels in the County

UNION 2025 RATIO STUDY.xlsx

C81-2023-5000293	81-07-25-104-020.000-006	N	Y	ResImp	BHL	Liberty	599005	511	006	12/15/23	278,400	31,600	189,600	221,200
C81-2023-5000295	81-08-07-206-068.025-003	N	Y	ResImp	None	Center	507014	510	003	12/15/23	215,400	26,200	184,900	211,100
C81-2023-5000297	81-08-12-105-020.007-003	N	Y	ResImp	None	Center	5070100	510	003	12/20/23	154,900	15,700	126,700	142,400
C81-2023-5000298	81-12-03-201-005.009-007	N	Y	ResImp	UH	Union	599006	510	007	12/22/23	341,100	28,600	261,200	289,800
C81-2024-6000006	81-07-10-302-026.000-006	N	Y	ResImp	BHL	Liberty	599005	511	006	01/12/24	290,000	42,600	222,400	265,000
C81-2024-6000021	81-08-22-304-003.000-002	N	Y	ComImp	CwComImp	Center	499002	499	002	02/02/24	70,700	17,600	70,800	88,400
C81-2024-6000042	81-07-09-405-014.000-006	N	Y	ResImp	BHL	Liberty	599005	511	006	02/22/24	284,900	38,400	250,600	289,000
C81-2024-6000044	81-08-12-101-020.005-003	N	Y	ResImp	None	Center	5070100	510	003	03/04/24	135,000	16,900	93,000	109,900
C81-2024-6000050	81-11-15-800-022.000-004	N	Y	ResImp	BHL	Harmony	599003	511	004	03/06/24	169,000	39,300	119,100	158,400
C81-2024-6000066	81-07-02-403-011.001-006	N	Y	ResImp	BHL	Liberty	505019	510	006	03/28/24	170,000	9,000	144,700	153,700
C81-2024-6000071	81-08-36-103-008.011-008	N	Y	ResImp	UH	Union	5080100	510	008	04/15/24	79,000	9,000	63,200	72,200
C81-2024-6000076	81-08-12-101-003.001-003	N	Y	ResImp	None	Center	5070100	510	003	04/12/24	169,900	13,900	121,800	135,700
C81-2024-6000087	81-12-05-304-010.000-007	Y	Y	ResImp	UH	Union	599006	541	007	04/25/24	82,500	28,800	27,500	56,300
C81-2024-6000087	81-12-05-304-012.000-007	Y	N	ResImp	UH	Union	599006	511	007	04/25/24	82,500	28,800	5,600	34,400
C81-2024-6000112	81-08-12-108-007.011-003	N	Y	ResImp	None	Center	5070100	510	003	05/09/24	75,000	29,000	66,700	95,700
C81-2024-6000122	81-08-12-102-015.007-003	N	Y	ResImp	None	Center	5070100	510	003	05/23/24	159,000	16,500	115,300	131,800
C81-2024-6000123	81-08-36-102-003.000-007	N	Y	ResImp	UH	Union	599006	511	007	05/22/24	285,000	40,800	207,900	248,700
C81-2024-6000124	81-08-07-203-060.018-003	N	Y	ResImp	None	Center	5070100	510	003	05/17/24	85,000	10,800	99,100	109,900
C81-2024-6000136	81-08-07-202-045.008-003	N	Y	ResImp	None	Center	5070100	540	003	06/12/24	145,000	20,000	120,200	140,200
C81-2024-6000137	81-04-27-201-001.015-005	N	Y	ResImp	UH	Harrison	599004	511	005	06/07/24	95,000	12,700	97,400	110,100
C81-2024-6000146	81-08-12-108-008.010-003	N	Y	ResImp	None	Center	5070100	510	003	06/21/24	160,000	11,800	118,300	130,100
C81-2024-6000148	81-08-18-800-006.001-002	N	Y	ResImp	None	Center	599002	541	002	06/14/24	170,000	31,500	161,100	192,600
C81-2024-6000152	81-08-12-101-011.011-003	N	Y	ResImp	None	Center	5070100	510	003	06/27/24	120,000	18,600	101,700	120,300
C81-2024-6000158	81-08-12-102-017.003-003	N	Y	ResImp	None	Center	5070100	510	003	03/28/24	103,000	17,300	109,200	126,500
C81-2024-6000193	81-08-07-202-058.017-003	N	Y	ResImp	None	Center	5070100	510	003	08/06/24	88,000	12,700	66,000	78,700
C81-2024-6000202	81-10-07-202-002.000-006	N	Y	ResImp	BHL	Liberty	599005	511	006	08/29/24	130,000	25,000	142,500	167,500
C81-2024-6000211	81-08-07-203-075.024-003	N	Y	ResImp	None	Center	507011	510	003	09/09/24	169,900	14,900	119,900	134,800
C81-2024-6000215	81-08-26-302-006.000-007	N	Y	ResImp	UH	Union	5060000	540	007	09/19/24	40,000	20,000	18,000	38,000
C81-2024-6000223	81-08-07-202-053.005-003	N	Y	ResImp	None	Center	5070100	511	003	09/30/24	225,000	12,900	219,500	232,400
C81-2024-6000225	81-07-13-203-002.000-002	N	Y	ResImp	None	Center	599002	511	002	10/08/24	299,000	25,800	227,900	253,700
C81-2024-6000230	81-06-18-103-003.073-001	N	Y	ComImp	CwComImp	Brownsville	5010100	429	001	10/18/24	90,000	8,500	112,000	120,500
C81-2024-6000238	81-12-01-404-013.000-007	N	Y	ResImp	UH	Union	599006	541	007	10/28/24	82,000	26,500	37,000	63,500
C81-2024-6000241	81-08-12-108-009.011-003	N	Y	ResImp	None	Center	5070100	510	003	11/06/24	65,500	13,500	66,700	80,200
C81-2024-6000251	81-08-36-301-016.007-008	N	Y	ResImp	UH	Union	5080100	540	008	11/22/24	156,000	10,000	117,400	127,400
C81-2024-6000253	81-08-15-500-000.000-002	N	Y	ResImp	None	Center	599002	511	002	11/27/24	207,500	27,100	160,600	187,700
C81-2024-6000256	81-08-07-202-055.007-003	N	Y	ResImp	None	Center	5070100	510	003	12/12/24	215,000	12,100	191,400	203,500