

## JAY 2026 RATIO STUDY

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	NBHD 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
<b>County Wide Improved Commercial</b>																		
C38-2024-0008776	38-07-21-203-111.001-034	034	3945	420	0012	WAYNE TOWNSHIP	3834040-034	CwComImp	D	G	01/11/24	65,000	69,000	10,200	37,100	47,300	0.69	0.27
C38-2025-0010376	38-07-20-401-026.000-034	034	3945	447	0012	WAYNE TOWNSHIP	3834036-034	CwComImp	D	G	02/24/25	90,000	90,000	11,900	66,500	78,400	0.87	0.09
C38-2025-0010566	38-09-08-104-105.000-014	014	3945	429	0010	RICHLAND TOWNSHIP	3814014-014	CwComImp	C	P	07/17/25	78,000	78,000	22,600	47,400	70,000	0.90	0.06
C38-2025-0010517	38-07-20-104-130.000-034	034	3945	429	0012	WAYNE TOWNSHIP	3834038-034	CwComImp	C	VP	06/06/25	40,000	40,000	15,600	21,100	36,700	0.92	0.04
C38-2023-0008249	38-07-08-400-013.000-033	033	3945	410	0012	WAYNE TOWNSHIP	3833004-033	CwComImp	C	F	01/12/23	115,000	125,600	31,200	89,300	120,500	0.96	0.00
C38-2024-0009276	38-07-20-401-031.001-034	034	3945	429	0012	WAYNE TOWNSHIP	3834036-034	CwComImp	D	A	12/02/24	19,000	19,600	5,000	14,600	19,600	1.00	0.04
C38-2025-0010500	38-07-16-302-051.000-034	034	3945	447	0012	WAYNE TOWNSHIP	3834040-034	CwComImp	C	G	05/28/25	132,000	132,000	14,500	122,700	137,200	1.04	0.08
C38-2023-0008336	38-01-34-102-059.001-011	011	3945	429	0008	PENN TOWNSHIP	3811008-011	CwComImp	D	A	03/24/23	26,000	28,200	13,000	18,000	31,000	1.10	0.14
C38-2025-0010310	38-07-21-303-043.000-034	034	3945	499	0012	WAYNE TOWNSHIP	3834040-034	CwComImp	D+2	P	01/31/25	61,000	61,000	28,600	47,800	76,400	1.25	0.29
													643,400		617,100	8.72	1.02	
Number of Sales	9																	
Mean	96.91%																	
Weighted Mean	95.91%																	
Median	0.96																	
Av Absolute Dev	11.33																	
COD	11.81																	
PRD	101.04%																	