

Industrial Vacant

Insufficient sales to do a ratio study

Industrial Improved

Insufficient sales to do a ratio study

Commercial Vacant

Insufficient sales to do a ratio study

Commercial Improved

Insufficient sales to do a ratio study

Residential Vacant

Insufficient sales to do a ratio study

Residential Improved

	Sales	Median	COD	PRD
Group 1	17	0.9631	14.98	1.0218
Group 2	34	0.9664	14.80	1.0113
Group 3	10	0.9399	14.87	1.0276
Group 4	22	0.9664	11.07	1.0284
Group 5	7	0.9000	7.42	1.0228
Group 6	10	1.0019	9.72	1.0292

Parcel Number Township Neighborhood Property Class Taxing District Sale Date Sale Price Land AV Improve AV Total AV Ratio

insufficient sales to
be able to perform a ratio
study

Median
COD
PRD

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
Bolivar Twsp										
04-12-21-100-003.002-001	BOLIVAR	01402	399	001	3/28/2018	95000	21500	38200	59,700	0.63

insufficient sales to
be able to perform a ratio
study

Parcel Number Township Neighborhood Property Class Taxing District Sale Date Sale Price Land AV Improve AV Total AV Ratio

insufficient sales to
be able to perform a ratio
study

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
Center Twsp										
04-08-16-111-085.000-004	CENTER	04401	499	004	5/16/2018	100,850	38,800	35,700	74,500	0.74
04-08-16-111-086.000-004	CENTER	04401	499	004	5/16/2018	399,600	35,200	219,900	255,100	0.64

insufficient sales to be able to perform a ratio study

Grant Twsp										
04-13-19-200-014.000-007	GRANT	07401	430	007	6/25/2018	95,000	36,000	39,500	75,500	0.79

insufficient sales to be able to perform a ratio study

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
Center Twsp										
04-08-10-333-001.000-004	CENTER	04106	500	004	8/21/2018	9,000	11,100	0	11,100	1.23
04-08-15-442-004.002-004	CENTER	04106	500	004	8/10/2018	20,000	19,900	0	19,900	1.00

insufficient sales to be able to perform a ratio study

Gilboa Twsp										
04-01-33-611-004.001-005	GILBOA	05301	500	005	12/6/2018	32,500	28,700	0	28,700	0.88

insufficient sales to be able to perform a ratio study

Richland Twsp										
04-04-23-334-048.000-015	RICHLAND	15101	500	015	3/23/2018	4,500	4,900	0	4,900	1.09

insufficient sales to be able to perform a ratio study

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
Group 1										
Bolivar Twsp										
04-11-28-444-082.000-002	BOLIVAR	02105	511	002	5/4/2018	74,000	7,400	44,400	51,800	0.70
04-11-28-443-047.000-002	BOLIVAR	02102	510	002	8/23/2018	90,000	8,400	57,600	66,000	0.73
04-11-28-444-081.000-002	BOLIVAR	02105	511	002	10/15/2018	86,000	11,100	57,200	68,300	0.79
04-11-33-111-091.000-002	BOLIVAR	02105	510	002	9/17/2018	199,900	15,500	152,000	167,500	0.84
04-11-28-444-027.000-002	BOLIVAR	02105	511	002	5/8/2018	70,500	8,400	52,100	60,500	0.86
04-11-33-112-009.000-002	BOLIVAR	02105	510	002	7/20/2018	60,000	8,700	45,800	54,500	0.91
04-11-33-441-022.000-002	BOLIVAR	02101	510	002	7/19/2018	115,000	10,700	93,800	104,500	0.91
04-11-28-443-066.000-002	BOLIVAR	02102	510	002	7/23/2018	65,400	7,700	53,500	61,200	0.94
04-11-28-443-091.000-002	BOLIVAR	02105	510	002	6/15/2018	65,000	12,700	49,900	62,600	0.96
04-11-33-111-080.000-002	BOLIVAR	02105	510	002	3/29/2018	70,000	11,100	56,500	67,600	0.97
04-11-33-112-014.000-002	BOLIVAR	02105	520	002	5/30/2018	65,000	7,400	55,600	63,000	0.97
04-11-28-443-114.001-002	BOLIVAR	02105	511	002	1/18/2018	77,500	11,300	69,500	80,800	1.04
04-11-33-441-027.003-002	BOLIVAR	02101	510	002	3/9/2018	86,000	10,700	81,500	92,200	1.07
04-12-22-223-005.000-001										
04-12-22-223-006.000-001	BOLIVAR	01104	500 510	001	9/25/2018	67,500	10,000	64,100	74,100	1.10
04-11-28-443-114.000-002	BOLIVAR	02105	511	002	5/10/2018	62,900	9,800	65,800	75,600	1.20
04-11-33-114-028.000-002	BOLIVAR	02101	510	002	2/21/2018	85,000	10,700	101,500	112,200	1.32
04-11-28-444-039.000-002	BOLIVAR	02105	511	002	7/18/2018	62,500	9,500	81,700	91,200	1.46

Median 0.97
COD 14.98
PRD 1.02

Group 2										
Center Twsp										
04-08-15-222-061.000-004	CENTER	04121	510	004	11/27/2018	126,500	9,600	82,000	91,600	0.72
04-08-10-400-010.000-004										
04-08-15-100-003.000-004	CENTER	03301	511 100	004	5/4/2018	110,000	37,000	45,800	82,800	0.75
04-08-15-224-035.000-004	CENTER	04121	510	004	11/2/2018	112,500	7,800	77,200	85,000	0.76
04-08-15-222-040.000-004	CENTER	04121	510	004	7/13/2018	101,400	9,100	67,800	76,900	0.76
04-08-15-444-022.000-004	CENTER	04101	510	004	11/21/2018	136,000	14,000	89,200	103,200	0.76
04-08-15-223-070.000-004	CENTER	04121	510	004	2/2/2018	109,000	9,600	75,600	85,200	0.78
04-08-15-100-012.000-004	CENTER	04106	510	004	12/7/2018	109,900	11,900	74,200	86,100	0.78
04-08-15-112-039.000-004	CENTER	04111	510	004	11/9/2018	140,000	14,900	101,200	116,100	0.83
04-08-15-221-091.000-004	CENTER	04121	510	004	10/18/2018	75,000	7,300	56,500	63,800	0.85
04-08-15-442-042.000-004	CENTER	04106	510	004	10/1/2018	72,500	7,900	54,600	62,500	0.86
04-08-15-111-025.000-004	CENTER	04106	510	004	8/27/2018	118,000	15,300	90,700	106,000	0.90
04-08-15-222-067.000-004	CENTER	04121	510	004	8/6/2018	66,500	9,600	50,200	59,800	0.90
04-08-15-223-050.000-004	CENTER	04121	510	004	1/3/2018	64,500	5,000	53,700	58,700	0.91
04-08-15-113-028.000-004	CENTER	04111	510	004	6/15/2018	130,000	11,600	108,200	119,800	0.92
04-08-15-224-069.000-004	CENTER	04121	510	004	7/19/2018	100,000	9,500	82,700	92,200	0.92
04-08-15-222-030.000-004	CENTER	04121	510	004	12/21/18	109,900	14,400	88,300	102,700	0.93
04-08-15-113-032.000-004	CENTER	04111	510	004	5/15/2018	105,000	9,900	91,200	101,100	0.96
04-09-33-500-001.001-003	CENTER	03301	511	003	12/19/2018	133,000	27,900	101,100	129,000	0.97
04-08-15-441-037000-004	CENTER	04101	510	004	10/19/2018	125,000	15,600	106,600	122,200	0.98
04-08-15-221-097.000-004	CENTER	04121	510	004	8/24/2018	77,000	7,800	68,100	75,900	0.99
04-08-15-224-058.000-004	CENTER	04121	510	004	5/18/2018	82,500	7,800	73,600	81,400	0.99
04-08-10-333-072.000-004	CENTER	04121	510	004	8/15/2018	89,900	9,600	79,700	89,300	0.99
04-08-10-333-033.000-004	CENTER	04106	510	004	10/26/2018	137,000	8,800	132,700	141,500	1.03
04-08-15-113-001.000-004	CENTER	04111	510	004	1/2/2018	147,800	18,300	135,400	153,700	1.04
04-08-15-114-001.001-004	CENTER	04106	510	004	6/29/2018	260,000	25,700	257,300	283,000	1.09
04-08-15-224-028.000-004	CENTER	04121	510	004	4/2/2018	125,000	11,200	128,000	139,200	1.11
04-08-15-222-112.000-004	CENTER	04121	510	004	1/3/2018	55,000	9,600	51,700	61,300	1.11
04-08-15-222-083.000-004	CENTER	04121	510	004	7/2/2018	50,000	7,400	51,000	58,400	1.17
04-08-16-111-076.000-004	CENTER	04116	510	004	9/18/2018	48,000	7,800	49,000	56,800	1.18
04-08-15-221-044.001-004	CENTER	04121	510	004	7/1/2018	80,000	12,100	87,700	99,800	1.25
04-08-16-111-068.000-004	CENTER	04121	510	004	2/6/2018	45,000	5,000	51,400	56,400	1.25
04-08-23-200-010.002-003	CENTER	03301	511	003	10/9/2018	147,000	30,800	162,000	192,800	1.31
04-08-15-113-036.000-004	CENTER	04111	510	004	12/12/2018	60,000	9,300	71,700	81,000	1.35
04-08-09-400-015.000-004	CENTER	03301	511	004	3/26/2018	112,000	23,600	127,900	151,500	1.35

Median 0.9664
COD 14.8000
PRD 1.0113

Group 3

Grant Twsp

04-14-13-444-011.000-007	GRANT	07101	510	007	7/13/2018	36,000	1,500	34,500	26,000	0.72
04-14-13-443-012.000-007	GRANT	07101	510	007	2/16/2018	69,900	6,300	46,100	52,400	0.75
04-14-24-114-082.000-007	GRANT	07103	511	007	11/21/2018	64,000	7,200	41,400	48,600	0.76
04-14-24-111-110.000-007	GRANT	07103	510	007	12/12/2018	58,000	5,400	42,400	47,800	0.82
04-14-24-113-013.002-007	GRANT	07103	511	007	12/6/2018	35,000	5,300	26,600	31,900	0.91
04-14-34-400-008.001-006	GRANT	06302	511	006	9/11/2018	60,000	20,700	37,400	58,100	0.97
04-14-24-113-007.000-007	GRANT	07103	511	007	2/15/2018	35,000	5,900	28,700	34,600	0.99
04-14-13-443-019.000-007	GRANT	07101	510	007	3/16/2018	45,000	6,300	40,200	46,500	1.03
04-14-24-112-049.000-007	GRANT	07101	510	007	7/30/2018	35,500	6,900	33,700	40,600	1.14
04-14-24-113-034.000-007	GRANT	07103	511	007	5/14/2018	36,000	6,700	37,600	44,300	1.23
								Median		0.9399
								COD		14.87
								PRD		1.0276

Group 4

Oak Grove Twsp

04-12-18-444-036.000-011										
04-12-18-444-020.000-011	OAK GROVE	11104	510 500	011	12/18/18	75,000	12,200	47600	59,800	0.80
04-12-18-111-002.000-011	OAK GROVE	11105	510	011	7/9/2018	181,400	11,200	143300	154,500	0.85
04-12-18-443-074.001-011	OAK GROVE	11104	511	011	3/5/2018	103,500	9,000	79200	88,200	0.85
04-12-18-111-024.000-011	OAK GROVE	11105	510	011	6/20/2018	165,900	12,200	131200	143,400	0.86
04-12-18-111-018.000-011	OAK GROVE	11105	510	011	7/27/2018	164,175	10,900	134600	145,500	0.89
04-12-18-114-006.000-011	OAK GROVE	11103	510	011	1/9/2018	68,000	9,600	51000	60,600	0.89
04-12-18-111-013.000-011	OAK GROVE	11105	510	011	12/21/18	186,900	10,900	158500	169,400	0.91
04-12-19-111-022.000-011	OAK GROVE	11104	510	011	7/24/2018	53,775	6,600	43000	49,600	0.92
04-12-20-222-022.000-011	OAK GROVE	11104	510	011	4/10/2018	116,000	10,200	98900	109,100	0.94
04-12-05-200-004.000-010	OAK GROVE	10302	511	010	7/13/2018	120,000	23,100	91600	114,700	0.96
04-12-18-111-031.000-011	OAK GROVE	11105	510	011	4/13/2018	169,900	15,400	148300	163,700	0.96
04-12-18-444-024.000-011	OAK GROVE	11104	510	011	8/31/2018	75,000	6,600	66100	72,700	0.97
04-12-18-114-030.000-011	OAK GROVE	11103	510	011	7/23/2018	90,000	13,300	76100	89,400	0.99
04-12-08-600-002.003-010										
04-12-05-300-010.002-010	OAK GROVE	10302	501 511	010	1/17/2018	125,000	23,500	101000	124,500	1.00
04-12-18-441-060.000-011	OAK GROVE	11104	510	011	7/31/2018	53,000	7,800	47300	54,800	1.03
04-12-20-222-024.000-011	OAK GROVE	11104	511	011	2/15/2018	70,000	6,800	67300	74,100	1.06
04-12-18-443-112.000-011	OAK GROVE	11104	510	011	10/5/2018	85,000	6,600	87000	93,600	1.10
04-12-18-442-004.000-011	OAK GROVE	11104	511	011	8/23/2018	80,000	9,200	82300	91,500	1.14
04-12-18-443-043.000-011	OAK GROVE	11104	510	011	10/5/2018	84,900	6,600	91400	98,000	1.15
04-12-17-333-015.000-011	OAK GROVE	11104	511	011	3/26/2018	45,000	8,100	47400	55,500	1.23
04-12-17-332-008.000-011	OAK GROVE	11104	511	011	1/12/2018	91,500	12,200	101200	113,400	1.24
04-12-18-600-009.003-010	OAK GROVE	10302	510	010	5/17/2018	65,000	14,200	67800	82,000	1.26
								Median		0.9664
								COD		11.0700
								PRD		1.0284

**Group 5
Richland Twsp**

04-03-21-100-001.000-014	RICHLAND	14301	511	014	4/3/2018	133,300	23,300	91,500	114,800	0.86
04-04-23-331-070.000-015	RICHLAND	15101	510	015	6/11/2018	75,000	7,000	58,500	65,500	0.87
04-04-23-332-031.000-015	RICHLAND	15101	510	015	11/20/2015	89,900	7,000	72,700	79,700	0.89
04-04-23-223-001.001-015	RICHLAND	15101	511	015	11/28/2018	103,000	11,900	80,800	92,700	0.90
04-03-18-200-002.001-014	RICHLAND	14301	511	014	7/9/2018	175,000	21,300	138,400	159,700	0.91
04-04-23-331-055.000-015	RICHLAND	15101	510	015	8/23/2018	99,500	7,000	89,600	96,600	0.97
04-04-23-331-037.000-015	RICHLAND	15101	510	015	4/26/2018	67,900	7,000	68,800	75,800	1.12
								Median	0.9000	
								COD	7.4200	
								PRD	1.0228	

**Group 6
Gilboa, Hickory Grove, Parish Grove, Pine, Union, York**

04-14-09-700-003.001-008	Hickory Grove	08301	511	008	10/12/2018	120,000	21,100	117,300	138,400	0.99
04-02-06-700-007.001-016	UNION	16301	511	016	1/16/2018	188,000	31,400	117,200	148,600	0.79
04-15-35-112-055.000-009	Hickory Grove	09101	510	009	2/2/2018	42,500	5,000	33,300	38,300	0.90
04-07-36-200-004.000-012	PARISH GROVE	12301	511	012	12/13/2018	125,000	20,400	102,800	123,200	0.99
04-02-21-900-004.001-016	UNION	16301	511	016	2/23/2018	120,000	31,300	87,600	118,900	0.99
04-02-31-400-010.000-016	UNION	16301	511	016	1/8/2018	100,000	2,300	76,800	99,800	1.00
04-05-01-114-001.000-017	YORK	17101	511	017	2/1/2018	58,000	12,700	46,400	59,100	1.02
04-06-23-600-003.001-012	PARISH GROVE	12301	511	012	7/20/2018	115,000	36,700	94,200	120,900	1.05
04-02-15-400-008.000-005	GILBOA	05301	511	005	11/29/2018	79,000	23,500	70,600	94,100	1.19
04-05-01-100-001.001-017	YORK	17301	511	017	5/31/2018	35,000	24,300	18,800	43,100	1.23
								Median	1.0085	
								COD	9.7200	
								PRD	1.0292	

SDFD	ParcelNumber	MultiParcel	Primary	StudySection	Grouping	TownshipName	Neighborhood	PropertyClass	TaxingDistrict	SaleDate	StudySalePrice	CurrentLandAV	CurrentImpAV	CurrentTotalAV
C04-2018-1000024	04-12-08-600-002.003-010	Y	N			OAK GROVE	10302	501	010	1/17/2018	125000.00	2200.00	0.00	2200.00
C04-2018-1000024	04-12-05-300-010.002-010	Y	Y			OAK GROVE	10302	511	010	1/17/2018	125000.00	21300.00	101000.00	122300.00
C04-2018-1000123	04-08-10-400-010.000-004	Y	Y			CENTER	03301	511	004	5/4/2018	110000.00	34800.00	58400.00	93200.00
C04-2018-1000123	04-08-15-100-003.000-004	Y	N			CENTER	03301	100	004	5/4/2018	110000.00	2200.00	0.00	2200.00
C04-2018-1000279	04-12-22-223-005.000-001	Y	N			BOLIVAR	01104	500	001	9/25/2018	67500.00	2400.00	0.00	2400.00
C04-2018-1000280	04-12-22-223-006.000-001	Y	Y			BOLIVAR	01104	510	001	9/25/2018	67500.00	7600.00	64100.00	71700.00
C04-2018-1000338	04-12-18-444-020.000-011	Y	N			OAK GROVE	11104	500	011	12/18/18	75000.00	5600.00	0.00	5600.00
C04-2018-1000339	04-12-18-444-036.000-011	Y	Y			OAK GROVE	11104	510	011	12/18/18	75000.00	6600.00	47600.00	54200.00