

Township	Property Type	Number of Properties	Ratio	Ratio	PRD
Bearcreek	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Greene	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Jackson	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Jefferson	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	43	0.97	7.38	100.18%
Knox	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Madison	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	43	0.97	7.38	100.18%
Noble	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	43	0.97	7.38	100.18%
Penn	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Pike	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	43	0.97	7.38	100.18%
Richland	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	43	0.97	7.38	100.18%
Wabash	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	18	0.98	8.10	101.86%
Wayne	Vacant Res	0	0.00	0.00	0.00%
	Improved Res	133	0.97	7.78	100.99%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	6	0.97	7.09	101.11%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%
2017 pay 2018 Net Sales AV			17,025,500		
Net Sales Price			17,639,000	96.52%	

SDFID	Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	NBHD Code
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County Wide Vacant Residential

0 sales in the county

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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SOID	Parcel Number	CLDT Tax District	School District	Property Class	County Tax District	Township Name	NBD 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
Bears Creek, Greene, Jackson, Knox, Penn & Wabash Improved Residential																		
C38-2015-233203	38-01-34-104-036-000-011	38-01-34-104-031-000-011				PENN	381001-011	BGHPW	C	G	06/05/15	102,000	104,400	11,500	88,500	80,000	0.77	0.21
C38-2016-699959	38-03-35-700-015-000-030					BEARCREEK	382001-030	BGHPW	C-2	G	10/03/16	220,000	220,000	21,500	199,000	180,500	0.91	0.16
C38-2014-810023	38-06-05-800-007-002-022	38-06-05-600-007-003-022				GREENE	382001-022	BGHPW	D-1	A	08/29/14	118,750	120,900	26,800	73,000	100,400	0.83	0.15
C38-2014-812077	38-03-35-200-001-000-030					JACKSON	382001-030	BGHPW	D-1	G	06/16/14	78,000	81,000	14,900	55,000	70,700	0.87	0.10
C38-2016-847062	38-03-02-400-024-000-030					BEARCREEK	382001-030	BGHPW	C	G	09/22/16	131,000	131,000	18,700	107,300	116,000	0.89	0.09
C38-2015-850381	38-06-08-400-001-001-022					GREENE	382001-022	BGHPW	C-1	G	03/01/15	113,000	113,000	15,800	81,500	106,300	0.88	0.04
C38-2015-2086145	38-06-24-403-011-000-022					GREENE	382003-022	BGHPW	C-2	G	07/31/15	120,000	125,600	18,400	99,600	118,000	0.94	0.04
C38-2014-8010793	38-06-26-300-022-000-022					GREENE	382001-022	BGHPW	B-1	A	09/12/14	185,000	191,400	18,300	167,000	183,300	0.86	0.03
C38-2016-2974781	38-01-34-403-002-000-010					PENN	381001-010	BGHPW	C	A	09/30/16	105,900	105,900	18,600	84,100	103,700	0.97	0.01
C38-2016-362094	38-04-05-101-017-000-032					WABASH	382002-032	BGHPW	C	A	09/09/16	46,000	46,000	6,700	38,500	45,200	0.98	0.01
C38-2016-8421446	38-03-17-103-034-000-021					BEARCREEK	382101-021	BGHPW	C	G	12/21/15	65,800	68,500	13,200	56,200	65,400	0.96	0.01
C38-2014-7720388	38-06-29-400-012-002-022					GREENE	382201-022	BGHPW	B-2	A	07/03/14	317,500	329,400	21,300	305,800	327,100	0.99	0.02
C38-2014-8496981	38-06-25-300-020-000-022	38-06-25-300-031-000-022				GREENE	382001-022	BGHPW	C-1	A	08/20/14	85,800	88,700	13,900	87,000	100,900	1.02	0.06
C38-2014-7836373	38-01-27-403-051-000-011					PENN	381001-011	BGHPW	C-1	G	10/27/14	53,000	54,700	7,600	48,000	56,600	1.03	0.06
C38-2015-8396148	38-02-18-200-008-000-023					JACKSON	382001-023	BGHPW	C	A	06/20/15	70,000	71,600	10,000	60,200	71,100	1.06	0.09
C38-2015-6379447	38-03-34-300-015-000-020					BEARCREEK	382001-020	BGHPW	D-1	A	09/01/15	62,000	63,500	13,400	54,100	67,500	1.06	0.09
C38-2016-8418574	38-06-24-407-011-000-022					GREENE	382002-022	BGHPW	C-1	G	11/02/16	64,000	64,000	11,200	58,200	69,400	1.08	0.11
C38-2014-8536297	38-06-14-400-012-000-022					GREENE	382001-022	BGHPW	C-1	A	07/30/14	78,500	81,400	18,400	77,500	95,900	1.18	0.20
Number of Sales																		
Mean																		1.00
Weighted Mean																		0.97
Median																		0.98
Av. Absolute Dev																		0.03
COO																		0.03
SDO																		0.03

Parcel Number	CLBT Tax District	School District	Property Class	County Tax District	Township Name	NBD Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Ratio	Absolute Deviation
Jefferson, Madison, Noble, Pike & Richland Improved Residential																	
38-09-08-401-025-000-014		JAY 2017	RATIO STUDY NEW		RICHLAND	381401-014	JUNPR	Dw1	F	03/24/14	39,900	41,600	4,600	27,400	31,900	0.77	0.21
38-09-08-401-025-000-029					PIKE	382901-029	JUNPR	Dw2	A	11/14/16	79,900	79,900	14,600	50,500	65,100	0.81	0.16
38-09-08-401-025-000-031					NOBLE	382601-031	JUNPR	C	A	04/24/15	65,000	66,600	4,200	50,800	55,100	0.83	0.15
38-09-08-401-025-000-031					RICHLAND	381102-031	JUNPR	D	A	07/26/16	26,600	26,600	6,700	16,900	22,600	0.85	0.12
38-09-08-401-025-000-031					PIKE	382901-031	JUNPR	E-1	F	10/13/16	40,000	40,000	29,900	11,800	54,700	0.87	0.11
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	Cv1	G	08/21/15	77,000	79,800	8,900	62,500	69,400	0.88	0.09
38-09-08-401-025-000-031					MADISON	383601-031	JUNPR	C	G	04/12/16	125,000	127,700	14,400	94,900	113,300	0.89	0.09
38-09-08-401-025-000-031					RICHLAND	383305-030	JUNPR	D	A	07/24/15	120,000	122,600	17,300	91,700	109,000	0.89	0.08
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	C	G	04/12/16	87,500	87,500	9,400	69,300	78,700	0.91	0.08
38-09-08-401-025-000-031					MADISON	382601-028	JUNPR	Cv1	G	04/07/15	154,200	158,200	20,500	124,200	144,700	0.91	0.06
38-09-08-401-025-000-031					NOBLE	382801-028	JUNPR	Dw2	A	10/14/15	65,000	66,200	14,500	46,200	60,700	0.92	0.06
38-09-08-401-025-000-031					RICHLAND	381404-014	JUNPR	C	A	05/15/15	57,500	59,900	5,100	49,100	54,200	0.92	0.05
38-09-08-401-025-000-031					MADISON	382701-027	JUNPR	C	A	11/25/15	75,500	79,900	8,600	64,800	73,400	0.92	0.05
38-09-08-401-025-000-031					RICHLAND	381403-014	JUNPR	C	Ex	11/20/15	84,900	86,300	10,500	69,800	80,300	0.93	0.04
38-09-08-401-025-000-031					RICHLAND	381403-014	JUNPR	Cv1	A	07/30/14	91,000	94,300	19,900	71,000	87,900	0.93	0.04
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	Dw1	F	06/01/15	38,000	38,900	9,400	26,400	34,800	0.94	0.03
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	C-1	Ex	07/28/16	67,500	67,500	9,900	55,600	64,900	0.88	0.04
38-09-08-401-025-000-031					RICHLAND	383301-030	JUNPR	C	A	06/14/15	72,100	73,800	10,800	60,300	71,100	0.98	0.01
38-09-08-401-025-000-031					JEFFERSON	382401-024	JUNPR	Cv1	G	02/25/16	131,000	131,000	12,400	114,500	126,900	0.97	0.00
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	D-1	A	06/27/14	67,000	69,500	12,000	55,600	67,600	0.97	0.00
38-09-08-401-025-000-031					JEFFERSON	382401-024	JUNPR	Cv1	G	02/25/16	75,000	75,000	14,000	61,800	75,900	0.97	0.00
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	Cv2	G	02/16/16	79,900	79,900	8,100	72,000	78,100	0.98	0.00
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	C	A	08/19/16	75,000	75,000	11,200	62,300	73,500	0.88	0.01
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	C	A	08/19/16	61,000	61,000	8,500	51,800	60,300	0.99	0.02
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	C	A	03/29/14	57,800	59,200	6,100	44,800	50,900	0.99	0.02
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	C	A	08/24/15	57,800	59,200	8,600	46,400	54,000	1.00	0.00
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	Dw2	G	10/20/15	75,500	76,900	7,700	71,500	77,300	1.01	0.03
38-09-08-401-025-000-031					NOBLE	382601-028	JUNPR	Cv2	A	03/14/14	165,000	173,600	14,600	158,600	173,500	1.01	0.04
38-09-08-401-025-000-031					RICHLAND	383301-030	JUNPR	C-1	A	02/06/14	72,500	75,700	7,700	66,000	76,600	1.01	0.04
38-09-08-401-025-000-031					PIKE	382901-029	JUNPR	Cv1	A	10/04/14	135,325	140,900	17,800	118,000	136,800	1.02	0.05
38-09-08-401-025-000-031					RICHLAND	383301-030	JUNPR	Cv2	A	03/23/15	190,000	195,100	19,100	169,800	199,900	1.02	0.05
38-09-08-401-025-000-031					RICHLAND	381401-014	JUNPR	C-1	G	02/27/15	68,000	69,800	4,500	67,800	72,300	1.03	0.06
38-09-08-401-025-000-031					RICHLAND	383301-030	JUNPR	C-1	F	01/14/15	44,900	46,200	4,600	40,400	45,000	1.08	0.09
38-09-08-401-025-000-031					RICHLAND	381404-014	JUNPR	D	A	06/21/16	24,900	24,900	2,300	24,600	26,900	1.08	0.11
38-09-08-401-025-000-031					JEFFERSON	382401-024	JUNPR	C	F	09/29/16	101,150	101,200	26,400	85,600	110,000	1.10	0.12
38-09-08-401-025-000-031					MADISON	383601-026	JUNPR	C-1	G	07/29/15	104,000	106,300	23,600	84,300	117,900	1.11	0.14
38-09-08-401-025-000-031					RICHLAND	381101-031	JUNPR	C-1	A	03/20/15	45,000	46,200	5,600	40,700	45,300	1.11	0.14
38-09-08-401-025-000-031					RICHLAND	383301-030	JUNPR	D	A	08/05/14	68,500	71,000	15,500	54,700	69,200	1.13	0.18
38-09-08-401-025-000-031					RICHLAND	381404-014	JUNPR	D	A	06/19/16	22,000	22,000	2,300	22,800	25,100	1.14	0.17
38-09-08-401-025-000-031					RICHLAND	381102-031	JUNPR	Dw1	A	12/01/15	42,400	43,100	18,000	33,300	41,300	1.19	0.22
											3,428,690		3,331,900	41,800	1.19	0.29	
Number of Sales																	43
Mean																	97.30%
Weighted Mean																	97.13%
Median																	1.97
Av. Absolute Dev																	7.18
Std. Dev.																	1.26
Std. Err.																	190.18%

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
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County Wide Vacant Commercial

0 sales in the county

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
County Wide Improved Commercial																		
C38-2015-9610833	38-07-16-304-014.000-034	034	3945	499	0012	WAYNE	3834040-034	CwComImp	D-1	G	06/05/15	105,000	107,500	39,500	44,800	84,300	0.78	0.19
C38-2015-8925921	38-07-20-104-076.000-034	034	3945	420	0012	WAYNE	3834038-034	CwComImp	D	G	05/29/15	38,000	38,900	11,600	24,100	35,700	0.92	0.06
C38-2015-1237737	38-09-08-104-081.000-014	014	3945	444	0010	RICHLAND	3814014-014	CwComImp	C+2	A	10/28/15	135,000	137,400	18,200	113,600	131,800	0.96	0.02
C38-2016-2606965	38-07-20-401-035.000-034	034	3945	429	0012	WAYNE	3834036-034	CwComImp	D-1	A	05/23/16	60,000	60,000	5,800	53,600	59,400	0.99	0.02
C38-2014-9342792	38-07-17-404-007.000-034/3E	034	3945	420	0012	WAYNE	3834040-034	CwComImp	C	G	01/28/14	85,000	88,700	28,100	61,000	89,100	1.00	0.03
C38-2015-4176959	38-07-20-102-091.000-034	034	3945	401	0012	WAYNE	3834019-034	CwComImp	D	A	03/30/15	62,500	64,100	11,200	58,100	69,300	1.08	0.11
													496,600			469,600	5.74	0.41
Number of Sales																		6
Mean																		95.61%
Weighted Mean																		94.56%
Median																		0.97
Av Absolute Dev																		6.91
COD																		7.09
PRD																		101.11%

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
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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	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
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County Wide Improved Industrial

0 sales in the county

SDFID	ParcelNumber	MultiParcel	Primary	StudySection	Grouping	Township	Neighborhood	PropertyClass	TaxingDistrict	SaleDate	StudySalePrice	CurrentLandAV	CurrentImpAV	CurrentTotalAV
C38-2014-6109023	38-06-05-800-007.002-022	Y	Y	ResImp	BGJKPW	GREENE	3822001-022	541	022	08/29/14	120900	21800	73600	95400
C38-2014-6109023	38-06-05-400-007.003-022	Y	N	ResImp	BGJKPW	GREENE	3822001-022	501	022	08/29/14	120900	5000	0	5000
C38-2014-9426561	38-06-25-300-032.000-022	Y	Y	ResImp	BGJKPW	GREENE	3822001-022	501	022	09/30/14	98700	11800	76300	88100
C38-2014-9426561	38-06-25-300-031.000-022	Y	N	ResImp	BGJKPW	GREENE	3822001-022	599	022	09/30/14	98700	2100	10700	12800
C38-2015-2330203	38-01-34-104-035.000-011	Y	Y	ResImp	BGJKPW	PENN	3811001-011	510	011	06/05/15	104400	6400	68500	74900
C38-2015-2330203	38-01-34-104-031.000-011	Y	N	ResImp	BGJKPW	PENN	3811001-011	500	011	06/05/15	104400	5100	0	5100
C38-2015-2005801	38-09-14-304-007.000-031	Y	Y	ResImp	JMNPR	RICHLAND	3831002-031	510	031	12/01/15	43100	13500	33300	46800
C38-2015-2005801	38-09-14-304-004.000-031	Y	N	ResImp	JMNPR	RICHLAND	3831002-031	501	031	12/01/15	43100	4500	0	4500
C38-2015-5227899	38-12-05-404-008.000-027	Y	Y	ResImp	JMNPR	MADISON	3827001-027	511	027	11/25/15	79800	4800	64900	69700
C38-2015-5227899	38-12-05-404-007.000-027	Y	N	ResImp	JMNPR	MADISON	3827001-027	500	027	11/25/15	79800	3800	0	3800
C38-2015-7378170	38-09-10-101-003.000-030	Y	Y	ResImp	JMNPR	RICHLAND	3830001-030	511	030	06/14/15	73800	10500	60300	70800
C38-2015-7378170	38-09-10-101-004.003-030	Y	N	ResImp	JMNPR	RICHLAND	3830001-030	501	030	06/14/15	73800	300	0	300
C38-2015-8671013	38-08-11-300-013.001-028	Y	Y	ResImp	JMNPR	NOBLE	3828001-028	511	028	03/23/15	195100	16300	180800	197100
C38-2015-8671013	38-08-11-300-013.000-028	Y	N	ResImp	JMNPR	NOBLE	3828001-028	500	028	03/23/15	195100	2800	0	2800
C38-2014-6455070	38-07-20-201-061.000-034	Y	Y	ResImp	None	WAYNE	3834019-034	510	034	08/25/14	104000	8600	92600	101200
C38-2014-6455070	38-07-20-201-062.000-034	Y	N	ResImp	None	WAYNE	3834019-034	500	034	08/25/14	104000	6900	0	6900
C38-2014-7647274	38-07-19-104-014.000-034	Y	Y	ResImp	None	WAYNE	3834016-034	510	034	11/26/14	110400	12900	88700	101600
C38-2014-7647274	38-07-19-104-013.001-034	Y	N	ResImp	None	WAYNE	3834016-034	500	034	11/26/14	110400	500	0	500
C38-2014-7647274	38-07-19-104-017.002-034	Y	N	ResImp	None	WAYNE	3834016-034	500	034	11/26/14	110400	900	0	900
C38-2014-8269422	38-07-24-103-028.000-033	Y	Y	ResImp	None	WAYNE	3833010-033	511	033	12/18/14	136000	23100	101900	125000
C38-2014-8269422	38-07-24-103-024.000-033	Y	N	ResImp	None	WAYNE	3833010-033	501	033	12/18/14	136000	1700	0	1700
C38-2014-8856920	38-07-21-201-031.000-034	Y	Y	ResImp	None	WAYNE	3834004-034	510	034	03/21/14	77100	13700	59900	73600
C38-2014-8856920	38-07-21-102-023.000-034	Y	N	ResImp	None	WAYNE	3834004-034	599	034	03/21/14	77100	7500	700	8200
C38-2014-9729945	38-07-21-302-068.000-034	Y	Y	ResImp	None	WAYNE	3834006-034	510	034	10/31/14	39200	7200	37700	44900
C38-2014-9729945	38-07-21-302-074.000-034	Y	N	ResImp	None	WAYNE	3834006-034	500	034	10/31/14	39200	5700	0	5700
C38-2015-9658611	38-07-34-300-014.000-033	Y	Y	ResImp	None	WAYNE	3833002-033	511	033	03/30/15	171700	19600	143000	162600
C38-2015-9658611	38-07-34-300-013.000-033	Y	N	ResImp	None	WAYNE	3833002-033	501	033	03/30/15	171700	3200	0	3200
C38-2016-8354474	38-07-33-100-010.000-033	Y	Y	ResImp	None	WAYNE	3833002-033	511	033	09/29/16	210000	19000	147500	166500
C38-2016-8354474	38-07-33-100-008.000-033	Y	N	ResImp	None	WAYNE	3833002-033	599	033	09/29/16	210000	15600	52900	68500
C38-2014-9342792	38-07-17-404-007.000-034	Y	Y	ComImp	CwComImp	WAYNE	3834040-034	420	034	01/28/14	88700	23700	61000	84700
C38-2014-9342792	38-07-17-404-027.001-034	Y	N	ComImp	CwComImp	WAYNE	3834040-034	400	034	01/28/14	88700	1700	0	1700
C38-2014-9342792	38-07-17-404-033.001-034	Y	N	ComImp	CwComImp	WAYNE	3834040-034	500	034	01/28/14	88700	2700	0	2700

JAY 2017 RATIO STUDY.xlsx

[Sales removed from study that are listed as valid in the sales file](#)

SDFID	Parcel Number	Prop Class	Date of Sale	STUDY	Reason for Removal
JAY 2017 RATIO STUDY.xlsx					
<u>Jefferson Twsp</u>					
Res Improved:					
C38-2014-2171704	38-10-07-100-007.000-024	511	01/24/14	75,000	Significant physical change after the sale
<u>Pike Twsp</u>					
Res Improved:					
C38-2014-9700585	38-11-10-400-011.000-029	511	06/11/14	79,900	Duplicate Sale
<u>Wayne Twsp</u>					
Res Improved:					
C38-2014-2408213	38-07-20-201-061.000-034/38-	510	08/25/14	100,500	Duplicate Sale
C38-2014-5205125	38-07-21-201-087.000-034	510	05/02/14	63,000	Duplicate Sale
Comm Improved:					
C38-2014-8589372	38-07-16-200-014.000-034	685	04/03/14	128,000	Change in use