

JAY 2010 RATIO STUDY

<u>Township</u>	<u>Property Type</u>	<u>Number of Sales</u>	<u>Median</u>	<u>C O D</u>	<u>PRD</u>
Bearcreek	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	19	0.97	14.23	101.37%
Greene	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	31	0.97	12.66	101.93%
Jackson	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	31	0.97	12.66	101.93%
Jefferson	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	15	0.98	13.92	102.08%
Knox	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	31	0.97	12.66	101.93%
Madison	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	15	0.98	13.92	102.08%
Noble	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	19	0.97	14.23	101.37%
Penn	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	31	0.97	12.66	101.93%
Pike	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	15	0.98	13.92	102.08%
Richland	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	67	0.97	13.97	102.71%
Wabash	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	19	0.97	14.23	101.37%
Wayne	Vacant Res	15	0.98	17.26	101.71%
	Improved Res	181	0.97	13.51	102.66%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	9	0.97	15.58	101.55%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%

2009 pay 2010 Gross AV	24,503,900
2010 pay 2011 Gross AV	24,367,600
Gross Sales Price	25,329,000
Summary	96.20%

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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																
38-07-20-101-065.000-034	38034	3945	500	380012	Wayne	3834019			07/05/07	15,950	16,400	10,500	0	10,500	0.64	0.34
38-09-04-300-030.011-014	38014	3945	501	380010	Richland	3814001			08/16/07	9,000	9,200	6,200	0	6,200	0.67	0.30
38-12-08-101-024.000-027	38027	3945	501	380006	Madison	3827001			03/05/07	3,250	3,300	2,700	0	2,700	0.82	0.16
38-07-21-304-009.000-034	38034	3945	510	380012	Wayne	3834006			11/09/07	10,000	10,200	8,500	0	8,500	0.83	0.14
38-09-23-102-030.000-031	38031	3945	500	380010	Richland	3831002			11/21/07	5,000	5,100	4,500	0	4,500	0.88	0.10
38-07-20-203-027.002-034	38034	3945	510	380012	Wayne	3834017			10/01/07	19,000	19,500	17,700	0	17,700	0.91	0.07
38-07-20-401-037.000-034	38034	3945	500	380012	Wayne	3834006			07/30/09	4,000	4,000	3,700	0	3,700	0.93	0.05
38-07-20-203-027.003-034	38034	3945	510	380012	Wayne	3834017			09/05/07	18,000	18,400	18,000	0	18,000	0.98	0.00
38-09-08-103-046.000-014	38014	3945	500	380010	Richland	3814001			05/30/08	4,000	4,100	4,300	0	4,300	1.05	0.07
38-09-04-300-030.005-014	38014	3945	501	380010	Richland	3814001			11/19/07	6,000	6,100	6,700	0	6,700	1.10	0.12
38-02-10-400-007.005-023	38023	3945	501	380003	Jackson	3823001			01/24/08	15,500	15,800	17,600	0	17,600	1.11	0.14
38-07-21-202-091.000-034	38034	3945	510	380012	Wayne	3834004			07/23/08	10,000	10,200	11,600	0	11,600	1.14	0.16
38-07-32-101-007.005-033	38033	3945	511	380012	Wayne	3833006			10/09/07	22,000	22,500	25,800	0	25,800	1.15	0.17
38-10-33-202-006.002-024	38024	3945	501	380004	Jefferson	3824001			09/12/08	5,500	5,600	7,100	0	7,100	1.27	0.29
38-09-24-202-122.000-031	38031	3945	500	350010	Richland	3831001			04/22/09	4,000	4,000	5,600	0	5,600	1.40	0.42
											154,400			150,500	14.87	2.53
Number of Sales	15															
Mean	99.15%															
Weighted Mean	97.47%															
Median	0.98															
Average Absolute Deviation	16.88															
COD	17.26															
PRD	101.71%															

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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
Bearcreek, Noble & Wabash Improved Residential																
38-04-21-400-007.000-032	38032	3945	511	380011	Wabash	3832001	C	AV	09/11/07	103,600	106,200	14,400	58,800	73,200	0.69	0.28
38-08-31-200-003.002-028	38028	3945	511	380007	Noble	3828001	D+1	G	02/08/08	62,700	64,000	12,000	35,300	47,300	0.74	0.23
38-03-28-300-008.000-020	38020	3945	511	380001	Bearcreek	3820001	C	G	05/16/08	75,000	76,300	13,100	49,500	62,600	0.82	0.15
38-08-08-200-001.000-028	38028	3945	511	380007	Noble	3828001	C	G	12/20/07	100,000	102,200	13,500	70,500	84,000	0.82	0.15
38-03-03-400-014.000-020	38020	3945	511	380001	Bearcreek	3820001	D+2	F	04/03/07	25,000	25,700	8,700	13,000	21,700	0.84	0.13
38-03-17-402-018.000-021	38021	3945	510	380001	Bearcreek	3821001	C	AV	09/17/08	61,000	61,900	5,300	47,000	52,300	0.84	0.13
38-08-12-100-002.000-028	38028	3945	511	380007	Noble	3828001	C-1	G	09/08/08	83,500	84,700	14,500	59,100	73,600	0.87	0.10
38-08-14-100-005.001-028/38-	38028	3945	511	380007	Noble	3828001	C	G	06/20/07	100,000	102,700	13,400	76,700	90,100	0.88	0.10
38-08-21-300-015.000-028	38028	3945	511	380007	Noble	3828001	C-1	G	03/02/07	67,000	69,000	14,600	51,100	65,700	0.95	0.02
38-03-09-200-003.002-020	38020	3945	511	380001	Bearcreek	3820001	C+2	AV	09/26/07	161,000	164,900	14,600	145,900	160,500	0.97	0.00
38-08-11-600-011.000-028	38028	3945	511	380007	Noble	3828001	C	AV	08/25/08	128,000	129,900	13,100	119,400	132,500	1.02	0.05
38-08-05-200-001.000-028	38028	3945	511	380007	Noble	3828001	C	F	06/14/07	66,000	67,800	15,300	54,600	69,900	1.03	0.06
38-03-05-400-017.001-020/38-	38020	3945	511	380001	Bearcreek	3820001	C	AV	10/01/09	81,500	81,500	12,800	72,100	84,900	1.04	0.07
38-03-18-200-010.000-020	38020	3945	541	380001	Bearcreek	3820001	E+1	AV	05/18/07	70,000	71,900	14,600	65,300	79,900	1.11	0.14
38-04-03-700-012.000-032	38032	3945	511	380011	Wabash	3832001	C-1	AV	12/11/07	45,000	46,000	14,100	37,600	51,700	1.12	0.15
38-08-30-300-007.000-028	38028	3945	510	380007	Noble	3828001	D	G	05/06/09	40,000	40,000	9,900	36,300	46,200	1.16	0.18
38-03-17-201-008.000-021	38021	3945	540	380001	Bearcreek	3821001	E	F	08/31/09	25,000	25,000	10,600	18,400	29,000	1.16	0.19
38-08-21-400-011.001-028	38028	3945	511	380007	Noble	3828001	C-1	AV	07/08/09	83,000	83,000	12,100	89,300	101,400	1.22	0.25
38-08-10-200-001.000-028	38028	3945	511	380007	Noble	3828001	C+1	G	10/26/09	85,000	85,000	9,700	94,400	104,100	1.22	0.25
											1,487,700			1,430,600	18.52	2.63
Number of Sales	19															
Mean	97.48%															
Weighted Mean	96.16%															
Median	0.97															
Average Absolute Deviation	13.85															
COD	14.23															
PRD	101.37%															

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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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Greene, Jackson, Knox & Penn Improved Residential

38-06-36-400-014.000-022	38022	3945	511	380002	Greene	3822001	D+2	AV	12/10/09	85,000	85,000	13,300	44,700	58,000	0.68	0.29
38-01-34-104-034.000-011	38011	3945	510	380008	Penn	3811001	D+2	AV	10/31/07	41,050	42,000	6,400	25,300	31,700	0.75	0.22
38-01-25-400-011.000-010	38010	3945	511	380008	Penn	3810001	C	G	04/30/07	113,800	117,000	16,100	76,600	92,700	0.79	0.18
38-01-27-403-027.000-011	38011	3945	511	380008	Penn	3811001	D+1	AV	07/25/07	51,320	52,700	8,500	33,500	42,000	0.80	0.18
38-05-21-300-007.000-025	38025	3945	511	380005	Knox	3825001	C	G	04/03/07	111,000	114,200	14,000	78,100	92,100	0.81	0.17
38-02-19-200-003.000-023	38023	3945	511	380003	Jackson	3823001	C	AV	02/15/08	125,500	128,100	14,000	91,400	105,400	0.82	0.15
38-01-34-102-078.000-011/38-	38011	3945	510	380008	Penn	3811001	D+1	AV	10/25/07	44,000	45,000	16,400	20,800	37,200	0.83	0.15
38-06-24-401-006.000-022	38022	3945	510	380002	Greene	3822002	C	G	08/13/08	65,000	66,000	8,700	47,000	55,700	0.84	0.13
38-05-12-400-007.001-025	38025	3945	511	380005	Knox	3825001	D	AV	12/28/07	75,250	76,900	15,900	49,500	65,400	0.85	0.12
38-05-13-300-019.000-025	38025	3945	511	380005	Knox	3825001	C+1	AV	10/22/08	105,000	106,400	13,900	78,600	92,500	0.87	0.11
38-01-17-100-003.000-010	38010	3945	511	380008	Penn	3810001	D+2	F	08/27/07	49,650	50,900	12,700	32,900	45,600	0.90	0.08
38-06-33-100-004.001-022	38022	3945	511	380002	Greene	3822001	C+1	AV	07/29/08	127,500	129,500	13,100	105,000	118,100	0.91	0.06
38-05-22-400-015.000-025	38025	3945	511	380005	Knox	3825001	D+2	G	11/07/07	116,000	118,700	16,800	94,000	110,800	0.93	0.04
38-06-34-104-004.000-022	38022	3945	511	380002	Greene	3822001	C	AV	09/05/08	75,000	76,100	9,100	63,200	72,300	0.95	0.02
38-01-34-101-069.000-011/38-	38011	3945	510	380008	Penn	3811001	D+2	AV	04/30/07	44,500	45,800	11,100	32,600	43,700	0.95	0.02
38-06-02-300-009.000-022/38-	38022	3945	511	380002	Greene	3822001	C	G	02/28/07	80,000	82,400	12,000	68,300	80,300	0.97	0.00
38-01-34-104-028.000-011/38-	38011	3945	510	380008	Penn	3811001	D+2	AV	09/24/09	48,000	48,000	15,200	32,700	47,900	1.00	0.02
38-01-34-102-005.000-011	38011	3945	540	380008	Penn	3811001	E+1	F	10/27/08	7,000	7,100	6,200	900	7,100	1.00	0.03
38-05-02-300-004.000-025	38025	3945	511	380005	Knox	3825001	C	G	02/15/08	85,000	86,700	14,400	74,200	88,600	1.02	0.05
38-06-08-600-001.001-022	38022	3945	511	380002	Greene	3822001	C-1	AV	07/31/09	85,000	85,000	13,000	75,400	88,400	1.04	0.07
38-05-03-100-004.000-025	38025	3945	511	380005	Knox	3825001	C	G	06/26/08	100,000	101,700	14,600	91,800	106,400	1.05	0.07
38-01-34-103-007.000-011	38011	3945	510	380008	Penn	3811001	C+2	AV	10/14/09	61,500	61,500	6,400	58,100	64,500	1.05	0.07
38-06-24-403-012.000-022/38-	38022	3945	511	380002	Greene	3822003	B-1	G	05/13/08	155,000	157,800	18,700	150,700	169,400	1.07	0.10
38-06-29-400-018.000-022/38-	38022	3945	541	380002	Greene	3822001	E-1	AV	04/29/08	31,040	31,600	9,000	25,600	34,600	1.09	0.12
38-06-11-200-007.000-022	38022	3945	511	380002	Greene	3822001	C-1	G	09/14/09	47,000	47,000	11,800	40,000	51,800	1.10	0.13
38-01-34-403-002.000-010	38010	3945	511	380008	Penn	3810001	C	AV	05/18/07	90,000	92,500	15,700	87,300	103,000	1.11	0.14
38-01-34-102-032.000-011	38011	3945	510	380008	Penn	3811001	D+2	G	10/15/08	27,000	27,400	4,300	27,300	31,600	1.15	0.18
38-06-01-100-003.001-022	38022	3945	511	380002	Greene	3822001	C	AV	03/27/09	70,000	70,000	13,000	68,200	81,200	1.16	0.19
38-05-36-100-004.001-025	38025	3945	511	380005	Knox	3825001	D	F	12/28/09	48,000	48,000	13,500	42,700	56,200	1.17	0.20
38-05-01-200-002.000-025	38025	3945	511	380005	Knox	3825001	C	AV	07/23/07	56,500	58,000	15,100	55,300	70,400	1.21	0.24
38-01-34-403-003.000-010	38010	3945	511	380008	Penn	3810001	D	AV	06/19/08	40,000	40,700	15,300	36,800	52,100	1.28	0.31
										2,299,700				2,196,700	30.18	3.83

Number of Sales	31
Mean	97.36%
Weighted Mean	95.52%
Median	0.97
Average Absolute Deviation	12.34
COD	12.66
PRD	101.93%

Jefferson, Madison & Pike Improved Residential

38-12-10-300-013.000-026	38026	3945	511	350006	Madison	3826001	D+2	P	04/04/07	36,264	37,300	11,600	16,700	28,300	0.76	0.22
38-10-28-100-003.000-024	38024	3945	511	380004	Jefferson	3824001	D	F	02/25/08	47,700	48,700	14,500	24,800	39,300	0.81	0.17
38-12-23-700-009.000-026	38026	3945	511	350006	Madison	3826001	C	AV	02/22/08	130,000	132,600	14,000	93,100	107,100	0.81	0.17
38-10-17-400-014.000-024	38024	3945	511	380004	Jefferson	3824001	C-1	G	03/07/08	69,500	70,900	15,500	44,500	60,000	0.85	0.13
38-12-10-100-004.000-026	38026	3945	511	350006	Madison	3826001	C	G	10/01/09	120,000	120,000	16,100	89,400	105,500	0.88	0.10
38-10-09-100-007.000-024	38024	3945	511	380004	Jefferson	3824001	D	G	02/02/07	50,000	51,500	17,000	29,400	46,400	0.90	0.08
38-12-06-200-002.000-026	38026	3945	511	350006	Madison	3826001	D+2	G	05/23/07	92,500	95,100	12,000	75,400	87,400	0.92	0.06
38-10-36-200-011.000-024	38024	3945	599	380004	Jefferson	3824001	C	AV	10/06/09	25,500	25,500	10,600	14,300	24,900	0.98	0.00
38-10-23-200-002.000-024	38024	3945	511	380004	Jefferson	3824001	C	AV	10/15/07	82,000	83,900	11,600	71,900	83,500	1.00	0.02
38-10-15-403-008.000-024/38-	38024	3945	541	380004	Jefferson	3824001	E+1	F	07/31/08	28,000	28,400	20,800	8,300	29,100	1.02	0.05
38-12-06-400-009.001-026	38026	3945	511	350006	Madison	3826001	C	G	10/01/07	86,000	88,100	13,100	81,800	94,900	1.08	0.10
38-11-23-401-006.000-029/38-	38029	3945	541	380009	Pike	3829001	E+1	F	06/10/08	25,000	25,400	25,200	3,500	28,700	1.13	0.15
38-11-23-300-012.000-029	38029	3945	511	380009	Pike	3829001	C	G	11/07/07	99,000	101,300	16,900	101,800	118,700	1.17	0.20
38-10-15-403-010.000-024	38024	3945	510	380004	Jefferson	3824001	D+2	G	06/06/08	37,000	37,600	8,600	39,000	47,600	1.27	0.29
38-10-17-100-006.000-024	38024	3945	511	380004	Jefferson	3824001	C	G	01/18/08	50,000	51,100	12,500	53,600	66,100	1.29	0.32
										997,400				967,500	14.85	2.04

Number of Sales	15
Mean	99.02%
Weighted Mean	97.00%
Median	0.98
Average Absolute Deviation	13.60
COD	13.92
PRD	102.08%

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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
Richland Improved Residential																
38-09-08-402-127.000-014	38014	3945	510	350010	Richland	3814001	C-1	G	08/13/09	65,900	65,900	5,100	41,800	46,900	0.71	0.26
38-09-08-102-027.000-014	38014	3945	510	350010	Richland	3814001	D+1	AV	10/19/09	56,000	56,000	5,800	36,500	42,300	0.76	0.22
38-09-23-201-013.000-031	38031	3945	540	350010	Richland	3831003	E+1	F	05/24/07	25,999	26,700	5,300	15,100	20,400	0.76	0.21
38-09-23-201-031.000-031	38031	3945	510	350010	Richland	3831003	C	AV	09/15/08	67,000	68,000	7,200	45,100	52,300	0.77	0.20
38-09-08-304-042.000-014	38014	3945	510	350010	Richland	3814004	C	AV	01/26/09	91,200	91,200	5,300	65,000	70,300	0.77	0.20
38-09-04-303-011.000-014	38014	3945	510	350010	Richland	3814001	D+2	G	08/03/07	49,000	50,300	5,600	33,600	39,200	0.78	0.19
38-09-32-300-015.000-030/38-	38030	3945	511	350010	Richland	3830001	C+1	G	08/06/08	141,500	143,700	14,100	98,500	112,600	0.78	0.19
38-09-08-103-080.000-014	38014	3945	510	350010	Richland	3814001	D+2	G	04/26/07	85,000	87,400	5,800	62,700	68,500	0.78	0.19
38-09-08-402-014.000-014	38014	3945	510	350010	Richland	3814001	D+1	G	08/24/07	56,000	57,400	5,300	39,700	45,000	0.78	0.19
38-09-14-404-024.000-031	38031	3945	510	350010	Richland	3831001	D+1	G	08/06/09	71,000	71,000	6,100	52,600	58,700	0.83	0.15
38-09-24-302-050.000-031/38-	38031	3945	510	350010	Richland	3831004	C	G	07/24/09	78,000	78,000	5,500	59,000	64,500	0.83	0.15
38-09-28-300-014.000-030/38-	38030	3945	541	350010	Richland	3830001	D-1	AV	06/19/07	130,000	133,500	16,700	94,200	110,900	0.83	0.14
38-09-13-304-009.000-031	38031	3945	511	350010	Richland	3831001	D+1	G	11/09/07	40,900	41,800	12,400	22,800	35,200	0.84	0.13
38-09-08-401-079.000-014	38014	3945	510	350010	Richland	3814003	C	AV	09/18/07	84,895	87,000	10,400	63,000	73,400	0.84	0.13
38-09-09-202-065.000-014	38014	3945	510	350010	Richland	3814001	D+2	AV	03/26/09	50,000	50,000	8,400	34,900	43,300	0.87	0.11
38-09-08-103-045.000-014	38014	3945	510	350010	Richland	3814001	D+1	AV	04/10/08	32,000	32,600	3,000	25,500	28,500	0.87	0.10
38-09-14-401-006.000-031	38031	3945	510	350010	Richland	3831001	C	AV	06/09/09	75,000	75,000	9,800	56,300	66,100	0.88	0.09
38-09-08-401-070.000-014	38014	3945	510	350010	Richland	3814003	C	AV	09/07/07	79,000	81,000	10,600	60,900	71,500	0.88	0.09
38-09-08-401-040.000-014	38014	3945	510	350010	Richland	3814001	D+2	G	03/26/09	42,000	42,000	5,200	31,900	37,100	0.88	0.09
38-09-14-404-034.000-031	38031	3945	510	350010	Richland	3831001	D+1	AV	08/15/08	34,000	34,500	6,100	24,400	30,500	0.88	0.09
38-09-04-300-029.009-014	38014	3945	510	350010	Richland	3814001	C	AV	08/13/09	80,000	80,000	6,900	64,400	71,300	0.89	0.08
38-09-09-203-041.000-014	38014	3945	510	350010	Richland	3814001	D+2	G	11/30/07	45,800	46,800	3,700	38,200	41,900	0.90	0.08
38-09-24-201-009.000-031	38031	3945	510	350010	Richland	3831001	D+2	G	02/10/10	45,000	45,000	9,600	31,000	40,600	0.90	0.07
38-09-08-104-133.000-014	38014	3945	510	350010	Richland	3814001	D	AV	11/14/07	43,000	44,000	4,500	35,600	40,100	0.91	0.06
38-09-14-404-016.000-031	38031	3945	510	350010	Richland	3831001	C+1	G	10/13/09	87,500	87,500	13,700	66,900	80,600	0.92	0.05
38-09-08-403-005.000-014	38014	3945	510	350010	Richland	3814001	D+2	AV	08/28/08	52,500	53,300	5,000	44,200	49,200	0.92	0.05
38-09-23-200-015.000-031	38031	3945	510	350010	Richland	3831001	C	AV	12/26/07	90,000	92,000	8,900	76,900	85,800	0.93	0.04
38-09-13-304-010.000-030	38030	3945	511	350010	Richland	3830001	D+2	AV	12/26/07	56,500	57,700	13,100	41,300	54,400	0.94	0.03
38-09-08-401-083.000-014	38014	3945	510	350010	Richland	3814003	C	AV	09/17/09	74,900	74,900	11,500	59,600	71,100	0.95	0.02
38-09-04-300-028.000-014	38014	3945	511	350010	Richland	3814001	C-1	AV	08/27/07	65,000	66,600	10,100	54,000	64,100	0.96	0.01
38-09-11-102-007.000-030/38-	38030	3945	511	350010	Richland	3830001	C	G	10/20/08	107,490	108,900	13,600	91,800	105,400	0.97	0.01
38-09-23-201-022.001-031	38031	3945	510	350010	Richland	3831003	C	AV	08/08/07	67,475	69,200	5,300	61,900	67,200	0.97	0.00
38-09-09-100-018.000-014/38-	38014	3945	510	350010	Richland	3814001	C+2	AV	12/17/07	200,000	204,400	16,800	181,900	198,700	0.97	0.00
38-09-23-102-014.000-031	38031	3945	540	350010	Richland	3831002	E+1	F	07/16/07	15,000	15,400	9,000	6,000	15,000	0.97	0.00
38-09-08-401-017.000-014	38014	3945	510	350010	Richland	3814001	C	G	01/18/08	63,000	64,300	6,900	57,200	64,100	1.00	0.02
38-09-24-201-020.000-031	38031	3945	510	350010	Richland	3831001	C	G	01/04/07	78,000	80,500	19,500	61,000	80,500	1.00	0.03
38-09-24-202-079.000-031	38031	3945	510	350010	Richland	3831001	C	AV	11/05/07	76,000	77,800	5,700	72,500	78,200	1.01	0.03
38-09-20-200-007.000-030	38030	3945	511	350010	Richland	3830001	D+2	AV	05/12/09	50,000	50,000	17,900	32,500	50,400	1.01	0.03
38-09-24-203-035.001-031	38031	3945	599	350010	Richland	3831004	C	AV	11/21/08	14,000	14,200	2,100	12,300	14,400	1.01	0.04
38-09-23-201-020.000-031	38031	3945	510	350010	Richland	3831003	C	G	08/13/07	80,000	82,000	13,400	71,300	84,700	1.03	0.06
38-09-08-404-059.000-030	38030	3945	511	350010	Richland	3830001	C	AV	02/06/08	71,000	72,500	12,100	63,100	75,200	1.04	0.06
38-09-08-404-027.000-014	38014	3945	510	350010	Richland	3814003	C	AV	03/15/07	52,275	53,800	11,100	45,200	56,300	1.05	0.07
38-09-14-403-003.000-030/38-	38030	3945	511	350010	Richland	3830001	C	AV	12/20/07	88,000	89,900	19,900	74,500	94,400	1.05	0.08
38-09-03-300-010.000-030	38030	3945	511	350010	Richland	3830001	C	AV	09/22/08	64,680	65,600	12,500	56,500	69,000	1.05	0.08
38-09-13-303-030.000-031	38031	3945	510	350010	Richland	3831001	C-1	G	01/07/08	60,000	61,300	5,500	59,300	64,800	1.06	0.08
38-09-09-102-024.000-014	38014	3945	510	350010	Richland	3814001	C	AV	10/24/08	65,000	65,900	8,000	62,100	70,100	1.06	0.09
38-09-09-202-007.000-014/38-	38014	3945	540	350010	Richland	3814001	D-1	AV	06/12/08	55,000	55,900	5,900	54,500	60,400	1.08	0.11
38-09-23-101-037.000-031	38031	3945	510	350010	Richland	3831001	C-1	AV	11/19/09	35,000	35,000	3,600	34,800	38,400	1.10	0.12
38-09-13-303-041.000-031	38031	3945	510	350010	Richland	3831001	C	F	09/19/08	46,000	46,700	5,500	46,100	51,600	1.10	0.13
38-09-14-404-090.000-031	38031	3945	510	350010	Richland	3831001	C-1	AV	01/13/10	51,000	51,000	2,700	53,700	56,400	1.11	0.13
38-09-08-103-081.000-014	38014	3945	510	350010	Richland	3814001	D+1	AV	06/09/08	35,000	35,600	5,300	34,300	39,600	1.11	0.14
38-09-13-303-025.000-031	38031	3945	510	350010	Richland	3831001	C	AV	09/10/08	50,000	50,700	11,500	45,200	56,700	1.12	0.14
38-09-08-401-077.000-014/38-	38014	3945	510	350010	Richland	3814003	C+1	AV	02/23/07	90,000	92,700	20,000	84,400	104,400	1.13	0.15
38-09-13-303-014.000-031	38031	3945	510	350010	Richland	3831001	C-1	AV	01/23/08	50,000	51,000	10,000	47,800	57,800	1.13	0.16
38-09-24-302-015.000-031	38031	3945	510	350010	Richland	3831004	D+1	AV	06/28/07	20,000	20,500	3,100	20,200	23,300	1.14	0.16
38-09-08-103-117.000-014	38014	3945	510	350010	Richland	3814001	D+2	AV	12/02/08	41,500	42,000	4,500	43,600	48,100	1.15	0.17
38-09-24-202-041.000-031	38031	3945	510	350010	Richland	3831001	D+1	G	02/06/08	25,000	25,500	4,900	24,900	29,800	1.17	0.19
38-09-04-300-029.004-014	38014	3945	510	350010	Richland	3814001	C	AV	02/05/10	53,000	53,000	6,900	55,300	62,200	1.17	0.20
38-09-24-203-027.000-031/38-	38031	3945	510	350010	Richland	3831001	D+1	AV	08/30/07	50,000	51,200	33,000	31,300	64,300	1.26	0.28
38-09-23-101-008.000-031	38031	3945	510	350010	Richland	3831001	C	G	08/03/09	40,500	40,500	5,200	45,700	50,900	1.26	0.28
38-09-08-103-051.000-014	38014	3945	510	350010	Richland	3814001	C	AV	11/18/09	34,000	34,000	5,300	38,400	43,700	1.29	0.31
38-09-09-202-081.000-014	38014	3945	510	350010	Richland	3814001	D+2	AV	10/02/08	40,000	40,600	5,800	46,400	52,200	1.29	0.31
38-09-08-401-082.000-014	38014	3945	510	350010	Richland	3814003	C-1	AV	09/18/07	55,000	56,300	9,600	63,100	72,700	1.29	0.32
38-09-08-401-001.000-014	38014	3945	510	350010	Richland	3814001	D+1	G	07/25/08	37,900	38,500	5,300	45,700	51,000	1.32	0.35
38-09-13-303-048.000-031	38031	3945	510	350010	Richland											

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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
Wayne Improved Residential																
38-07-20-103-041.000-034	38034	3945	510	350012	Wayne	3834019	D+2	AV	03/20/07	49,400	50,900	8,300	25,300	33,600	0.66	0.31
38-07-21-302-073.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	09/15/08	70,000	71,000	7,600	39,300	46,900	0.66	0.31
38-07-28-303-001.000-034	38034	3945	510	350012	Wayne	3834010	C+2	AV	07/23/07	205,000	210,300	26,300	113,300	139,600	0.66	0.31
38-07-21-201-050.000-034	38034	3945	510	350012	Wayne	3834004	C-1	AV	02/28/07	51,300	52,800	9,100	26,300	35,400	0.67	0.30
38-07-21-303-067.001-034	38034	3945	510	350012	Wayne	3834006	D+1	AV	05/25/07	64,500	66,300	8,000	37,100	45,100	0.68	0.29
38-07-20-104-068.000-034	38034	3945	510	350012	Wayne	3834019	C-1	G	06/03/08	125,010	127,200	12,000	74,800	86,800	0.68	0.29
38-07-20-102-084.000-034	38034	3945	510	350012	Wayne	3834019	D+1	G	12/09/08	109,500	110,800	11,200	65,200	76,400	0.69	0.28
38-07-30-200-006.001-033	38033	3945	511	350012	Wayne	3833002	C	AV	03/08/07	313,000	322,300	22,800	202,000	224,800	0.70	0.27
38-07-21-303-011.000-034	38034	3945	510	350012	Wayne	3834006	D+1	AV	07/18/07	52,500	53,900	10,200	28,200	38,400	0.71	0.26
38-07-20-304-002.000-034	38034	3945	511	350012	Wayne	3834013	C	AV	05/25/07	124,500	127,900	17,600	73,900	91,500	0.72	0.25
38-07-16-303-033.000-034	38034	3945	540	350012	Wayne	3834001	E+1	AV	01/15/10	79,500	79,500	17,300	41,300	58,600	0.74	0.23
38-07-21-204-060.000-034	38034	3945	510	350012	Wayne	3834004	D+2	AV	08/24/07	55,000	56,400	6,700	35,600	42,300	0.75	0.22
38-07-27-200-003.001-033	38033	3945	511	350012	Wayne	3833002	C	AV	10/22/07	186,000	190,400	18,600	125,300	143,900	0.76	0.21
38-07-20-104-053.000-034	38034	3945	510	350012	Wayne	3834019	C	AV	05/27/08	110,000	111,900	11,200	74,000	85,200	0.76	0.21
38-07-20-404-063.000-034	38034	3945	510	350012	Wayne	3834006	D+2	G	05/23/07	64,905	66,700	9,000	41,800	50,800	0.76	0.21
38-07-21-201-041.000-034	38034	3945	510	350012	Wayne	3834004	C	AV	05/19/08	74,400	75,700	9,100	48,600	57,700	0.76	0.21
38-07-21-201-035.000-034	38034	3945	510	350012	Wayne	3834004	C	AV	11/02/09	90,700	90,700	18,500	52,000	70,500	0.78	0.19
38-07-22-204-005.000-033	38033	3945	511	350012	Wayne	3833002	C-1	G	04/28/08	122,000	124,200	17,500	79,100	96,600	0.78	0.19
38-07-28-203-044.000-034	38034	3945	510	350012	Wayne	3834046	B-1	AV	03/24/09	188,000	188,000	25,200	121,700	146,900	0.78	0.19
38-07-20-204-041.000-034	38034	3945	510	350012	Wayne	3834019	D	G	02/29/08	58,450	59,600	8,700	37,900	46,600	0.78	0.19
38-07-21-202-104.000-034	38034	3945	510	350012	Wayne	3834004	D+2	G	02/08/08	55,000	56,100	4,200	40,000	44,200	0.79	0.18
38-07-20-103-033.000-034	38034	3945	510	350012	Wayne	3834019	D+1	AV	04/16/09	67,500	67,500	9,000	44,300	53,300	0.79	0.18
38-07-17-401-067.001-034	38034	3945	510	350012	Wayne	3834002	D+1	G	11/30/07	47,000	48,100	13,900	24,200	38,100	0.79	0.18
38-07-17-400-029.120-034	38034	3945	550	350012	Wayne	3834019	C+1	AV	05/18/07	149,900	154,100	15,900	106,700	122,600	0.80	0.17
38-07-19-104-010.000-034	38034	3945	510	350012	Wayne	3834016	C	AV	07/09/08	98,500	100,100	16,300	64,300	80,600	0.81	0.16
38-07-22-203-005.000-033	38033	3945	511	350012	Wayne	3833002	C	G	03/17/08	150,500	153,400	16,500	107,300	123,800	0.81	0.16
38-07-21-302-069.000-034	38034	3945	510	350012	Wayne	3834006	C	G	12/20/07	96,900	99,000	12,400	67,900	80,300	0.81	0.16
38-07-31-201-001.000-033	38033	3945	511	350012	Wayne	3833009	C	AV	10/11/07	137,000	140,300	31,000	84,700	115,700	0.82	0.15
38-07-32-101-003.000-033	38033	3945	511	350012	Wayne	3833006	D	G	06/30/08	65,000	66,100	39,000	15,900	54,900	0.83	0.14
38-07-20-204-133.000-034	38034	3945	510	350012	Wayne	3834019	D+1	G	06/08/07	48,000	49,300	8,300	32,900	41,200	0.84	0.13
38-07-29-201-020.000-034	38034	3945	510	350012	Wayne	3834012	C	G	04/11/07	69,150	71,100	8,400	51,200	59,600	0.84	0.13
38-07-19-101-050.000-034	38034	3945	510	350012	Wayne	3834020	C	G	11/09/07	90,000	92,100	22,300	55,200	77,500	0.84	0.13
38-07-21-204-114.000-034	38034	3945	510	350012	Wayne	3834004	C	G	10/14/08	115,000	116,600	9,600	88,600	98,200	0.84	0.13
38-07-29-101-105.000-034	38034	3945	510	350012	Wayne	3834006	D+1	G	09/30/08	40,000	40,600	8,500	25,800	34,300	0.84	0.13
38-07-28-302-017.000-034	38034	3945	510	350012	Wayne	3834010	C+2	G	07/09/07	174,900	179,500	26,300	125,800	152,100	0.85	0.12
38-07-21-201-057.000-034	38034	3945	510	350012	Wayne	3834004	C	AV	05/20/08	89,000	90,600	9,600	67,400	77,000	0.85	0.12
38-07-20-202-081.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	08/15/07	82,185	84,300	12,300	59,500	71,800	0.85	0.12
38-07-16-303-007.000-034	38034	3945	510	350012	Wayne	3834001	D+2	AV	11/09/07	49,730	50,900	8,900	34,700	43,600	0.86	0.11
38-07-32-100-009.007-033	38033	3945	511	350012	Wayne	3833006	C+1	AV	11/05/07	155,000	158,600	36,200	99,700	135,900	0.86	0.11
38-07-08-400-012.000-033	38033	3945	511	350012	Wayne	3833002	D+2	AV	05/17/07	64,505	66,300	17,700	39,200	56,900	0.86	0.11
38-07-17-300-029.110-034	38034	3945	551	350012	Wayne	3834019	C+1	AV	03/31/09	138,000	138,000	15,900	102,700	118,600	0.86	0.11
38-07-29-104-063.000-034	38034	3945	510	350012	Wayne	3834010	C	AV	02/10/09	60,200	60,200	11,200	40,600	51,800	0.86	0.11
38-07-20-103-155.000-034	38034	3945	510	350012	Wayne	3834019	D+2	AV	12/28/09	41,500	41,500	9,100	27,000	36,100	0.87	0.10
38-07-29-401-011.000-034	38034	3945	510	350012	Wayne	3834010	C-1	AV	07/26/07	55,000	56,400	10,500	38,600	49,100	0.87	0.10
38-07-19-104-016.000-034	38034	3945	510	350012	Wayne	3834015	C-1	G	08/04/08	70,100	71,200	10,500	51,500	62,000	0.87	0.10
38-07-21-204-040.000-034	38034	3945	510	350012	Wayne	3834004	D+2	AV	06/22/07	55,000	56,500	8,800	40,500	49,300	0.87	0.10
38-07-29-402-009.000-033	38033	3945	510	350012	Wayne	3833001	C	AV	12/15/09	155,000	155,000	16,600	119,000	135,600	0.87	0.10
38-07-29-101-100.000-034	38034	3945	510	350012	Wayne	3834006	D+1	F	01/03/08	26,500	27,100	8,600	15,200	23,800	0.88	0.09
38-07-21-303-016.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	05/21/08	49,820	50,700	7,500	37,200	44,700	0.88	0.09
38-07-21-201-044.000-034	38034	3945	510	350012	Wayne	3834004	D+2	G	08/25/09	48,000	48,000	9,100	33,300	42,400	0.88	0.09
38-07-29-104-020.000-034	38034	3945	510	350012	Wayne	3834010	C	AV	11/16/07	79,000	80,800	17,500	54,000	71,500	0.88	0.09
38-07-20-401-065.000-034/38-	38034	3945	510	350012	Wayne	3834006	D+1	AV	05/29/07	55,000	56,500	14,800	35,200	50,000	0.88	0.08
38-07-21-201-040.000-034	38034	3945	510	350012	Wayne	3834004	C	G	10/01/07	96,300	98,600	18,200	69,200	87,400	0.89	0.08
38-07-21-304-007.000-034	38034	3945	511	350012	Wayne	3834006	D+1	AV	07/24/07	55,000	56,400	22,500	27,500	50,000	0.89	0.08
38-07-20-103-032.000-034	38034	3945	510	350012	Wayne	3834019	D+1	AV	09/24/08	47,500	48,200	9,500	33,300	42,800	0.89	0.08
38-07-26-200-004.000-033	38033	3945	511	350012	Wayne	3833002	C	G	05/15/07	117,000	120,300	20,300	87,000	107,300	0.89	0.08
38-07-21-302-048.000-034	38034	3945	510	350012	Wayne	3834006	C	AV	12/26/08	74,000	74,900	10,400	56,500	66,900	0.89	0.08
38-07-29-101-006.000-034	38034	3945	510	350012	Wayne	3834006	D+1	AV	07/09/07	43,000	44,100	7,400	32,000	39,400	0.89	0.08
38-07-17-300-029.102-034	38034	3945	551	350012	Wayne	3834019	C+1	AV	07/02/07	119,000	122,200	15,900	93,900	109,800	0.90	0.07
38-07-20-203-024.002-034	38034	3945	510	350012	Wayne	3834017	C+1	AV	09/25/08	123,500	125,300	12,700	100,200	112,900	0.90	0.07
38-07-19-104-001.008-034	38034	3945	511	350012	Wayne	3834018	C+1	AV	09/16/09	169,500	169,500	39,300	113,700	153,000	0.90	0.07
38-07-21-102-031.000-034	38034	3945	510	350012	Wayne	3834004	D+2	AV	02/08/08	65,000	66,300	9,000	51,000	60,000	0.90	0.06
38-07-02-600-007.000-033	38033	3945	511	350012	Wayne	3833002	C	AV	06/06/08	130,000	132,200	19,500	100,400	119,900	0.91	0.06
38-07-21-202-041.000-034	38034	3945	510	350012	Wayne	3834004	C	AV	11/10/08	76,000	77,000	15,700	54,400	70,100	0.91	0.06
38-07-28-204																

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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
38-07-28-202-006.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	05/08/09	49,164	49,200	7,800	38,600	46,400	0.94	0.03
38-07-17-300-029.107-034	38034	3945	551	350012	Wayne	3834019	C-1	AV	09/30/08	129,000	130,800	15,900	107,500	123,400	0.94	0.03
38-07-21-204-109.000-034	38034	3945	510	350012	Wayne	3834004	C	G	10/18/07	91,000	93,100	9,400	78,500	87,900	0.94	0.03
38-07-33-202-012.000-033	38033	3945	511	350012	Wayne	3833005	D+2	G	09/17/07	65,000	66,600	22,600	40,400	63,000	0.95	0.02
38-07-20-202-009.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	09/25/07	78,500	80,400	16,700	59,600	76,300	0.95	0.02
38-07-01-100-007.001-033	38033	3945	541	350012	Wayne	3833002	E+2	AV	08/24/09	75,000	75,000	19,900	51,400	71,300	0.95	0.02
38-07-21-201-018.000-034	38034	3945	510	350012	Wayne	3834004	C-1	AV	06/06/07	50,000	51,400	15,100	34,000	49,100	0.96	0.01
38-07-31-100-005.008-033	38033	3945	511	350012	Wayne	3833002	C+1	AV	09/07/07	165,000	169,100	20,900	140,900	161,800	0.96	0.01
38-07-21-303-083.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	04/26/07	49,000	50,400	8,900	39,500	48,400	0.96	0.01
38-07-19-101-020.000-034	38034	3945	510	350012	Wayne	3834020	C+1	G	04/16/08	80,070	81,600	17,900	60,500	78,400	0.96	0.01
38-07-31-202-011.000-033/38-	38033	3945	511	350012	Wayne	3833009	C+2	AV	08/13/09	145,000	145,000	33,300	106,500	139,800	0.96	0.01
38-07-21-201-062.000-034	38034	3945	510	350012	Wayne	3834004	C-1	AV	07/25/08	47,473	48,200	7,700	38,900	46,600	0.97	0.00
38-07-20-103-128.000-034	38034	3945	510	350012	Wayne	3834019	D	F	03/05/09	25,000	25,000	11,100	13,100	24,200	0.97	0.00
38-07-19-104-049.000-034	38034	3945	510	350012	Wayne	3834015	D+2	G	01/02/07	50,193	51,800	15,100	35,100	50,200	0.97	0.00
38-07-33-202-016.000-033	38033	3945	511	350012	Wayne	3833005	B-1	G	03/19/07	164,700	169,500	28,900	135,500	164,400	0.97	0.00
38-07-32-100-009.000-033	38033	3945	511	350012	Wayne	3833006	C	G	09/05/08	122,000	123,800	31,800	88,300	120,100	0.97	0.00
38-07-17-404-097.000-034	38034	3945	510	350012	Wayne	3834002	D	G	01/31/07	20,000	20,600	6,100	13,900	20,000	0.97	0.00
38-07-20-101-022.000-034	38034	3945	510	350012	Wayne	3834019	C	AV	11/20/08	70,000	70,900	10,000	58,900	68,900	0.97	0.00
38-07-29-101-034.000-034	38034	3945	510	350012	Wayne	3834006	D+2	G	11/10/09	47,000	47,000	9,000	36,700	45,700	0.97	0.00
38-07-29-101-093.000-034	38034	3945	510	350012	Wayne	3834006	D+1	G	07/19/07	41,500	42,600	7,100	34,400	41,500	0.97	0.00
38-07-29-403-026.000-033	38033	3945	510	350012	Wayne	3833001	C+1	G	11/09/07	118,000	120,700	15,500	102,200	117,700	0.98	0.01
38-07-16-302-052.000-034	38034	3945	510	350012	Wayne	3834001	D+2	AV	12/15/08	52,500	53,100	12,100	39,800	51,900	0.98	0.01
38-07-21-203-051.000-034	38034	3945	510	350012	Wayne	3834004	C	AV	06/13/07	85,000	87,300	11,600	74,000	85,600	0.98	0.01
38-07-29-104-002.004-034	38034	3945	540	350012	Wayne	3834010	D-2	AV	11/05/07	84,650	86,600	21,800	63,500	85,300	0.98	0.02
38-07-29-104-078.000-034/38-	38034	3945	510	350012	Wayne	3834010	C	AV	06/26/09	67,500	67,500	12,800	53,700	66,500	0.99	0.02
38-07-16-302-068.000-034	38034	3945	510	350012	Wayne	3834001	D+2	AV	01/26/07	24,000	24,700	3,700	20,700	24,400	0.99	0.02
38-07-20-103-104.000-034	38034	3945	510	350012	Wayne	3834019	C	AV	01/02/08	85,000	86,800	11,200	74,800	86,000	0.99	0.02
38-07-29-101-088.000-034	38034	3945	540	350012	Wayne	3834006	D-1	AV	08/07/08	96,000	97,500	24,900	72,000	96,900	0.99	0.02
38-07-08-300-029.000-033	38033	3945	511	350012	Wayne	3833002	C	G	07/27/09	83,000	83,000	17,400	65,300	82,700	1.00	0.03
38-07-29-104-036.000-034	38034	3945	510	350012	Wayne	3834010	D+2	AV	08/14/09	34,100	34,100	10,500	23,500	34,000	1.00	0.03
38-07-32-404-031.000-033	38033	3945	511	350012	Wayne	3833008	C+1	AV	03/07/07	99,000	101,900	24,100	77,600	101,700	1.00	0.03
38-07-30-100-021.000-034/38-	38034	3945	511	350012	Wayne	3834026	C	AV	12/09/09	95,000	95,000	25,200	69,700	94,900	1.00	0.03
38-07-20-204-123.000-034	38034	3945	510	350012	Wayne	3834019	D	AV	08/07/07	44,000	45,100	8,600	36,600	45,200	1.00	0.03
38-07-29-201-025.019-034	38034	3945	510	350012	Wayne	3834012	C	AV	02/10/09	77,500	77,500	8,200	69,600	77,800	1.00	0.03
38-07-20-201-116.000-034	38034	3945	510	350012	Wayne	3834019	D+1	AV	07/16/09	36,500	36,500	8,900	27,900	36,800	1.01	0.04
38-07-21-204-044.000-034	38034	3945	510	350012	Wayne	3834004	C	G	10/05/07	86,178	88,200	10,200	79,300	89,500	1.01	0.04
38-07-33-202-002.000-033	38033	3945	511	350012	Wayne	3833005	D+2	AV	12/21/07	61,650	63,000	27,200	36,800	64,000	1.02	0.05
38-07-19-101-059.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	05/21/07	100,000	102,800	22,300	82,400	104,700	1.02	0.05
38-07-21-203-125.000-034	38034	3945	510	350012	Wayne	3834004	D+1	G	12/09/08	52,260	52,900	11,600	42,700	54,300	1.03	0.06
38-07-19-101-007.002-034	38034	3945	541	350012	Wayne	3834020	D-1	AV	06/01/07	83,000	85,300	28,900	59,000	87,900	1.03	0.06
38-07-20-304-022.000-034	38034	3945	510	350012	Wayne	3834013	C-1	G	09/05/07	63,500	65,100	9,400	57,800	67,200	1.03	0.06
38-07-30-300-041.000-033	38033	3945	511	350012	Wayne	3833002	C+1	AV	09/02/08	135,000	137,000	24,500	117,000	141,500	1.03	0.06
38-07-21-302-050.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	12/05/08	60,000	60,700	11,900	50,900	62,800	1.03	0.06
38-07-21-204-083.000-034	38034	3945	510	350012	Wayne	3834004	D+1	G	06/20/07	57,500	59,000	9,000	52,300	61,300	1.04	0.07
38-07-20-402-049.000-034	38034	3945	511	350012	Wayne	3834026	D+2	G	10/30/08	133,000	134,800	28,800	112,100	140,900	1.05	0.08
38-07-20-404-053.000-034	38034	3945	510	350012	Wayne	3834006	C-1	AV	11/06/09	61,200	61,200	9,000	55,000	64,000	1.05	0.08
38-07-31-400-024.003-033	38033	3945	541	350012	Wayne	3833002	D-1	AV	10/02/07	84,500	86,500	19,200	71,400	90,600	1.05	0.08
38-07-25-400-017.000-033/38-	38033	3945	511	350012	Wayne	3833002	C-1	G	02/01/07	80,000	82,500	19,300	67,400	86,700	1.05	0.08
38-07-20-203-030.000-034	38034	3945	510	350012	Wayne	3834017	C-1	AV	07/21/08	50,000	50,800	12,700	40,900	53,600	1.06	0.09
38-07-20-404-014.000-034	38034	3945	540	350012	Wayne	3834006	D-1	AV	08/28/07	60,500	62,000	9,000	56,500	65,500	1.06	0.09
38-07-20-102-060.000-034	38034	3945	510	350012	Wayne	3834019	D+2	AV	08/28/09	46,500	46,500	12,600	36,800	49,400	1.06	0.09
38-07-21-204-016.000-034	38034	3945	510	350012	Wayne	3834004	C	G	02/27/07	90,000	92,700	10,000	88,600	98,600	1.06	0.09
38-07-21-400-010.000-033	38033	3945	511	350012	Wayne	3833002	C	AV	08/03/07	110,000	112,800	17,000	103,000	120,000	1.06	0.09
38-07-19-101-031.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	09/11/08	70,000	71,000	17,900	58,100	76,000	1.07	0.10
38-07-28-204-029.000-034	38034	3945	510	350012	Wayne	3834008	D+1	G	04/14/08	42,000	42,800	11,700	34,200	45,900	1.07	0.10
38-07-20-204-052.000-034	38034	3945	510	350012	Wayne	3834019	D+2	AV	10/14/08	55,000	55,800	8,900	51,200	60,100	1.08	0.11
38-07-27-200-003.000-033/38-	38033	3945	511	350012	Wayne	3833002	C	AV	10/06/08	118,000	119,600	11,300	117,700	129,000	1.08	0.11
38-07-29-402-007.000-033/38-	38033	3945	511	350012	Wayne	3833001	C	AV	12/23/09	150,000	150,000	29,500	132,800	162,300	1.08	0.11
38-07-19-101-039.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	06/05/09	73,200	73,200	21,900	57,400	79,300	1.08	0.11
38-07-21-102-008.000-034	38034	3945	510	350012	Wayne	3834004	D	AV	05/30/07	38,500	39,600	9,300	33,700	43,000	1.09	0.12
38-07-29-104-019.000-034	38034	3945	510	350012	Wayne	3834010	C	AV	03/14/07	69,350	71,400	10,500	67,700	78,200	1.10	0.13
38-07-21-202-091.000-034	38034	3945	510	350012	Wayne	3834004	C-1	VG	02/27/09	68,000	68,000	11,600	63,400	75,000	1.10	0.13
38-07-31-400-024.001-033	38033	3945	511	350012	Wayne	3833002	B+2	AV	06/26/09	305,000	305,000	18,700	317,800	336,500	1.10	0.13
38-07-31-201-002.000-033	38033	3945	511	350012	Wayne	3833002	B-1	AV	02/02/09	200,000	200,000	24,100	197,000	221,100	1.11	0.14
38-07-21-303-048.000-034																

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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
38-07-19-104-005.000-034	38034	3945	510	350012	Wayne	3834016	C+1	G	01/18/10	100,000	100,000	19,700	96,000	115,700	1.16	0.19
38-07-28-201-002.000-034	38034	3945	510	350012	Wayne	3834006	D+2	G	03/27/08	41,000	41,800	11,400	37,000	48,400	1.16	0.19
38-07-31-400-023.010-033	38033	3945	511	350012	Wayne	3833007	C+2	AV	01/25/10	185,000	185,000	45,800	169,300	215,100	1.16	0.19
38-07-20-102-008.000-034	38034	3945	510	350012	Wayne	3834019	C	G	08/21/07	86,000	88,200	14,200	88,700	102,900	1.17	0.20
38-07-16-303-027.001-034	38034	3945	510	350012	Wayne	3834001	C-1	AV	06/20/07	50,000	51,300	8,700	51,200	59,900	1.17	0.20
38-07-21-201-037.000-034	38034	3945	510	350012	Wayne	3834004	C-1	AV	10/24/08	47,000	47,600	9,100	46,500	55,600	1.17	0.20
38-07-21-204-101.000-034	38034	3945	510	350012	Wayne	3834004	C-1	G	09/14/07	66,200	67,800	8,200	72,800	81,000	1.19	0.22
38-07-20-204-092.000-034	38034	3945	510	350012	Wayne	3834019	D	G	12/30/09	37,000	37,000	9,000	35,300	44,300	1.20	0.23
38-07-21-204-007.000-034	38034	3945	510	350012	Wayne	3834004	C-1	G	08/13/08	61,800	62,800	11,600	64,000	75,600	1.20	0.23
38-07-20-103-050.000-034	38034	3945	520	350012	Wayne	3834019	D+1	AV	06/18/07	38,000	39,000	13,900	33,100	47,000	1.21	0.24
38-07-29-104-091.000-034/38-	38034	3945	510	350012	Wayne	3834010	C	G	12/15/09	79,900	79,900	17,100	80,000	97,100	1.22	0.25
38-07-29-104-002.001-034/38-	38034	3945	510	350012	Wayne	3834010	C	AV	07/17/08	87,500	88,900	21,300	87,800	109,100	1.23	0.26
38-07-20-202-021.000-034	38034	3945	510	350012	Wayne	3834020	C	AV	02/13/09	55,000	55,000	17,200	50,600	67,800	1.23	0.26
38-07-29-201-024.031-034	38034	3945	510	350012	Wayne	3834012	C	AV	05/28/09	68,000	68,000	8,600	75,500	84,100	1.24	0.27
38-07-20-102-100.000-034	38034	3945	510	350012	Wayne	3834019	D+2	AV	04/16/07	61,000	62,700	11,200	66,500	77,700	1.24	0.27
38-07-20-101-035.000-034	38034	3945	510	350012	Wayne	3834019	C-1	G	09/20/07	53,000	54,300	9,300	59,900	69,200	1.27	0.30
38-07-24-400-011.000-033	38033	3945	511	350012	Wayne	3833002	C	G	08/11/09	92,500	92,500	24,400	94,700	119,100	1.29	0.32
38-07-21-302-068.000-034/38-	38034	3945	510	350012	Wayne	3834006	D+1	AV	11/03/08	30,000	30,400	14,700	24,500	39,200	1.29	0.32
38-07-28-202-074.000-034	38034	3945	510	350012	Wayne	3834006	D	AV	02/19/08	21,000	21,400	7,700	19,900	27,600	1.29	0.32
38-07-19-104-038.000-034	38034	3945	510	350012	Wayne	3834015	C-1	AV	05/23/07	45,000	46,200	10,000	49,600	59,600	1.29	0.32
38-07-21-204-110.000-034	38034	3945	530	350012	Wayne	3834004	D+1	F	03/30/09	38,000	38,000	9,400	39,900	49,300	1.30	0.33
38-07-29-101-017.000-034	38034	3945	510	350012	Wayne	3834006	D+1	G	12/04/07	23,000	23,500	9,000	21,900	30,900	1.31	0.34
38-07-29-104-073.000-034	38034	3945	510	350012	Wayne	3834010	C-1	AV	08/17/09	43,500	43,500	10,900	46,400	57,300	1.32	0.35
38-07-20-102-076.000-034	38034	3945	510	350012	Wayne	3834019	D+1	F	12/28/07	28,000	28,600	14,000	24,600	38,600	1.35	0.38
38-07-28-203-029.000-034	38034	3945	510	350012	Wayne	3834006	D+1	AV	06/08/07	27,500	28,200	10,200	27,900	38,100	1.35	0.38
38-07-20-300-003.000-034	38034	3945	510	350012	Wayne	3834026	D+1	AV	05/28/08	40,000	40,700	22,100	34,900	57,000	1.40	0.43
38-07-27-100-008.000-033	38033	3945	511	350012	Wayne	3833002	D+1	AV	01/21/10	29,500	29,500	13,100	30,900	44,000	1.49	0.52
38-07-34-300-009.000-033/38-	38033	3945	511	350012	Wayne	3833002	C	AV	11/28/07	100,000	102,200	19,300	133,200	152,500	1.49	0.52
											15,018,800			14,404,900	178.22	23.72
Number of Sales	181															
Mean	98.47%															
Weighted Mean	95.91%															
Median	0.97															
Average Absolute Deviation	13.11															
COD	13.51															
PRD	102.66%															

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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																
38-07-21-203-022.000-034	38034	3945	429	380012	Wayne	3834038	C-1	AV	10/17/07	65,000	66,500	7,000	31,100	38,100	0.57	0.40
38-07-21-203-104.000-034	38034	3945	429	380012	Wayne	3834038	C	AV	11/02/07	290,000	296,700	35,400	213,200	248,600	0.84	0.14
38-09-24-202-126.000-031	38031	3945	429	380010	Richland	3831015	C	F	04/13/09	19,500	19,500	3,700	13,800	17,500	0.90	0.08
38-09-08-104-089.000-014	38014	3945	429	380010	Richland	3814014	C	AV	07/24/09	20,370	20,400	3,500	15,100	18,600	0.91	0.06
38-07-19-101-003.000-034	38034	3945	447	380012	Wayne	3834034	C	AV	11/10/09	100,000	100,000	34,300	63,100	97,400	0.97	0.00
38-07-17-100-006.101-034/38-	38034	3945	410	380012	Wayne	3834022	C	AV	05/18/07	615,500	632,600	97,500	557,900	655,400	1.04	0.06
38-07-20-401-011.000-034	38034	3945	420	380012	Wayne	3834040	C	AV	04/27/07	35,000	36,000	11,800	26,100	37,900	1.05	0.08
38-01-34-102-059.000-011/38-	38011	3945	429	380008	Penn	3811008	D	F	05/30/07	40,000	41,100	15,300	29,500	44,800	1.09	0.12
38-07-20-104-076.000-034	38034	3945	420	380012	Wayne	3834038	D	AV	03/16/09	15,000	15,000	11,600	9,500	21,100	1.41	0.43
											1,227,800			1,179,400	8.78	1.37
Number of Sales	9															
Mean	97.55%															
Weighted Mean	96.06%															
Median	0.97															
Average Absolute Deviation	15.17															
COD	15.58															
PRD	101.55%															

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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

Parcel Number	DLGF Tax District	School District	Property Class	County Tax District	Township Name	Neighborhood Code	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 useable sales in the County for a Ratio Study

Calculation for Improved Industrial Properties Annual Adjustment Factor

Parcel Number	Neighborhood Code	Property Class	Effective Year Built	Current Physical Depreciation	Replacement Cost New	Replacement Cost less Physical Depreciation	Replacement Cost New x M & S Cost Factor	Adjusted Physical Depreciation	Replacement Cost New less Adjusted Physical Depreciation
38-01-25-200-001.002-010	3810003	380	2001	12%	32,250	28,400	32,100	14%	27,600
38-01-26-400-009.000-010	3810003	380	1995	28%	110,220	79,400	109,700	30%	76,800
38-01-27-403-010.000-011	3811001	310	1968	80%	95,460	19,100	95,000	80%	19,000
38-01-27-404-001.001-011	3811006	340	1998	19%	146,090	118,300	145,500	21%	114,900
38-01-27-404-017.000-011	3811006	340	1961	80%	192,890	38,600	192,100	80%	38,400
38-01-34-102-028.000-011	3811008	390	1948	80%	48,200	9,600	48,000	80%	9,600
38-01-34-102-029.000-011	3811008	310	1950	80%	631,370	126,300	628,700	80%	125,700
38-01-34-104-066.000-011	3811006	340	1995	28%	50,980	36,700	50,800	30%	35,600
38-03-17-100-002.001-021	3821004	370	2001	12%	240,520	211,700	239,500	14%	206,000
38-03-17-100-002.002-021	3821004	370	1995	28%	137,220	98,800	136,600	30%	95,600
38-03-17-204-006.000-021	3821006	370	1989	46%	58,210	31,400	58,000	48%	30,200
38-03-17-204-042.000-021	3821004	399	1948	80%	122,430	24,500	121,900	80%	24,400
38-06-25-800-005.000-022	3822005	380	1974	80%	52,140	10,400	51,900	80%	10,400
38-06-25-800-005.000-022	3822005	380	1971	80%	54,310	10,900	54,100	80%	10,800
38-06-25-800-005.000-022	3822005	380	1974	80%	98,900	19,800	98,500	80%	19,700
38-06-25-800-005.000-022	3822005	380	1980	74%	110,950	28,800	110,500	76%	26,500
38-06-25-800-005.000-022	3822005	380	2007	0%	159,790	159,800	159,100	2%	155,900
38-06-25-900-022.003-022	3822005	399	2006	0%	226,560	226,600	225,600	2%	221,100
38-06-25-900-022.003-022	3822005	399	2006	0%	299,440	299,400	298,200	2%	292,200
38-07-08-400-025.000-034	3834044	340	1983	44%	2,771,380	1,552,000	2,759,500	46%	1,490,100
38-07-09-300-007.001-034	3834044	330	1995	18%	929,570	762,200	925,600	20%	740,500
38-07-09-300-007.002-034	3834044	340	2007	0%	448,670	448,700	446,700	2%	437,800
38-07-09-300-007.002-034	3834044	340	1998	19%	1,371,700	1,111,100	1,365,800	21%	1,079,000
38-07-09-300-007.003-034	3834044	340	2004	4%	80,320	77,100	80,000	6%	75,200
38-07-09-300-007.003-034	3834044	340	2001	7%	655,740	609,800	652,900	9%	594,100
38-07-09-300-012.000-034	3834044	340	1980	74%	44,100	11,500	43,900	76%	10,500
38-07-09-300-012.000-034	3834044	340	1980	62%	2,426,410	922,000	2,416,000	64%	869,800
38-07-09-400-007.000-034	3834044	399	2001	12%	946,690	833,100	842,600	14%	810,600
38-07-16-200-001.000-034	3834028	330	1986	56%	1,401,580	616,700	1,395,600	58%	586,200

Appraisal Research Corporation Confidential

Calculation for Improved Industrial Properties Annual Adjustment Factor

LAY 2010 RATIO STUDY

Parcel Number	Neighborhood Code	Property Class	Effective Year Built	Current Physical Depreciation	Replacement Cost New	Replacement Cost less Physical Depreciation	Replacement Cost New x M & S Cost Factor	Adjusted Physical Depreciation	Replacement Cost New less Adjusted Physical Depreciation
38-07-16-200-004.000-034	3834028	340	1986	37%	375,650	236,700	374,000	39%	228,100
38-07-16-200-004.000-034	3834028	340	2004	3%	558,580	541,800	556,200	5%	528,400
38-07-16-200-004.000-034	3834028	340	1977	78%	1,718,880	378,200	1,711,500	80%	342,300
38-07-16-200-005.000-034	3834044	340	1968	80%	206,020	41,200	205,100	80%	41,000
38-07-16-200-005.000-034	3834044	340	1968	77%	1,728,480	397,600	1,721,000	79%	361,400
38-07-16-200-023.000-034	3834028	370	1971	72%	512,650	143,500	510,400	74%	132,700
38-07-16-300-033.000-034	3834028	330	1995	28%	24,930	17,900	24,800	30%	17,400
38-07-16-300-033.000-034	3834028	330	1968	0%	35,440	35,400	35,300	2%	34,600
38-07-16-300-033.000-034	3834028	330	1968	80%	60,220	12,000	60,000	80%	12,000
38-07-16-300-033.000-034	3834028	330	1941	80%	69,770	14,000	69,500	80%	13,900
38-07-16-300-033.000-034	3834028	330	1944	80%	93,010	18,600	92,600	80%	18,500
38-07-16-300-033.000-034	3834028	330	1962	80%	143,200	28,600	142,600	80%	28,500
38-07-16-300-033.000-034	3834028	330	1977	41%	361,110	213,100	359,600	43%	205,000
38-07-16-300-033.000-034	3834028	330	1944	80%	525,050	105,000	522,800	80%	104,600
38-07-16-300-033.000-034	3834028	330	1950	80%	756,750	151,400	753,500	80%	150,700
38-07-16-300-033.000-034	3834028	330	1926	80%	1,539,740	307,900	1,533,100	80%	306,600
38-07-16-300-033.000-034	3834028	330	1926	80%	1,706,010	341,200	1,698,700	80%	339,700
38-07-16-303-002.000-034	3834028	340	1959	80%	1,417,660	283,500	1,411,600	80%	282,300
38-07-16-303-045.000-034	3834028	340	1980	52%	220,280	105,700	219,300	54%	100,900
38-07-16-304-003.000-034	3834044	340	2006	0%	27,430	27,400	27,300	2%	26,800
38-07-16-304-003.000-034	3834044	340	1986	37%	2,429,490	1,530,600	2,419,000	39%	1,475,600
38-07-16-304-012.000-034	3834028	340	1966	80%	81,100	16,200	80,800	80%	16,200
38-07-16-304-012.000-034	3834028	340	2004	4%	85,450	82,000	85,100	6%	80,000
38-07-16-304-012.000-034	3834028	340	1971	72%	1,106,680	309,900	1,101,900	74%	286,500
38-07-16-600-020.000-034	3834028	340	1977	59%	3,266,040	1,339,100	3,252,000	61%	1,268,300
38-07-17-100-014.000-034	3834044	330	1995	22%	1,840,940	1,435,900	1,833,000	24%	1,393,100
38-07-17-100-018.000-034	3834044	340	1980	52%	869,940	417,600	866,200	54%	398,500
38-07-17-401-021.000-034	3834028	340	1971	72%	350,410	98,100	348,900	74%	90,700
38-07-17-401-033.000-034	3834040	370	1983	65%	37,140	13,000	37,000	67%	12,200
38-07-17-500-013.000-034	3834044	340	1986	37%	4,369,260	2,752,600	4,350,500	39%	2,653,800
38-07-17-500-021.000-034	3834044	330	2008	0%	368,410	368,400	366,800	2%	359,500
38-07-17-500-021.000-034	3834044	330	2006	0%	1,025,560	1,025,600	1,021,200	2%	1,000,800
38-07-17-500-021.000-034	3834044	330	2004	3%	1,263,770	1,225,900	1,258,300	5%	1,195,400
38-07-17-500-021.000-034	3834044	330	1992	24%	6,434,280	4,890,100	6,406,600	26%	4,740,900
38-07-18-200-008.000-033	3833012	340	1984	65%	131,450	46,000	130,900	67%	43,200
38-07-19-300-033.000-033	3833012	310	1983	44%	244,850	137,100	243,800	46%	131,700
38-07-19-300-033.000-033	3833012	310	1926	80%	610,470	122,100	607,800	80%	121,600

Appraisal Research Corporation Confidential

Calculation for Improved Industrial Properties Annual Adjustment Factor

JAY 2010 RATIO STUDY

Parcel Number	Neighborhood Code	Property Class	Effective Year Built	Current Physical Depreciation	Replacement Cost New	Replacement Cost less Physical Depreciation	Replacement Cost New x M & S Cost Factor	Adjusted Physical Depreciation	Replacement Cost New less Adjusted Physical Depreciation
38-07-19-300-033.000-033	3833012	310	1967	80%	915,710	183,100	911,800	80%	182,400
38-07-19-300-033.000-033	3833012	310	2004	3%	985,240	955,700	981,000	5%	932,000
38-07-19-400-024.001-034	3834022	340	1995	18%	80,440	66,000	80,100	20%	64,100
38-07-19-400-024.001-034	3834022	340	1995	18%	104,380	85,600	103,900	20%	83,100
38-07-19-400-024.001-034	3834022	340	1995	18%	4,935,550	4,047,200	4,914,300	20%	3,931,400
38-07-20-103-107.000-034	3834019	370	1926	80%	63,380	12,700	63,100	80%	12,600
38-07-20-104-046.000-034	3834028	310	2001	15%	60,650	51,600	60,400	17%	50,100
38-07-20-104-046.000-034	3834028	310	2006	0%	116,750	116,800	116,200	2%	113,900
38-07-20-104-046.000-034	3834028	310	1948	80%	219,880	44,000	218,900	80%	43,800
38-07-20-300-002.000-034	3834028	399	2001	9%	88,560	80,600	88,200	11%	78,500
38-07-20-401-001.000-034	3834028	340	1938	80%	1,074,460	214,900	1,069,800	80%	214,000
38-07-20-401-063.000-034	3834028	340	1962	80%	1,360,430	272,100	1,354,600	80%	270,900
38-07-20-402-002.000-034	3834028	340	1957	80%	150,470	30,100	149,800	80%	30,000
38-07-20-402-004.000-034	3834028	340	1984	65%	192,200	67,300	191,400	67%	63,200
38-07-20-402-004.000-034	3834028	340	1992	24%	262,550	199,500	261,400	26%	193,400
38-07-20-402-005.000-034	3834028	350	1968	80%	49,580	9,900	49,400	80%	9,900
38-07-20-402-005.000-034	3834028	350	2001	6%	112,120	105,400	111,600	8%	102,700
38-07-20-402-006.000-034	3834028	370	1926	80%	1,521,410	304,300	1,514,900	80%	303,000
38-07-20-404-025.000-034	3834028	340	1961	80%	52,450	10,500	52,200	80%	10,400
38-07-20-404-025.000-034	3834028	340	1953	80%	61,210	12,200	60,900	80%	12,200
38-07-20-404-025.000-034	3834028	340	1971	72%	2,101,560	588,400	2,092,500	74%	544,100
38-07-21-202-011.000-034	3834028	370	1995	28%	59,960	43,200	59,700	30%	41,800
38-07-30-300-024.000-033	3833012	380	1986	56%	126,890	55,800	126,300	58%	53,000
38-09-08-201-004.000-014	3814010	330	1926	80%	69,150	13,800	68,900	80%	13,800
38-09-08-201-004.000-014	3814010	330	1965	80%	194,040	38,800	193,200	80%	38,600
38-09-08-201-004.000-014	3814010	330	1932	80%	297,480	59,500	296,200	80%	59,200
38-09-08-201-004.000-014	3814010	330	1977	78%	333,820	73,400	332,400	80%	66,500
38-09-08-201-004.000-014	3814010	330	1950	80%	639,120	127,800	636,400	80%	127,300
38-09-08-201-004.000-014	3814010	330	1953	80%	8,001,900	1,600,400	7,967,500	80%	1,593,500
38-09-09-100-005.001-014	3814006	340	1995	18%	727,750	596,800	724,600	20%	579,700
38-09-09-100-026.000-014	3814010	330	1974	80%	52,900	10,600	52,700	80%	10,500
38-09-09-100-026.000-014	3814010	330	1971	80%	89,840	18,000	89,500	80%	17,900
38-09-09-100-026.000-014	3814010	330	1974	67%	2,119,860	699,600	2,110,700	69%	654,300
38-09-09-100-028.000-014	3814010	340	2004	6%	320,940	301,700	319,600	8%	294,000
38-09-09-102-005.000-014	3814010	370	2004	4%	499,270	479,300	497,100	6%	467,300
38-09-09-301-001.000-014	3814010	399	1968	80%	48,190	9,600	48,000	80%	9,600
38-09-09-301-001.000-014	3814010	399	1995	28%	61,480	44,300	61,200	30%	42,800

Appraisal Research Corporation Confidential

Calculation for Improved Industrial Properties Annual Adjustment Factor

LAY 2010 RATIO STUDY

Parcel Number	Neighborhood Code	Property Class	Effective Year Built	Current Physical Depreciation	Replacement Cost New	Replacement Cost less Physical Depreciation	Replacement Cost New x M & S Cost Factor	Adjusted Physical Depreciation	Replacement Cost New less Adjusted Physical Depreciation
38-09-09-301-001.000-014	3814010	399	1926	80%	224,660	44,900	223,700	80%	44,700
38-09-09-301-001.000-014	3814010	399	1938	80%	1,274,040	254,800	1,268,600	80%	253,700
38-09-09-301-001.000-014	3814010	399	2001	7%	3,539,770	3,292,000	3,524,500	9%	3,207,300
38-09-09-301-001.000-014	3814010	399	1962	80%	8,084,280	1,616,900	8,049,500	80%	1,609,900
38-09-09-301-001.000-014	3814010	399	1968	77%	8,856,050	2,036,900	8,818,000	79%	1,851,800
38-09-09-400-034.000-030	3830003	390	1974	80%	20,910	4,200	20,800	80%	4,200
38-09-09-400-034.000-030	3830003	390	1967	80%	38,800	7,800	38,600	80%	7,700
38-09-09-400-034.000-030	3830003	390	1967	80%	51,030	10,200	50,800	80%	10,200
38-09-09-400-034.000-030	3830003	390	1971	80%	168,370	33,700	167,600	80%	33,500
38-09-09-400-034.000-030	3830003	390	1986	56%	219,850	96,700	218,900	58%	91,900
38-09-13-304-003.000-030	3830003	340	1961	80%	794,600	158,900	791,200	80%	158,200
38-09-23-101-096.000-031	3831008	300	1926	80%	310,620	62,100	309,300	80%	61,900
38-09-23-101-096.002-031	3831008	340	1926	80%	28,980	5,800	28,900	80%	5,800
38-09-23-101-096.002-031	3831008	340	2008	0%	59,010	59,000	58,800	2%	57,600
38-09-23-200-014.003-030	3830005	310	1998	19%	40,020	32,400	39,800	21%	31,400
38-09-26-100-009.002-030	3830005	310	1998	19%	34,010	27,500	33,900	21%	26,800
38-10-09-200-004.101-024	3824002	399	2004	4%	163,460	156,900	162,800	6%	153,000
38-10-09-200-004.101-024	3824002	399	2004	4%	163,460	156,900	162,800	6%	153,000
38-11-09-300-019.000-029	3829003	399	2001	12%	202,350	178,100	201,500	14%	173,300
38-12-34-100-003.003-026	3826002	370	2001	15%	58,740	49,900	58,500	17%	48,600
						47,649,700			46,077,600
						2010 Annual Adjustment Factor			0.967