

JAY 2011 RATIO STUDY

<u>Township</u>	<u>Property Type</u>	<u>Number of Sales</u>	<u>Median</u>	<u>C O D</u>	<u>P P P</u>
Bearcreek	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	18	1.00	14.75	101.92%
Greene	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	9	0.99	11.13	102.40%
Jackson	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	17	1.00	8.34	102.51%
Jefferson	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	15	0.97	11.23	102.67%
Knox	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	17	1.00	8.34	102.51%
Madison	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	15	0.97	11.23	102.67%
Noble	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	18	1.00	14.75	101.92%
Penn	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	17	1.00	8.34	102.51%
Pike	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	15	0.97	11.23	102.67%
Richland	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	53	0.99	12.59	102.76%
Wabash	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	18	1.00	14.75	101.92%
Wayne	Vacant Res	6	0.98	9.78	101.67%
	Improved Res	139	0.98	13.34	102.80%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	6	0.94	3.82	99.09%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%

2010 pay 2011 Gross AV	20,145,100	
2011 pay 2012 Gross AV	19,353,400	-3.93%
Gross Sales Price	20,181,900	95.89%

Summary

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																
38-07-21-202-091.000-034	38034	3945	510	380012	Wayne	3834004			07/23/08	10,000	9,700	9,100	0	9,100	0.94	0.05
38-07-20-401-037.000-034	38034	3945	500	380012	Wayne	3834006			07/30/09	4,000	3,900	3,700	0	3,700	0.95	0.03
38-01-27-404-054.001-011	38011	3945	501	380008	Penn	3811001			04/06/10	5,000	5,000	4,800	0	4,800	0.96	0.02
38-02-10-400-007.005-023	38023	3945	501	380003	Jackson	3823001			01/24/08	15,500	15,000	15,100	0	15,100	1.01	0.02
38-09-08-103-046.000-014	38014	3945	500	380010	Richland	3814001			05/30/08	4,000	3,900	4,300	0	4,300	1.10	0.12
38-10-33-202-006.002-024	38024	3945	501	380004	Jefferson	3824001			09/12/08	5,500	5,400	7,100	0	7,100	1.31	0.33
											42,900			44,100	6.27	0.58
Number of Sales	6															
Mean	104.52%															
Weighted Mean	102.80%															
Median	0.98															
Average Absolute Deviation	9.62															
COD	9.78															
PRD	101.67%															

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Bearcreek, Noble & Wabash Improved Residential																
38-03-30-400-027.000-020	38020	3945	511	380001	Bearcreek	3820001	D+1	G	12/04/08	86,000	84,100	13,300	42,100	55,400	0.66	0.34
38-08-31-200-003.002-028	38028	3945	511	380007	Noble	3828001	D+1	G	02/08/08	62,700	60,800	12,000	29,300	41,300	0.68	0.32
38-03-09-400-018.000-020	38020	3945	541	380001	Bearcreek	3820001	E+1	AV	01/06/10	64,000	64,000	11,600	32,600	44,200	0.69	0.31
38-03-17-402-018.000-021	38021	3945	510	380001	Bearcreek	3821001	C	AV	09/17/08	61,000	59,500	5,300	39,100	44,400	0.75	0.25
38-08-12-100-002.000-028	38028	3945	511	380007	Noble	3828001	C-1	G	09/08/08	83,500	81,400	14,500	48,900	63,400	0.78	0.22
38-08-05-300-008.000-028	38028	3945	511	380007	Noble	3828001	C	AV	09/03/10	82,000	82,000	13,100	51,400	64,500	0.79	0.21
38-03-28-300-008.000-020	38020	3945	511	380001	Bearcreek	3820001	C	G	05/16/08	75,000	72,900	13,100	49,500	62,600	0.86	0.14
38-08-11-600-011.000-028	38028	3945	511	380007	Noble	3828001	C	AV	08/25/08	128,000	124,800	13,100	98,500	111,600	0.89	0.10
38-08-15-100-004.000-028	38028	3945	511	380007	Noble	3828001	C	F	06/11/10	50,000	50,000	8,600	40,100	48,700	0.97	0.02
38-08-30-300-007.000-028	38028	3945	510	380007	Noble	3828001	D	G	05/06/09	40,000	39,300	9,900	30,100	40,000	1.02	0.02
38-08-10-200-001.000-028	38028	3945	511	380007	Noble	3828001	C+1	G	10/26/09	85,000	83,900	9,700	77,900	87,600	1.04	0.05
38-08-21-400-011.001-028	38028	3945	511	380007	Noble	3828001	C-1	AV	07/08/09	83,000	81,600	12,100	73,600	85,700	1.05	0.05
38-03-17-201-008.000-021	38021	3945	540	380001	Bearcreek	3821001	E	F	08/31/09	25,000	24,600	10,600	15,300	25,900	1.05	0.06
38-03-05-400-017.001-020/38	38020	3945	511	380001	Bearcreek	3820001	C	AV	10/01/09	81,500	80,400	12,800	72,100	84,900	1.06	0.06
38-03-17-301-003.000-021	38021	3945	510	380001	Bearcreek	3821001	D+1	G	12/15/10	25,500	25,500	5,300	21,700	27,000	1.06	0.06
38-03-17-301-038.000-021	38021	3945	510	380001	Bearcreek	3821001	D+1	G	06/02/10	38,000	38,000	5,300	37,100	42,400	1.12	0.12
38-08-11-300-013.009-028	38028	3945	510	380007	Noble	3828001	C	AV	04/20/10	71,000	71,000	11,700	69,800	81,500	1.15	0.15
38-08-15-100-005.000-028	38028	3945	511	380007	Noble	3828001	C	AV	06/11/10	65,763	65,800	10,100	66,800	76,900	1.17	0.17
											1,189,600			1,088,000	16.78	2.64
Number of Sales																18
Mean																93.22%
Weighted Mean																91.46%
Median																1.00
Average Absolute Deviation																14.69
COD																14.75
PRD																101.92%

Greene Improved Residential																
38-06-36-400-014.000-022	38022	3945	511	380002	Greene	3822001	D+2	AV	12/10/09	85,000	84,000	13,400	44,600	58,000	0.69	0.30
38-06-28-300-011.000-022	38022	3945	511	380002	Greene	3822001	C	AV	08/23/10	223,800	223,800	17,600	173,500	191,100	0.85	0.14
38-06-24-401-006.000-022	38022	3945	510	380002	Greene	3822002	C	G	08/13/08	65,000	63,400	8,700	47,000	55,700	0.88	0.11
38-06-33-100-004.001-022	38022	3945	511	380002	Greene	3822001	C+1	AV	07/29/08	127,500	124,200	13,100	105,700	118,800	0.96	0.03
38-06-34-104-004.000-022	38022	3945	511	380002	Greene	3822001	C	AV	09/05/08	75,000	73,100	9,100	63,200	72,300	0.99	0.00
38-06-24-403-012.000-022/38	38022	3945	511	380002	Greene	3822003	B-1	G	05/13/08	155,000	150,700	18,700	134,500	153,200	1.02	0.03
38-06-08-600-001.001-022	38022	3945	511	380002	Greene	3822001	C-1	AV	07/31/09	85,000	83,700	13,000	75,400	88,400	1.06	0.07
38-06-11-200-007.000-022	38022	3945	511	380002	Greene	3822001	C-1	G	09/14/09	47,000	46,300	11,800	39,900	51,700	1.12	0.13
38-06-01-100-003.001-022	38022	3945	511	380002	Greene	3822001	C	AV	03/27/09	70,000	68,700	13,000	68,100	81,100	1.18	0.19
											917,900			870,300	8.74	0.99
Number of Sales																9
Mean																97.09%
Weighted Mean																94.81%
Median																0.99
Average Absolute Deviation																11.00
COD																11.13
PRD																102.40%

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Jackson, Knox & Penn Improved Residential																
38-05-13-300-019.000-025	38025	3945	511	380005	Knox	3825001	C+1	AV	10/22/08	105,000	102,500	13,900	70,800	84,700	0.83	0.17
38-01-27-402-014.000-011	38011	3945	510	380008	Penn	3811001	C	G	12/27/10	82,000	82,000	13,800	58,900	72,700	0.89	0.11
38-01-15-400-024.000-010	38010	3945	511	380008	Penn	3810001	C	VG	04/28/09	128,900	126,500	13,500	102,700	116,200	0.92	0.08
38-01-26-300-005.000-010	38010	3945	541	380008	Penn	3810001	E+2	AV	04/30/10	59,000	59,000	11,600	43,000	54,600	0.93	0.07
38-01-34-104-028.000-011/38-	38011	3945	510	380008	Penn	3811001	D+2	AV	09/24/09	48,000	47,300	15,200	30,000	45,200	0.96	0.04
38-02-23-300-015.000-023	38023	3945	511	380003	Jackson	3823001	C-1	AV	06/03/10	70,000	70,000	12,400	55,900	68,300	0.98	0.02
38-01-34-103-007.000-011	38011	3945	510	380008	Penn	3811001	C+2	AV	10/14/09	61,500	60,700	6,400	53,200	59,600	0.98	0.02
38-05-02-300-004.000-025	38025	3945	511	380005	Knox	3825001	C	G	02/15/08	85,000	82,400	14,400	66,800	81,200	0.99	0.01
38-01-34-403-002.000-010	38010	3945	511	380008	Penn	3810001	C	AV	12/07/10	80,000	80,000	15,700	64,200	79,900	1.00	0.00
38-05-03-100-004.000-025	38025	3945	511	380005	Knox	3825001	C	G	06/26/08	100,000	97,300	14,600	82,700	97,300	1.00	0.00
38-01-27-404-034.000-011	38011	3945	510	380008	Penn	3811001	D+1	G	04/09/10	45,000	45,000	6,400	39,500	45,900	1.02	0.02
38-01-34-102-005.000-011	38011	3945	540	380008	Penn	3811001	E	F	10/27/08	7,000	6,800	6,200	800	7,000	1.03	0.03
38-01-01-300-006.001-010	38010	3945	511	380008	Penn	3810001	C+1	G	06/12/08	60,000	58,400	12,400	50,300	62,700	1.07	0.07
38-01-34-403-003.000-010	38010	3945	511	380008	Penn	3810001	D	AV	06/19/08	40,000	38,900	15,300	27,200	42,500	1.09	0.09
38-05-36-100-004.001-025	38025	3945	511	380005	Knox	3825001	D	F	12/28/09	48,000	47,400	13,500	38,800	52,300	1.10	0.10
38-01-27-402-006.000-011	38011	3945	510	380008	Penn	3811001	C	G	06/11/10	51,500	51,500	17,000	47,500	64,500	1.25	0.25
38-02-04-100-003.000-023	38023	3945	511	380003	Jackson	3823001	C	P	02/03/09	50,000	49,000	13,900	49,800	63,700	1.30	0.30
											1,104,700			1,098,300	17.33	1.42
Number of Sales	17															
Mean	101.92%															
Weighted Mean	99.42%															
Median	1.00															
Average Absolute Deviation	8.33															
COD	8.34															
PRD	102.51%															

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Jefferson, Madison & Pike Improved Residential																
38-11-21-200-004.000-029	38029	3945	511	380009	Pike	3829001	D+2	G	12/30/10	92,000	92,000	12,100	50,000	62,100	0.68	0.29
38-10-15-402-001.000-024/38-	38024	3945	541	380004	Jefferson	3824001	E+2	G	01/07/11	87,500	87,500	23,700	48,100	71,800	0.82	0.15
38-12-23-700-009.000-026	38026	3945	511	380006	Madison	3826001	C	AV	02/22/08	130,000	126,100	14,000	93,100	107,100	0.85	0.12
38-10-28-100-003.000-024	38024	3945	511	380004	Jefferson	3824001	D	F	02/25/08	47,700	46,300	14,500	24,900	39,400	0.85	0.12
38-11-23-401-006.000-029/38-	38029	3945	541	380009	Pike	3829001	E	F	06/10/08	34,000	33,100	25,200	3,500	28,700	0.87	0.10
38-10-17-400-014.000-024	38024	3945	511	380004	Jefferson	3824001	C-1	G	03/07/08	69,500	67,400	15,500	44,500	60,000	0.89	0.08
38-12-10-100-004.000-026	38026	3945	511	380006	Madison	3826001	C	G	10/01/09	120,000	118,300	16,100	89,400	105,500	0.89	0.08
38-11-09-100-011.000-029	38029	3945	511	380009	Pike	3829001	C	AV	03/11/10	110,000	110,000	17,600	88,900	106,500	0.97	0.00
38-10-05-300-015.003-024	38024	3945	511	380004	Jefferson	3824001	C+2	AV	08/24/10	191,500	191,500	15,900	177,700	193,600	1.01	0.04
38-10-36-200-011.000-024	38024	3945	511	380004	Jefferson	3824001	C	AV	10/06/09	25,500	25,100	10,600	15,000	25,600	1.02	0.05
38-12-04-303-002.000-027	38027	3945	511	380006	Madison	3827001	D-1	VP	10/30/08	8,000	7,800	7,000	1,200	8,200	1.05	0.08
38-10-15-403-008.000-024/38-	38024	3945	541	380004	Jefferson	3824001	E	F	07/31/08	28,000	27,300	20,800	8,300	29,100	1.07	0.10
38-11-17-100-008.000-029	38029	3945	511	380009	Pike	3829001	D+2	P	02/24/11	12,000	12,000	12,400	600	13,000	1.08	0.12
38-10-05-300-020.002-024	38024	3945	511	380004	Jefferson	3824001	C	G	08/27/10	88,000	88,000	12,500	83,400	95,900	1.09	0.12
38-10-03-300-012.000-024	38024	3945	511	380004	Jefferson	3824001	D+2	AV	07/06/10	50,000	50,000	11,600	46,100	57,700	1.15	0.19
											1,082,400			1,004,200	14.29	1.63
Number of Sales	15															
Mean	95.26%															
Weighted Mean	92.78%															
Median	0.97															
Average Absolute Deviation	10.87															
COD	11.23															
PRD	102.67%															

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Richland Improved Residential																
38-09-08-402-127.000-014	38014	3945	510	380010	Richland	3814001	C-1	G	08/13/09	65,900	64,900	5,100	35,900	41,000	0.63	0.35
38-09-08-102-027.000-014	38014	3945	510	380010	Richland	3814001	D+1	AV	10/19/09	56,000	55,200	5,800	31,400	37,200	0.67	0.31
38-09-14-404-024.000-031	38031	3945	510	380010	Richland	3831001	D+1	G	08/06/09	71,000	69,900	6,100	46,700	52,800	0.76	0.23
38-09-08-304-042.000-014	38014	3945	510	380010	Richland	3814004	C	AV	01/26/09	91,200	89,300	5,300	65,000	70,300	0.79	0.20
38-09-09-202-065.000-014	38014	3945	510	380010	Richland	3814001	D+2	AV	03/26/09	50,000	49,000	8,400	30,200	38,600	0.79	0.20
38-09-04-300-029.009-014	38014	3945	510	380010	Richland	3814001	C	AV	08/13/09	80,000	78,800	6,900	55,500	62,400	0.79	0.19
38-09-08-401-040.000-014	38014	3945	510	380010	Richland	3814001	D+2	G	03/26/09	42,000	41,200	5,200	27,500	32,700	0.79	0.19
38-09-23-201-031.000-031	38031	3945	510	380010	Richland	3831003	C	AV	09/15/08	67,000	65,400	7,200	45,100	52,300	0.80	0.19
38-09-08-103-045.000-014	38014	3945	510	380010	Richland	3814001	D+1	AV	04/10/08	32,000	31,100	3,000	21,900	24,900	0.80	0.18
38-09-04-300-029.012-014	38014	3945	510	380010	Richland	3814001	C	AV	03/19/10	74,900	74,900	6,200	53,800	60,000	0.80	0.18
38-09-14-401-006.000-031	38031	3945	510	380010	Richland	3831001	C	AV	06/09/09	75,000	73,700	9,800	50,000	59,800	0.81	0.17
38-09-32-300-015.000-030/38	38030	3945	511	380010	Richland	3830001	C+1	G	08/06/08	141,500	137,900	14,100	98,500	112,600	0.82	0.17
38-09-24-201-009.000-031	38031	3945	510	380010	Richland	3831001	D+2	G	02/10/10	45,000	45,000	9,600	27,500	37,100	0.82	0.16
38-09-04-303-006.000-014	38014	3945	510	380010	Richland	3814001	D+2	G	07/02/10	56,500	56,500	8,500	38,300	46,800	0.83	0.16
38-09-24-302-050.000-031/38	38031	3945	510	380010	Richland	3831004	C	G	07/24/09	78,000	76,800	5,500	59,000	64,500	0.84	0.15
38-09-14-404-034.000-031	38031	3945	510	380010	Richland	3831001	D+1	AV	08/15/08	34,000	33,100	6,100	21,700	27,800	0.84	0.15
38-09-08-403-005.000-014	38014	3945	510	380010	Richland	3814001	D+2	AV	08/28/08	52,500	51,200	5,000	38,100	43,100	0.84	0.14
38-09-14-404-016.000-031	38031	3945	510	380010	Richland	3831001	C+1	G	10/13/09	87,500	86,300	13,700	59,500	73,200	0.85	0.14
38-09-23-102-035.000-031	38031	3945	510	380010	Richland	3831002	C-1	G	08/25/10	58,500	58,500	4,500	45,900	50,400	0.86	0.12
38-09-08-103-133.000-014	38014	3945	510	380010	Richland	3814001	D+1	G	03/25/10	50,000	50,000	8,000	38,200	44,000	0.88	0.11
38-09-09-102-022.000-014	38014	3945	510	380010	Richland	3814001	C	AV	05/05/10	64,900	64,900	8,000	50,000	58,800	0.91	0.08
38-09-08-304-050.000-014	38014	3945	510	380010	Richland	3814004	C	AV	07/27/10	62,500	62,500	4,800	52,700	57,500	0.92	0.07
38-09-08-401-017.000-014	38014	3945	510	380010	Richland	3814001	C	G	01/18/08	63,000	61,000	6,900	49,300	56,200	0.92	0.06
38-09-14-404-076.000-031	38031	3945	510	380010	Richland	3831001	C	G	07/02/10	57,000	57,000	5,600	48,300	53,900	0.95	0.04
38-09-08-401-083.000-014	38014	3945	510	380010	Richland	3814003	C	AV	09/17/09	74,900	73,800	11,500	59,600	71,100	0.96	0.02
38-09-09-102-024.000-014	38014	3945	510	380010	Richland	3814001	C	AV	10/24/08	65,000	63,500	8,000	53,600	61,600	0.97	0.02
38-09-26-100-021.000-030	38030	3945	511	380010	Richland	3830001	D+2	AV	12/21/10	47,000	47,000	7,500	38,800	46,300	0.99	0.00
38-09-14-404-090.000-031	38031	3945	510	380010	Richland	3831001	C-1	AV	01/13/10	51,000	51,000	2,700	47,700	50,400	0.99	0.00
38-09-23-102-053.000-031	38031	3945	510	380010	Richland	3831002	D+1	F	09/30/10	22,500	22,500	4,800	17,600	22,400	1.00	0.01
38-09-23-101-037.000-031	38031	3945	510	380010	Richland	3831001	C-1	AV	11/19/09	35,000	34,600	3,600	30,900	34,500	1.00	0.01
38-09-13-303-030.000-031	38031	3945	510	380010	Richland	3831001	C-1	G	01/07/08	60,000	58,100	5,500	52,700	58,200	1.00	0.02
38-09-11-102-007.000-030/38	38030	3945	511	380010	Richland	3830001	C	G	10/20/08	107,490	105,000	13,600	91,800	105,400	1.00	0.02
38-09-09-202-007.000-014/38	38014	3945	540	380010	Richland	3814001	D-1	AV	06/12/08	55,000	53,500	6,000	48,400	54,400	1.02	0.03
38-09-08-102-050.000-014	38014	3945	510	380010	Richland	3814001	D+1	AV	07/21/10	28,000	28,000	5,300	23,200	28,500	1.02	0.03
38-09-08-103-081.000-014	38014	3945	510	380010	Richland	3814001	D+1	AV	06/09/08	35,000	34,000	5,300	29,600	34,900	1.03	0.04
38-09-20-200-007.000-030	38030	3945	511	380010	Richland	3830001	D+2	AV	05/12/09	50,000	49,100	18,100	32,500	50,600	1.03	0.05
38-09-04-300-029.004-014	38014	3945	510	380010	Richland	3814001	C	AV	02/05/10	53,000	53,000	6,900	47,800	54,700	1.03	0.05
38-09-13-303-041.000-031	38031	3945	510	380010	Richland	3831001	C	F	09/19/08	46,000	44,900	5,500	41,000	46,500	1.04	0.05
38-09-08-103-117.000-014	38014	3945	510	380010	Richland	3814001	D+2	AV	12/02/08	41,500	40,600	4,500	37,600	42,100	1.04	0.05
38-09-08-101-135.000-014	38014	3945	510	380010	Richland	3814001	C	AV	10/13/10	53,000	53,000	8,500	47,000	55,500	1.05	0.06
38-09-08-102-042.000-014	38014	3945	510	380010	Richland	3814001	D+2	AV	05/24/10	45,000	45,000	5,600	41,700	47,300	1.05	0.07
38-09-13-303-025.000-031	38031	3945	510	380010	Richland	3831001	C	AV	09/10/08	50,000	48,800	11,500	40,200	51,700	1.06	0.07
38-09-08-404-059.000-030	38030	3945	511	380010	Richland	3830001	C	AV	02/06/08	71,000	68,800	12,100	63,100	75,200	1.09	0.11
38-09-03-300-010.000-030	38030	3945	511	380010	Richland	3830001	C	AV	09/22/08	64,680	63,100	12,500	56,500	69,000	1.09	0.11
38-09-24-202-041.000-031	38031	3945	510	380010	Richland	3831001	D+1	G	02/06/08	25,000	24,200	4,900	22,100	27,000	1.12	0.13
38-09-08-103-051.000-014	38014	3945	510	380010	Richland	3814001	C	AV	11/18/09	34,000	33,600	5,300	33,000	38,300	1.14	0.15
38-09-23-101-008.000-031	38031	3945	510	380010	Richland	3831001	C	G	08/03/09	40,500	39,900	5,200	40,600	45,800	1.15	0.16
38-09-24-203-060.001-031/38	38031	3945	510	380010	Richland	3831004	C	AV	02/27/08	55,000	53,400	6,100	55,900	62,000	1.16	0.18
38-09-09-202-081.000-014	38014	3945	510	380010	Richland	3814001	D+2	AV	10/02/08	40,000	39,000	5,800	40,000	45,800	1.17	0.19
38-09-08-401-001.000-014	38014	3945	510	380010	Richland	3814001	D+1	G	07/25/08	37,900	36,900	5,300	39,300	44,600	1.21	0.22
38-09-13-303-048.000-031	38031	3945	510	380010	Richland	3831001	D+2	G	01/27/09	35,000	34,300	5,500	36,500	42,000	1.22	0.24
38-09-09-202-011.000-014/38	38014	3945	510	380010	Richland	3814001	D+2	G	08/04/09	43,000	42,300	8,200	43,700	51,900	1.23	0.24
38-09-08-103-071.000-014	38014	3945	510	380010	Richland	3814001	D+1	AV	05/24/10	23,500	23,500	5,300	25,000	30,300	1.29	0.30
										2,898,500			2,705,900	50.84	6.57	
Number of Sales	53															
Mean	95.93%															
Weighted Mean	93.36%															
Median	0.99															
Average Absolute Deviation	12.40															
COD	12.59															
PRD	102.76%															

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																
38-07-30-400-039.000-033	38033	3945	511	380012	Wayne	3833002	D+2	AV	02/07/11	113,000	113,000	16,800	60,600	77,400	0.68	0.30
38-07-21-302-073.000-034	38034	3945	510	380012	Wayne	3834006	C-1	AV	09/15/08	70,000	68,300	7,600	39,300	46,900	0.69	0.29
38-07-20-104-068.000-034	38034	3945	510	380012	Wayne	3834019	C-1	G	06/03/08	125,010	121,600	12,000	74,700	86,700	0.71	0.27
38-07-20-102-084.000-034	38034	3945	510	380012	Wayne	3834019	D+1	G	12/09/08	109,500	107,100	11,200	65,200	76,400	0.71	0.27
38-07-21-302-063.000-034	38034	3945	510	380012	Wayne	3834006	D+2	AV	05/14/10	60,000	60,000	11,100	31,800	42,900	0.72	0.27
38-07-31-100-005.002-033	38033	3945	511	380012	Wayne	3833002	C	AV	06/10/10	220,000	220,000	17,600	140,800	158,400	0.72	0.26
38-07-16-303-033.000-034	38034	3945	540	380012	Wayne	3834001	E+1	AV	01/15/10	79,500	79,500	17,300	41,300	58,600	0.74	0.24
38-07-29-104-063.000-034	38034	3945	510	380012	Wayne	3834010	C	AV	02/10/09	60,200	59,000	11,200	34,200	45,400	0.77	0.21
38-07-21-201-035.000-034	38034	3945	510	380012	Wayne	3834004	C	AV	11/02/09	90,700	89,500	18,500	52,000	70,500	0.79	0.19
38-07-20-104-053.000-034	38034	3945	510	380012	Wayne	3834019	C	AV	05/27/08	110,000	107,000	11,200	74,000	85,200	0.80	0.18
38-07-28-203-044.000-034	38034	3945	510	380012	Wayne	3834046	B-1	AV	03/24/09	188,000	184,400	25,200	121,700	146,900	0.80	0.18
38-07-21-201-041.000-034	38034	3945	510	380012	Wayne	3834004	C	AV	05/19/08	74,400	72,300	9,100	48,500	57,600	0.80	0.18
38-07-32-401-010.000-033	38033	3945	511	380012	Wayne	3833008	C	AV	04/19/10	110,000	110,000	21,500	66,900	88,400	0.80	0.18
38-07-20-103-033.000-034	38034	3945	510	380012	Wayne	3834019	D+1	AV	04/16/09	67,500	66,200	9,000	44,300	53,300	0.81	0.17
38-07-21-400-011.000-033	38033	3945	511	380012	Wayne	3833002	C	AV	06/10/10	150,000	150,000	17,000	103,800	120,800	0.81	0.17
38-07-22-204-005.000-033	38033	3945	511	380012	Wayne	3833002	C-1	G	04/28/08	122,000	118,500	17,500	79,100	96,600	0.82	0.16
38-07-17-300-029.103-034	38034	3945	551	380012	Wayne	3834019	C+1	AV	06/08/10	145,000	145,000	15,900	102,700	118,600	0.82	0.16
38-07-20-204-041.000-034	38034	3945	510	380012	Wayne	3834019	D	G	02/29/08	58,450	56,700	8,700	37,800	46,500	0.82	0.16
38-07-20-202-081.000-034	38034	3945	510	380012	Wayne	3834020	C	AV	08/03/10	80,000	80,000	12,300	53,600	65,900	0.82	0.16
38-07-17-300-029.107-034	38034	3945	551	380012	Wayne	3834019	C+1	AV	06/02/10	149,000	149,000	15,900	107,600	123,500	0.83	0.15
38-07-21-202-104.000-034	38034	3945	510	380012	Wayne	3834004	D+2	G	02/08/08	55,000	53,300	4,200	40,000	44,200	0.83	0.15
38-07-20-103-111.000-034	38034	3945	510	380012	Wayne	3834019	C	AV	03/25/10	94,500	94,500	12,200	66,300	78,500	0.83	0.15
38-07-32-101-003.000-033	38033	3945	511	380012	Wayne	3833006	D	G	06/30/08	65,000	63,300	39,000	13,800	52,800	0.83	0.15
38-07-19-104-010.000-034	38034	3945	510	380012	Wayne	3834016	C	AV	07/09/08	98,500	95,900	16,300	64,300	80,600	0.84	0.14
38-07-22-203-005.000-033	38033	3945	511	380012	Wayne	3833002	C	G	03/17/08	150,500	146,100	16,500	107,300	123,800	0.85	0.13
38-07-29-203-012.000-034	38034	3945	510	380012	Wayne	3834011	C-1	F	06/23/10	64,000	64,000	8,500	46,600	55,100	0.86	0.12
38-07-21-204-114.000-034	38034	3945	510	380012	Wayne	3834004	C	G	10/14/08	115,000	112,300	9,600	88,500	98,100	0.87	0.11
38-07-29-104-078.000-034/38	38034	3945	510	380012	Wayne	3834010	C	AV	06/26/09	67,500	66,400	12,800	45,300	58,100	0.88	0.11
38-07-21-302-053.000-034	38034	3945	510	380012	Wayne	3834006	C+1	AV	04/30/10	64,000	64,000	12,600	43,400	56,000	0.88	0.11
38-07-29-101-006.000-034	38034	3945	510	380012	Wayne	3834006	D+1	AV	12/30/10	45,000	45,000	7,400	32,000	39,400	0.88	0.10
38-07-17-300-029.110-034	38034	3945	551	380012	Wayne	3834019	C+1	AV	03/31/09	138,000	135,400	15,900	102,700	118,600	0.88	0.10
38-07-20-203-024.009-034	38034	3945	510	380012	Wayne	3834017	C	AV	11/23/10	130,000	130,000	15,500	98,500	114,000	0.88	0.10
38-07-10-100-003.000-033	38033	3945	511	380012	Wayne	3833002	C	G	09/20/10	88,300	88,300	19,300	58,200	77,500	0.88	0.10
38-07-29-101-105.000-034	38034	3945	510	380012	Wayne	3834006	D+1	G	09/30/08	40,000	39,000	8,500	25,800	34,300	0.88	0.10
38-07-20-103-155.000-034	38034	3945	510	380012	Wayne	3834019	D+2	AV	12/28/09	41,500	41,000	9,100	27,000	36,100	0.88	0.10
38-07-20-203-034.000-034	38034	3945	510	380012	Wayne	3834017	C-1	G	12/15/10	89,500	89,500	12,200	66,700	78,900	0.88	0.10
38-07-29-402-009.000-033	38033	3945	510	380012	Wayne	3833001	C	AV	12/15/09	155,000	153,100	16,600	119,000	135,600	0.89	0.09
38-07-32-100-009.000-033	38033	3945	511	380012	Wayne	3833006	C	G	09/05/08	122,000	119,000	31,800	73,600	105,400	0.89	0.09
38-07-21-202-114.000-034	38034	3945	510	380012	Wayne	3834004	C-1	AV	04/28/10	61,800	61,800	11,600	43,400	55,000	0.89	0.09
38-07-21-302-068.000-034/38	38034	3945	510	380012	Wayne	3834006	D+2	AV	06/09/10	44,000	44,000	14,700	24,500	39,200	0.89	0.09
38-07-21-201-057.000-034	38034	3945	510	380012	Wayne	3834004	C	AV	05/20/08	89,000	86,500	9,600	67,500	77,100	0.89	0.09
38-07-29-403-016.000-033	38033	3945	510	380012	Wayne	3833001	C+1	G	08/23/10	118,000	118,000	15,500	89,700	105,200	0.89	0.09
38-07-21-201-044.000-034	38034	3945	510	380012	Wayne	3834004	D+2	G	08/25/09	48,000	47,300	9,100	33,300	42,400	0.90	0.08
38-07-29-104-036.000-034	38034	3945	510	380012	Wayne	3834010	D+2	AV	08/14/09	34,100	33,600	10,500	19,800	30,300	0.90	0.08
38-07-19-104-016.000-034	38034	3945	510	380012	Wayne	3834015	C-1	G	08/04/08	70,100	68,300	10,500	51,500	62,000	0.91	0.07
38-07-29-203-003.007-034	38034	3945	510	380012	Wayne	3834011	C	AV	03/03/10	82,000	82,000	7,300	67,500	74,800	0.91	0.07
38-07-20-203-014.000-034	38034	3945	510	380012	Wayne	3834017	C-1	AV	03/02/10	81,900	81,900	12,500	62,500	75,000	0.92	0.06
38-07-30-100-021.000-034/38	38034	3945	511	380012	Wayne	3834026	C	AV	12/09/09	95,000	93,800	25,200	60,800	86,000	0.92	0.06
38-07-29-201-024.027-034	38034	3945	510	380012	Wayne	3834012	C	AV	03/26/10	87,000	87,000	8,600	71,300	79,900	0.92	0.06
38-07-20-103-032.000-034	38034	3945	510	380012	Wayne	3834019	D+1	AV	09/24/08	47,500	46,300	9,500	33,200	42,700	0.92	0.06
38-07-21-303-016.000-034	38034	3945	510	380012	Wayne	3834006	C-1	AV	05/21/08	49,820	48,400	7,500	37,200	44,700	0.92	0.06
38-07-21-302-048.000-034	38034	3945	510	380012	Wayne	3834006	C	AV	12/26/08	74,000	72,400	10,400	56,600	67,000	0.93	0.05
38-07-29-101-100.000-034	38034	3945	510	380012	Wayne	3834006	D+1	F	01/03/08	26,500	25,700	8,600	15,200	23,800	0.93	0.05
38-07-19-101-020.000-034	38034	3945	510	380012	Wayne	3834020	C+1	G	04/16/08	80,070	77,800	17,900	54,400	72,300	0.93	0.05
38-07-19-104-001.008-034	38034	3945	511	380012	Wayne	3834018	C+1	AV	09/16/09	169,500	167,000	39,300	117,200	156,500	0.94	0.04
38-07-21-202-041.000-034	38034	3945	510	380012	Wayne	3834004	C	AV	11/10/08	76,000	74,300	15,700	54,400	70,100	0.94	0.04
38-07-21-203-114.000-034	38034	3945	510	380012	Wayne	3834004	C+2	AV	02/17/09	155,000	151,900	11,600	131,900	143,500	0.94	0.04
38-07-02-600-007.000-033	38033	3945	511	380012	Wayne	3833002	C	AV	06/06/08	130,000	126,500	19,500	100,400	119,900	0.95	0.03
38-07-21-102-031.000-034	38034															

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
38-07-20-203-024.002-034	38034	3945	510	380012	Wayne	3834017	C+1	AV	09/25/08	123,500	120,500	12,700	103,400	116,100	0.96	0.02
38-07-17-404-029.000-034	38034	3945	510	380012	Wayne	3834002	D+1	G	05/30/08	46,000	44,700	8,700	34,400	43,100	0.96	0.02
38-07-01-100-007.001-033	38033	3945	541	380012	Wayne	3833002	E+2	AV	08/24/09	75,000	73,900	19,900	51,400	71,300	0.96	0.02
38-07-29-201-025.016-034	38034	3945	510	380012	Wayne	3834012	C	AV	03/29/10	78,500	78,500	8,200	67,800	76,000	0.97	0.01
38-07-20-402-049.000-034	38034	3945	511	380012	Wayne	3834026	D+2	G	10/30/08	133,000	129,900	29,000	97,800	126,800	0.98	0.00
38-07-31-202-011.000-033/38	38033	3945	511	380012	Wayne	3833009	C+2	AV	08/13/09	145,000	142,800	33,300	106,400	139,700	0.98	0.00
38-07-29-104-029.000-034	38034	3945	510	380012	Wayne	3834010	D+2	G	07/06/09	58,000	57,000	8,800	47,000	55,800	0.98	0.00
38-07-21-203-132.000-034	38034	3945	510	380012	Wayne	3834004	D+2	AV	11/22/10	65,000	65,000	16,500	47,200	63,700	0.98	0.00
38-07-20-103-128.000-034	38034	3945	510	380012	Wayne	3834019	D	F	03/05/09	25,000	24,500	11,100	13,000	24,100	0.98	0.00
38-07-29-101-034.000-034	38034	3945	510	380012	Wayne	3834006	D+2	G	11/10/09	47,000	46,400	9,000	36,800	45,800	0.99	0.01
38-07-29-104-021.000-034	38034	3945	510	380012	Wayne	3834010	C	AV	12/18/08	70,000	68,500	10,500	57,900	68,400	1.00	0.02
38-07-20-204-040.000-034	38034	3945	510	380012	Wayne	3834019	D+1	AV	03/09/10	32,500	32,500	8,700	23,800	32,500	1.00	0.02
38-07-32-100-009.017-033	38033	3945	511	380012	Wayne	3833006	B	AV	06/28/10	180,000	180,000	36,400	144,600	181,000	1.01	0.03
38-07-21-201-062.000-034	38034	3945	510	380012	Wayne	3834004	C-1	AV	07/25/08	47,473	46,200	7,700	38,900	46,600	1.01	0.03
38-07-20-101-022.000-034	38034	3945	510	380012	Wayne	3834019	C	AV	11/20/08	70,000	68,400	10,000	59,000	69,000	1.01	0.03
38-07-31-400-023.010-033	38033	3945	511	380012	Wayne	3833007	C+2	AV	01/25/10	185,000	185,000	45,800	141,100	186,900	1.01	0.03
38-07-08-300-029.000-033	38033	3945	511	380012	Wayne	3833002	C	G	07/27/09	83,000	81,700	17,400	65,300	82,700	1.01	0.03
38-07-16-302-052.000-034	38034	3945	510	380012	Wayne	3834001	D+2	AV	12/15/08	52,500	51,300	12,100	39,900	52,000	1.01	0.03
38-07-29-104-094.000-034	38034	3945	510	380012	Wayne	3834010	C	AV	01/19/11	69,500	69,500	16,900	53,600	70,500	1.01	0.03
38-07-29-403-026.000-033	38033	3945	510	380012	Wayne	3833001	C+1	G	04/07/09	118,000	115,800	15,500	102,200	117,700	1.02	0.04
38-07-19-101-039.000-034	38034	3945	510	380012	Wayne	3834020	C	AV	06/05/09	73,200	71,900	21,900	51,600	73,500	1.02	0.04
38-07-20-201-116.000-034	38034	3945	510	380012	Wayne	3834019	D+1	AV	07/16/09	36,500	35,900	8,900	27,800	36,700	1.02	0.04
38-07-32-100-009.020-033	38033	3945	511	380012	Wayne	3833006	B+2	AV	06/23/08	238,000	231,600	38,600	198,200	236,800	1.02	0.04
38-07-29-201-025.019-034	38034	3945	510	380012	Wayne	3834012	C	AV	02/10/09	77,500	75,900	8,200	69,700	77,900	1.03	0.05
38-07-19-101-031.000-034	38034	3945	510	380012	Wayne	3834020	C	AV	09/11/08	70,000	68,300	17,900	52,200	70,100	1.03	0.05
38-07-29-101-088.000-034	38034	3945	540	380012	Wayne	3834006	D-1	AV	08/08/08	96,000	93,600	24,900	72,000	96,900	1.04	0.06
38-07-29-201-025.022-034	38034	3945	510	380012	Wayne	3834012	C	AV	12/17/10	75,000	75,000	8,400	69,500	77,900	1.04	0.06
38-07-20-103-104.000-034	38034	3945	510	380012	Wayne	3834019	C	AV	01/02/08	85,000	82,300	11,200	74,700	85,900	1.04	0.06
38-07-28-204-086.000-034/38	38034	3945	510	380012	Wayne	3834008	D+1	AV	04/15/10	40,000	40,000	20,000	21,800	41,800	1.05	0.06
38-07-21-201-106.000-034	38034	3945	510	380012	Wayne	3834004	D+2	G	04/02/10	55,000	55,000	7,500	50,500	58,000	1.05	0.07
38-07-20-202-041.000-034	38034	3945	510	380012	Wayne	3834020	C-2	F	04/06/10	33,000	33,000	12,300	22,600	34,900	1.06	0.08
38-07-20-404-053.000-034	38034	3945	510	380012	Wayne	3834006	C-1	AV	11/06/09	61,200	60,400	9,000	55,000	64,000	1.06	0.08
38-07-21-203-125.000-034	38034	3945	510	380012	Wayne	3834004	D+1	G	12/09/08	52,260	51,100	11,600	42,700	54,300	1.06	0.08
38-07-29-104-091.000-034/38	38034	3945	510	380012	Wayne	3834010	C	G	12/15/09	79,900	78,900	17,100	67,400	84,500	1.07	0.09
38-07-21-302-050.000-034	38034	3945	510	380012	Wayne	3834006	C-1	AV	12/05/08	60,000	58,700	11,900	51,000	62,900	1.07	0.09
38-07-30-300-041.000-033	38033	3945	511	380012	Wayne	3833002	C+1	AV	09/02/08	135,000	131,600	24,700	117,000	141,700	1.08	0.10
38-07-20-102-060.000-034	38034	3945	510	380012	Wayne	3834019	D+2	AV	08/28/09	46,500	45,800	12,600	36,800	49,400	1.08	0.10
38-07-29-402-007.000-033/38	38033	3945	511	380012	Wayne	3833001	C	AV	12/23/09	150,000	148,200	29,500	132,800	162,300	1.10	0.12
38-07-29-104-002.001-034/38	38034	3945	510	380012	Wayne	3834010	C	AV	07/17/08	87,500	85,200	21,300	73,800	95,100	1.12	0.14
38-07-20-204-052.000-034	38034	3945	510	380012	Wayne	3834019	D+2	AV	10/14/08	55,000	53,700	8,900	51,200	60,100	1.12	0.14
38-07-27-200-003.000-033/38	38033	3945	511	380012	Wayne	3833002	C	AV	10/06/08	118,000	115,200	11,300	117,700	129,000	1.12	0.14
38-07-31-400-024.001-033	38033	3945	511	380012	Wayne	3833002	B+2	AV	06/26/09	305,000	299,900	18,700	317,800	336,500	1.12	0.14
38-07-28-204-029.000-034	38034	3945	510	380012	Wayne	3834008	D+1	G	04/14/08	42,000	40,800	11,700	34,200	45,900	1.13	0.15
38-07-21-202-091.000-034	38034	3945	510	380012	Wayne	3834004	C-1	VG	02/27/09	68,000	66,600	11,600	63,400	75,000	1.13	0.15
38-07-20-203-030.000-034	38034	3945	510	380012	Wayne	3834017	C-1	AV	07/21/08	50,000	48,700	12,700	42,200	54,900	1.13	0.15
38-07-31-201-002.000-033	38033	3945	511	380012	Wayne	3833002	B-1	AV	02/02/09	200,000	195,900	24,300	197,000	221,300	1.13	0.15
38-07-21-201-088.000-034	38034	3945	510	380012	Wayne	3834004	C	AV	08/04/08	101,500	98,900	16,400	96,300	112,700	1.14	0.16
38-07-01-300-017.000-033	38033	3945	511	380012	Wayne	3833002	C	G	06/18/10	92,000	92,000	17,600	87,900	105,500	1.15	0.17
38-07-20-103-149.000-034	38034	3945	510	380012	Wayne	3834019	C-1	AV	11/21/08	63,000	61,600	15,400	55,400	70,800	1.15	0.17
38-07-17-401-093.000-034	38034	3945	510	380012	Wayne	3834002	D+1	G	12/26/08	35,000	34,200	6,100	33,300	39,400	1.15	0.17
38-07-19-104-005.000-034	38034	3945	510	380012	Wayne	3834016	C+1	G	01/18/10	100,000	100,000	19,700	96,000	115,700	1.16	0.18
38-07-17-401-001.000-034	38034	3945	510	380012	Wayne	3834002	C-1	AV	09/24/08	65,000	63,400	12,700	60,900	73,600	1.16	0.18
38-07-20-202-021.000-034	38034	3945	510	380012	Wayne	3834020	C	AV	02/13/09	55,000	53,900	17,200	45,500	62,700	1.16	0.18
38-07-21-303-048.000-034	38034	3945	510	380012	Wayne	3834006	D+2	AV	03/10/08	39,000	37,800	9,000	35,000	44,000	1.16	0.18
38-07-29-203-003.012-034	38034	3945	510	380012	Wayne	3834011	C+1	AV	05/20/09	85,000	83,500	8,400	88,800	97,200	1.16	0.18
38-07-29-104-073.000-034	38034	3945	510	380012	Wayne	3834010	C-1	AV	08/17/09	43,500	42,800	10,900	39,100	50,000	1.17	0.19
38-07-21-204-128.000-034	38034	3945	510	380012	Wayne	3834004	D+1	G	03/24/09	29,950	29,400	9,100	25,600	34,700	1.18	0.20
38-07-20-204-014.000-034	38034	3945	510	380012	Wayne	3834019	D+2	AV	05/17/10	57,500	57,500	15,200	53,000	68,200	1.19	0.21
38-07-24-103-008.000-033	38033	3945	511	380012	Wayne	3833010	C+1	G	10/06/10	113,000	113,000	20,800	113,900	134,700	1.19	0.21
38-07-29-104-069.000-034	38034	3945	510	380012	Wayne	3834010	C	G	04/06/10	59,400	59,400	14,000	57,300	71,300	1.20	0.22
38-07-20-204-092.000-034	38034	3945	510	380012	Wayne	3834019	D	G	12/30/09	37,000	36,600	9,000	35,200	44,200	1.21	0.23
38-07-21-201-037.000-034	38034	3945	510	380012	Wayne	3834004	C-1	AV	10/24/08	47,000	45,900	9,100	46,500	55,600	1.21	0.23
38-07-28-201-002.000-034	38034	3945	510	380012	Wayne	3834006	D+2	G	03/27/08	41,000	39,800	11,400	37,000	48,400	1.22	0.24
38-07-29-101-053.000-034	38034	3945	510	380012	Wayne	3834006	D+1	G	03/22/10	35,500	35,500	9,000	34,200	43,200	1.22	0.24
38-07-21-204-007.000-034</																

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
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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																
38-09-08-104-089.000-014	38014	3945	429	380010	Richland	3814014	C	AV	07/24/09	20,370	20,000	3,500	13,000	16,500	0.83	0.11
38-09-24-202-126.000-031	38031	3945	429	380010	Richland	3831015	C	F	04/13/09	19,500	19,100	3,700	13,800	17,500	0.92	0.02
38-07-17-404-128.000-034/38	38034	3945	420	380012	Wayne	3834042	C+1	AV	06/30/08	1,279,000	1,245,000	357,000	803,000	1,160,000	0.93	0.00
38-09-08-304-038.000-014	38014	3945	420	380010	Richland	3814012	C	AV	01/31/11	190,000	190,000	18,600	159,800	178,400	0.94	0.00
38-09-08-104-050.000-014	38014	3945	429	380010	Richland	3814008	D+1	F	02/17/10	30,000	30,000	3,600	25,100	28,700	0.96	0.02
38-07-19-101-003.000-034	38034	3945	447	380012	Wayne	3834034	C	AV	11/10/09	100,000	98,700	34,300	63,600	97,900	0.99	0.06
											1,602,800			1,499,000	5.56	0.21
Number of Sales	6															
Mean	92.67%															
Weighted Mean	93.52%															
Median	0.94															
Average Absolute Deviation	3.58															
COD	3.82															
PRD	99.09%															

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	33,300	14%	28,600
38-01-26-400-009.000-010	3810003	380	1995	28%	110,220	79,400	113,700	30%	79,600
38-01-27-403-010.000-011	3811001	310	1968	80%	95,460	19,100	98,500	80%	19,700
38-01-27-404-001.001-011	3811006	340	1998	19%	146,090	118,300	150,800	21%	119,100
38-01-27-404-017.000-011	3811006	340	1961	80%	192,890	38,600	199,100	80%	39,800
38-01-34-102-028.000-011	3811008	390	1948	80%	48,200	9,600	49,700	80%	9,900
38-01-34-102-029.000-011	3811008	310	1950	80%	631,370	126,300	651,600	80%	130,300
38-01-34-104-066.000-011	3811006	340	1995	28%	50,980	36,700	52,600	30%	36,800
38-03-17-100-002.001-021	3821004	370	2001	12%	240,520	211,700	248,200	14%	213,500
38-03-17-100-002.002-021	3821004	370	1995	28%	137,220	98,800	141,600	30%	99,100
38-03-17-204-006.000-021	3821006	370	1989	46%	58,210	31,400	60,100	48%	31,300
38-03-17-204-042.000-021	3821004	399	1948	80%	122,430	24,500	126,300	80%	25,300
38-06-25-800-005.000-022	3822005	380	1974	80%	52,140	10,400	53,800	80%	10,800
38-06-25-800-005.000-022	3822005	380	1971	80%	54,310	10,900	56,000	80%	11,200
38-06-25-800-005.000-022	3822005	380	1974	80%	98,900	19,800	102,100	80%	20,400
38-06-25-800-005.000-022	3822005	380	1980	74%	110,950	28,800	114,500	76%	27,500
38-06-25-800-005.000-022	3822005	380	2007	0%	159,790	159,800	164,900	2%	161,600
38-06-25-900-022.003-022	3822005	399	2006	0%	226,560	226,600	233,800	2%	229,100
38-06-25-900-022.003-022	3822005	399	2006	0%	299,440	299,400	309,000	2%	302,800
38-07-08-400-025.000-034	3834044	340	1983	44%	2,771,380	1,552,000	2,860,100	46%	1,544,500
38-07-09-300-007.001-034	3834044	330	1995	18%	929,570	762,200	959,300	20%	767,400
38-07-09-300-007.002-034	3834044	340	2007	0%	448,670	448,700	463,000	2%	453,700
38-07-09-300-007.002-034	3834044	340	1998	19%	1,371,700	1,111,100	1,415,600	21%	1,118,300
38-07-09-300-007.003-034	3834044	340	2004	4%	80,320	77,100	82,900	6%	77,900
38-07-09-300-007.003-034	3834044	340	2001	7%	655,740	609,800	676,700	9%	615,800
38-07-09-300-012.000-034	3834044	340	1980	74%	44,100	11,500	45,500	76%	10,900
38-07-09-300-012.000-034	3834044	340	1980	62%	2,426,410	922,000	2,504,100	64%	901,500
38-07-09-400-007.000-034	3834044	399	2001	12%	946,690	833,100	977,000	14%	840,200
38-07-16-200-001.000-034	3834028	330	1986	56%	1,401,580	616,700	1,446,400	58%	607,500
38-07-16-200-004.000-034	3834028	340	1986	37%	375,650	236,700	387,700	39%	236,500
38-07-16-200-004.000-034	3834028	340	2004	3%	558,580	541,800	576,500	5%	547,700
38-07-16-200-004.000-034	3834028	340	1977	78%	1,718,880	378,200	1,773,900	80%	354,800
38-07-16-200-005.000-034	3834044	340	1968	80%	206,020	41,200	212,600	80%	42,500
38-07-16-200-005.000-034	3834044	340	1968	77%	1,728,480	397,600	1,783,800	79%	374,600
38-07-16-200-023.000-034	3834028	370	1971	72%	512,650	143,500	529,100	74%	137,600
38-07-16-300-033.000-034	3834028	330	1995	28%	24,930	17,900	25,700	30%	18,000
38-07-16-300-033.000-034	3834028	330	1968	0%	35,440	35,400	36,600	2%	35,900
38-07-16-300-033.000-034	3834028	330	1968	80%	60,220	12,000	62,100	80%	12,400
38-07-16-300-033.000-034	3834028	330	1941	80%	69,770	14,000	72,000	80%	14,400
38-07-16-300-033.000-034	3834028	330	1944	80%	93,010	18,600	96,000	80%	19,200
38-07-16-300-033.000-034	3834028	330	1962	80%	143,200	28,600	147,800	80%	29,600
38-07-16-300-033.000-034	3834028	330	1977	41%	361,110	213,100	372,700	43%	212,400
38-07-16-300-033.000-034	3834028	330	1944	80%	525,050	105,000	541,900	80%	108,400
38-07-16-300-033.000-034	3834028	330	1950	80%	756,750	151,400	781,000	80%	156,200

Appraisal Research Corporation Confidential

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
38-07-16-300-033.000-034	3834028	330	1926	80%	1,539,740	307,900	1,589,000	80%	317,800
38-07-16-300-033.000-034	3834028	330	1926	80%	1,706,010	341,200	1,760,600	80%	352,100
38-07-16-303-002.000-034	3834028	340	1959	80%	1,417,660	283,500	1,463,000	80%	292,600
38-07-16-303-045.000-034	3834028	340	1980	52%	220,280	105,700	227,300	54%	104,600
38-07-16-304-003.000-034	3834044	340	2006	0%	27,430	27,400	28,300	2%	27,700
38-07-16-304-003.000-034	3834044	340	1986	37%	2,429,490	1,530,600	2,507,200	39%	1,529,400
38-07-16-304-012.000-034	3834028	340	1966	80%	81,100	16,200	83,700	80%	16,700
38-07-16-304-012.000-034	3834028	340	2004	4%	85,450	82,000	88,200	6%	82,900
38-07-16-304-012.000-034	3834028	340	1971	72%	1,106,680	309,900	1,142,100	74%	296,900
38-07-16-600-020.000-034	3834028	340	1977	59%	3,266,040	1,339,100	3,370,600	61%	1,314,500
38-07-17-100-014.000-034	3834044	330	1995	22%	1,840,940	1,435,900	1,899,900	24%	1,443,900
38-07-17-100-018.000-034	3834044	340	1980	52%	869,940	417,600	897,800	54%	413,000
38-07-17-401-024.001-034	3834028	340	1971	72%	350,410	98,100	361,600	74%	94,000
38-07-17-401-033.000-034	3834040	370	1983	65%	37,140	13,000	38,300	67%	12,600
38-07-17-500-013.000-034	3834044	340	1986	37%	4,369,260	2,752,600	4,509,100	39%	2,750,600
38-07-17-500-021.000-034	3834044	330	2008	0%	368,410	368,400	380,200	2%	372,600
38-07-17-500-021.000-034	3834044	330	2006	0%	1,025,560	1,025,600	1,058,400	2%	1,037,200
38-07-17-500-021.000-034	3834044	330	2004	3%	1,263,770	1,225,900	1,304,200	5%	1,239,000
38-07-17-500-021.000-034	3834044	330	1992	24%	6,434,280	4,890,100	6,640,200	26%	4,913,700
38-07-18-200-008.000-033	3833012	340	1984	65%	131,450	46,000	135,700	67%	44,800
38-07-19-300-033.000-033	3833012	310	1983	44%	244,850	137,100	252,700	46%	136,500
38-07-19-300-033.000-033	3833012	310	1926	80%	610,470	122,100	630,000	80%	126,000
38-07-19-300-033.000-033	3833012	310	1967	80%	915,710	183,100	945,000	80%	189,000
38-07-19-300-033.000-033	3833012	310	2004	3%	985,240	955,700	1,016,800	5%	966,000
38-07-19-400-024.001-034	3834022	340	1995	18%	80,440	66,000	83,000	20%	66,400
38-07-19-400-024.001-034	3834022	340	1995	18%	104,380	85,600	107,700	20%	86,200
38-07-19-400-024.001-034	3834022	340	1995	18%	4,935,550	4,047,200	5,093,500	20%	4,074,800
38-07-20-103-107.000-034	3834019	370	1926	80%	63,380	12,700	65,400	80%	13,100
38-07-20-104-046.000-034	3834028	310	2001	15%	60,650	51,600	62,600	17%	52,000
38-07-20-104-046.000-034	3834028	310	2006	0%	116,750	116,800	120,500	2%	118,100
38-07-20-104-046.000-034	3834028	310	1948	80%	219,880	44,000	226,900	80%	45,400
38-07-20-300-002.000-034	3834028	399	2001	9%	88,560	80,600	91,400	11%	81,300
38-07-20-401-001.000-034	3834028	340	1938	80%	1,074,460	214,900	1,108,800	80%	221,800
38-07-20-401-063.000-034	3834028	340	1962	80%	1,360,430	272,100	1,404,000	80%	280,800
38-07-20-402-002.000-034	3834028	340	1957	80%	150,470	30,100	155,300	80%	31,100
38-07-20-402-004.000-034	3834028	340	1984	65%	192,200	67,300	198,400	67%	65,500
38-07-20-402-004.000-034	3834028	340	1992	24%	262,550	199,500	271,000	26%	200,500
38-07-20-402-005.000-034	3834028	350	1968	80%	49,580	9,900	51,200	80%	10,200
38-07-20-402-005.000-034	3834028	350	2001	6%	112,120	105,400	115,700	8%	106,400
38-07-20-402-006.000-034	3834028	370	1926	80%	1,521,410	304,300	1,570,100	80%	314,000
38-07-20-404-025.000-034	3834028	340	1961	80%	52,450	10,500	54,100	80%	10,800
38-07-20-404-025.000-034	3834028	340	1953	80%	61,210	12,200	63,200	80%	12,600
38-07-20-404-025.000-034	3834028	340	1971	72%	2,101,560	588,400	2,168,800	74%	563,900
38-07-21-202-011.000-034	3834028	370	1995	28%	59,960	43,200	61,900	30%	43,300
38-07-30-300-024.000-033	3833012	380	1986	56%	126,890	55,800	131,000	58%	55,000
38-09-08-201-004.000-014	3814010	330	1926	80%	69,150	13,800	71,400	80%	14,300
38-09-08-201-004.000-014	3814010	330	1965	80%	194,040	38,800	200,200	80%	40,000
38-09-08-201-004.000-014	3814010	330	1932	80%	297,480	59,500	307,000	80%	61,400
38-09-08-201-004.000-014	3814010	330	1977	78%	333,820	73,400	344,500	80%	68,900
38-09-08-201-004.000-014	3814010	330	1950	80%	639,120	127,800	659,600	80%	131,900
38-09-08-201-004.000-014	3814010	330	1953	80%	8,001,900	1,600,400	8,258,000	80%	1,651,600
38-09-09-100-005.001-014	3814006	340	1995	18%	727,750	596,800	751,000	20%	600,800

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
38-09-09-100-026.000-014	3814010	330	1974	80%	52,900	10,600	54,600	80%	10,900
38-09-09-100-026.000-014	3814010	330	1971	80%	89,840	18,000	92,700	80%	18,500
38-09-09-100-026.000-014	3814010	330	1974	67%	2,119,860	699,600	2,187,700	69%	678,200
38-09-09-100-028.000-014	3814010	340	2004	6%	320,940	301,700	331,200	8%	304,700
38-09-09-102-005.000-014	3814010	370	2004	4%	499,270	479,300	515,200	6%	484,300
38-09-09-301-001.000-014	3814010	399	1968	80%	48,190	9,600	49,700	80%	9,900
38-09-09-301-001.000-014	3814010	399	1995	28%	61,480	44,300	63,400	30%	44,400
38-09-09-301-001.000-014	3814010	399	1926	80%	224,660	44,900	231,800	80%	46,400
38-09-09-301-001.000-014	3814010	399	1938	80%	1,274,040	254,800	1,314,800	80%	263,000
38-09-09-301-001.000-014	3814010	399	2001	7%	3,539,770	3,292,000	3,653,000	9%	3,324,200
38-09-09-301-001.000-014	3814010	399	1962	80%	8,084,280	1,616,900	8,343,000	80%	1,668,600
38-09-09-301-001.000-014	3814010	399	1968	77%	8,856,050	2,036,900	9,139,400	79%	1,919,300
38-09-09-400-034.000-030	3830003	390	1974	80%	20,910	4,200	21,600	80%	4,300
38-09-09-400-034.000-030	3830003	390	1967	80%	38,800	7,800	40,000	80%	8,000
38-09-09-400-034.000-030	3830003	390	1967	80%	51,030	10,200	52,700	80%	10,500
38-09-09-400-034.000-030	3830003	390	1971	80%	168,370	33,700	173,800	80%	34,800
38-09-09-400-034.000-030	3830003	390	1986	56%	219,850	96,700	226,900	58%	95,300
38-09-13-304-003.000-030	3830003	340	1961	80%	794,600	158,900	820,000	80%	164,000
38-09-23-101-096.000-031	3831008	300	1926	80%	310,620	62,100	320,600	80%	64,100
38-09-23-101-096.002-031	3831008	340	1926	80%	28,980	5,800	29,900	80%	6,000
38-09-23-101-096.002-031	3831008	340	2008	0%	59,010	59,000	60,900	2%	59,700
38-09-23-200-014.003-030	3830005	310	1998	19%	40,020	32,400	41,300	21%	32,600
38-09-26-100-009.002-030	3830005	310	1998	19%	34,010	27,500	35,100	21%	27,700
38-10-09-200-004.101-024	3824002	399	2004	4%	163,460	156,900	168,700	6%	158,600
38-10-09-200-004.101-024	3824002	399	2004	4%	163,460	156,900	168,700	6%	158,600
38-11-09-300-019.000-029	3829003	399	2001	12%	202,350	178,100	208,800	14%	179,600
38-12-34-100-003.003-026	3826002	370	2001	15%	58,740	49,900	60,600	17%	50,300
						47,649,700			47,757,000
						Annual Adjustment Factor for Industrials			1.002