

Ohio County 2018 Sales Ratio

Vendor: Ad Valorem Solutions, LLC

Township Name	Township Number	Res Group Number	C/I Group Number	# of Sales	Residential Improved			# of Sales	Residential Vacant			# of Sales	Commercial Improved			# of Sales	Commercial Vacant			# of Sales	Industrial Improved			# of Sales	Industrial Vacant		
					Median	PRD	COD		Median	PRD	COD		Median	PRD	COD		Median	PRD	COD		Median	PRD	COD		Median	PRD	COD
Cass	001	L1,R1	L2,C1	12	Included in Group				Included in Group				N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A
Pike	002	L1,R1	L2,C1	10	Included in Group				Included in Group				N/A	N/A	N/A		N/A	N/A	N/A	1	N/A	N/A	N/A		N/A	N/A	N/A
Randolph	003	L1	L2,C1	134	93.850	1.0150	10.89	6	Included in Group			6	99.400	1.0192	13.59	1	N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A
Union	004	L1,R1	L2,C1	4	Included in Group			1	Included in Group				N/A	N/A	N/A		N/A	N/A	N/A	1	N/A	N/A	N/A		N/A	N/A	N/A
Groupings		L1 R1	L2 C1	30	97.180	1.0213	11.44	7	92.000	0.9882	10.63	6	99.400	1.0192	13.59	1	119.670	1.0000	0.00					0			



C58-2017-0001609	58-06-10-019-025.000-004	N	ResImp	None	Randolph	3560201-004	510	004	5/12/2017	245000	36700	163500	200200	0.82
C58-2016-0001567	58-06-03-006-018.000-004	N	ResImp	None	Randolph	3560201-004	510	004	12/29/2016	99500	22300	59200	81500	0.82
C58-2017-0001618	58-06-02-008-006.000-004	N	ResImp	None	Randolph	3560201-004	510	004	5/12/2017	122000	19600	82800	102400	0.84
C58-2016-0001488	58-06-02-008-005.000-004	N	ResImp	None	Randolph	3560201-004	510	004	7/15/2016	116500	19600	80800	100400	0.86
C58-2017-0001652	58-06-02-008-059.000-004	N	ResImp	None	Randolph	3560201-004	510	004	7/18/2017	104200	20000	73000	93000	0.89
C58-2015-0001348	58-06-02-008-021.000-004	N	ResImp	None	Randolph	3560201-004	510	004	8/26/2015	100000	24300	65200	89500	0.90
C58-2016-0001547	58-06-02-008-058.000-004	N	ResImp	None	Randolph	3560201-004	510	004	12/19/2016	128000	20700	94000	114700	0.90
C58-2015-0001361	58-06-02-008-075.000-004	N	ResImp	None	Randolph	3560201-004	510	004	9/12/2015	82500	18400	56300	74700	0.91
C58-2017-0001620	58-06-02-026-050.000-004	N	ResImp	None	Randolph	3560201-004	510	004	5/18/2017	177000	24800	135800	160600	0.91
C58-2017-0001587	58-06-02-012-005.000-004	N	ResImp	None	Randolph	3560201-004	510	004	2/27/2017	85000	16100	61800	77900	0.92
C58-2016-0001476	58-06-02-008-051.000-004	N	ResImp	None	Randolph	3560201-004	510	004	6/21/2016	109000	20700	84200	104900	0.96
C58-2015-0001261	58-06-02-012-016.000-004	N	ResImp	None	Randolph	3560201-004	510	004	1/17/2015	100000	20700	76000	96700	0.97
C58-2016-0001461	58-06-03-006-016.000-004	N	ResImp	None	Randolph	3560201-004	510	004	5/18/2016	71000	23800	45200	69000	0.97
C58-2016-0001533	58-06-03-006-014.000-004	N	ResImp	None	Randolph	3560201-004	510	004	10/28/2016	79000	23800	54000	77800	0.98
C58-2015-0001375	58-06-03-011-004.000-004	N	ResImp	None	Randolph	3560201-004	510	004	10/16/2015	107500	25300	81500	106800	0.99
C58-2017-0001603	58-06-02-008-024.000-004	N	ResImp	None	Randolph	3560201-004	510	004	4/26/2017	91500	22300	70400	92700	1.01
C58-2016-0001451	58-06-02-007-004.000-004	N	ResImp	None	Randolph	3560201-004	510	004	5/10/2016	70000	24700	47000	71700	1.02
C58-2016-0001529	58-06-03-022-158.000-004	N	ResImp	None	Randolph	3560201-004	511	004	10/11/2016	120000	27900	95400	123300	1.03
C58-2015-0001353	58-06-02-008-033.000-004	N	ResImp	None	Randolph	3560201-004	510	004	9/4/2015	150000	31900	123000	154900	1.03
C58-2016-0001424	58-06-03-006-023.000-004	N	ResImp	None	Randolph	3560201-004	510	004	3/18/2016	85000	21200	66800	88000	1.04
C58-2016-0001481	58-06-02-008-048.000-004	N	ResImp	None	Randolph	3560201-004	510	004	6/21/2016	120900	23400	106000	129400	1.07
C58-2017-0001746	58-06-02-008-028.000-004	N	ResImp	None	Randolph	3560201-004	510	004	12/12/2017	95000	23000	80800	103800	1.09
C58-2015-0001307	58-06-03-028-178.009-004	N	ResImp	None	Randolph	3560201-004	510	004	5/28/2015	95000	21900	83400	105300	1.11
C58-2016-0001504	58-06-03-022-165.000-004	N	ResImp	None	Randolph	3560201-004	511	004	8/22/2016	122000	54400	85400	139800	1.15
C58-2015-0001355	58-06-02-007-016.000-004	N	ResImp	None	Randolph	3560201-004	510	004	9/3/2015	87900	30800	73300	104100	1.18
C58-2017-0001698	58-06-02-007-002.000-004	N	ResImp	None	Randolph	3560201-004	510	004	9/27/2017	71000	25000	59600	84600	1.19
C58-2017-0001682	58-06-02-021-059.000-004	N	ResImp	None	Randolph	3560202-004	540	004	8/31/2017	135700	26500	52000	78500	0.58
C58-2015-0001258	58-06-02-002-006.000-004	N	ResImp	None	Randolph	3560202-004	510	004	1/13/2015	128500	22600	68400	91000	0.71
C58-2017-0001722	58-06-03-020-008.000-004	N	ResImp	None	Randolph	3560202-004	510	004	11/14/2017	101500	16100	55900	72000	0.71
C58-2016-0001496	58-11-03-004-011.001-004	N	ResImp	None	Randolph	3560202-004	510	004	8/10/2016	142001	22200	90900	113100	0.80
C58-2016-0001519	58-06-03-022-065.000-004	N	ResImp	None	Randolph	3560202-004	510	004	9/23/2016	179900	27100	117200	144300	0.80
C58-2015-0001296	58-06-03-014-026.000-004	N	ResImp	None	Randolph	3560202-004	510	004	5/2/2015	108000	25300	62000	87300	0.81
C58-2016-0001456	58-06-02-018-048.000-004	N	ResImp	None	Randolph	3560202-004	510	004	5/9/2016	190000	41400	113800	155200	0.82
C58-2016-0001525	58-06-02-022-069.000-004	N	ResImp	None	Randolph	3560202-004	511	004	10/5/2016	86000	23600	47200	70800	0.82
C58-2015-0001327	58-06-02-001-117.000-004	N	ResImp	None	Randolph	3560202-004	510	004	6/23/2015	60000	7100	43500	50600	0.84
C58-2015-0001292	58-06-03-022-063.000-004	N	ResImp	None	Randolph	3560202-004	510	004	4/30/2015	85276	20600	53400	74000	0.87
C58-2017-0001621	58-06-03-017-003.000-004	N	ResImp	None	Randolph	3560202-004	510	004	5/19/2017	74900	22200	42900	65100	0.87
C58-2016-0001523	58-06-03-022-050.000-004	N	ResImp	None	Randolph	3560202-004	510	004	9/29/2016	144000	31100	95500	126600	0.88
C58-2016-0001447	58-06-02-002-016.000-004	N	ResImp	None	Randolph	3560202-004	510	004	5/3/2016	76500	13800	53800	67600	0.88
C58-2016-0001549	58-06-03-022-061.000-004	N	ResImp	None	Randolph	3560202-004	510	004	12/23/2016	116500	27600	75800	103400	0.89
C58-2015-0001389	58-06-02-001-052.001-004	N	ResImp	None	Randolph	3560202-004	510	004	11/27/2015	100000	11400	78400	89800	0.90
C58-2017-0001740	58-06-02-002-024.000-004	N	ResImp	None	Randolph	3560202-004	510	004	12/15/2017	18000	3500	12800	16300	0.91
C58-2016-0001568	58-06-11-015-010.000-004	N	ResImp	None	Randolph	3560202-004	520	004	12/30/2016	127900	22600	94400	117000	0.91
C58-2017-0001713	58-06-02-002-131.000-004	N	ResImp	None	Randolph	3560202-004	510	004	11/3/2017	69500	14500	49400	63900	0.92
C58-2017-0001628	58-06-02-001-127.000-004	Y	ResImp	None	Randolph	3560202-004	510	004	5/23/2017	210000	24400	169700	194100	0.92
C58-2016-0001427	58-06-03-005-010.000-004	N	ResImp	None	Randolph	3560202-004	510	004	3/24/2016	73000	22600	45100	67700	0.93
C58-2015-0001293	58-06-03-005-016.000-004	N	ResImp	None	Randolph	3560202-004	510	004	4/30/2015	80000	22600	52300	74900	0.94
C58-2017-0001624	58-06-11-013-002.000-004	N	ResImp	None	Randolph	3560202-004	510	004	6/1/2017	121000	29800	83500	113300	0.94



SaleID	ParcelNumber	MultiParcel	Primary	StudySection	Grouping	TownshipN: Neighborhood	PropertyClass	TaxingDistrict	SaleDate	StudySalePRice	CurrentLandAV	CurrentImpAV	CurrentTotalAV
C58-2017-0001628	58-06-02-001-127.000-004	Y	Y	ResImp	None	Randolph 3560202-004	510	004	5/23/2017	210000	12800	169700	182500
C58-2017-0001628	58-06-02-001-128.000-004	Y	N	ResImp	None	Randolph 3560202-004	500	004	5/23/2017	210000	4100	0	4100
C58-2017-0001628	58-06-02-001-129.000-004	Y	N	ResImp	None	Randolph 3560202-004	500	004	5/23/2017	210000	7500	0	7500
C58-2015-0001341	58-06-02-001-160.002-004	Y	Y	ResImp	None	Randolph 3560203-004	550	004	6/24/2015	205000	41800	141400	183200
C58-2015-0001341	58-06-02-001-160.102-004	Y	N	ResImp	None	Randolph 3560203-004	550	004	6/24/2015	205000	0	3400	3400
C58-2017-0001590	58-03-27-100-003.003-003	Y	Y	ResVac	L1	Randolph 3500001-003	501	003	2/13/2017	40000	15100	0	15100
C58-2017-0001590	58-03-27-100-012.001-003	Y	N	ResVac	L1	Randolph 3500001-003	501	003	2/13/2017	40000	12700	0	12700
C58-2016-0001416	58-03-19-200-001.010-003	Y	N	ResVac	L1	Randolph 3500002-003	501	003	3/3/2016	17500	1400	0	1400
C58-2016-0001416	58-02-24-100-002.010-005	Y	Y	ResVac	L1	Union 552012-005	511	005	3/3/2016	17500	27700	172800	200500

State SDFID	Vendor SDFID	C2_Num_ Parcel Number	Formatted Parcel	Township Property C	Sale Date	Sale Price	County Explanation
C58-2016-6557100	C58-2016-1000045	1 580316100016000003	58-03-16-100-016.000-003	RANDOLF 512	4/28/2016	89900	House burnt and removed after sale
C58-2016-4604417	C58-2016-1000011	1 580318100021003003	58-03-18-100-021.003-003	RANDOLF 541	1/16/2016	50000	Sale amount less than minimum
C58-2016-8739023	C58-2016-1000024	1 580319200001010003	58-03-19-200-001.010-003	RANDOLF 501	3/3/2016	17500	Used in ratio study as parcel 58-02-24-100-002.010-005
C58-2016-9087651	C58-2016-0001551	1 580327200003000003	58-03-27-200-003.000-003	RANDOLF 541	12/14/2016	23900	Sale amount less than minimum
C58-2016-4386844	C58-2016-1000050	1 580335029011000004	58-03-35-029-011.000-004	RANDOLF 511	4/1/2016	16100	Sold twice in one year
C58-2016-9635710	C58-2016-1000085	1 580335029011000004	58-03-35-029-011.000-004	RANDOLF 511	6/13/2016	24900	Sale amount less than minimum
C58-2017-5468013	C58-2017-0001613	1 580503100012000001	58-05-03-100-012.000-001	CASS 511	3/31/2017	18920	Foreclosure/other judicial
C58-2017-6492595	C58-2017-0001643	1 580503100012000001	58-05-03-100-012.000-001	CASS 511	6/12/2017	36000	Sale amount less than minimum
C58-2017-1680618	C58-2017-0001635	1 580504100005002001	58-05-04-100-005.002-001	CASS 511	6/1/2017	38000	Sale amount less than minimum
C58-2016-2414356	C58-2016-1000139	1 580510200003000001	58-05-10-200-003.000-001	CASS 511	10/24/2016	17500	Sale amount less than minimum
C58-2017-9171796	C58-2017-0001751	2 580523100003004001	58-05-23-100-003.004-001	CASS 501	12/23/2017	55000	Land ran as agricultural
C58-2016-7772887	C58-2016-1000081	1 580602001001000004	58-06-02-001-001.000-004	RANDOLF 510	6/10/2016	12000	Sold twice in one year
C58-2017-7144749	C58-2017-0001710	1 580602001030000004	58-06-02-001-030.000-004	RANDOLF 510	9/28/2017	10000	Sale amount less than minimum
C58-2017-2597906	C58-2017-0001667	1 580602001072000004	58-06-02-001-072.000-004	RANDOLF 510	3/14/2017	50000	Part of Non-contiguous sale
C58-2017-1227220	C58-2017-0001666	1 580602001074000004	58-06-02-001-074.000-004	RANDOLF 500	3/14/2017	50000	Part of Non-contiguous sale
C58-2017-7497291	C58-2017-0001640	1 580602001088000004	58-06-02-001-088.000-004	RANDOLF 510	5/19/2017	21900	Forced sale other than code 3
C58-2017-1963770	C58-2017-0001604	1 580602001089000004	58-06-02-001-089.000-004	RANDOLF 540	5/1/2017	32350.3	Significant Physical Changes after sale
C58-2017-4215553	C58-2017-0001732	1 580602002045000004	58-06-02-002-045.000-004	RANDOLF 510	12/7/2017	10000	Sale amount less than minimum
C58-2017-5803099	C58-2017-0001577	1 580602002066000004	58-06-02-002-066.000-004	RANDOLF 510	3/23/2017	18000	Sale amount less than minimum
C58-2017-9742479	C58-2017-0001593	1 580602008064000004	58-06-02-008-064.000-004	RANDOLF 510	2/7/2017	81000	Foreclosure/other judicial
C58-2017-6814883	C58-2017-0001639	1 580602014045000004	58-06-02-014-045.000-004	RANDOLF 420	6/13/2017	30000	Sale amount less than minimum
C58-2016-6890941	C58-2016-1000028	1 580602018025000004	58-06-02-018-025.000-004	RANDOLF 510	1/18/2016	136500	Sale between close relatives
C58-2016-2321025	C58-2016-1000025	1 580602021026000004	58-06-02-021-026.000-004	RANDOLF 511	3/4/2016	35800	Forced sale other than code 3
C58-2017-7085489	C58-2017-0001735	1 580603004027000004	58-06-03-004-027.000-004	RANDOLF 599	5/16/2017	39900	Sale of garage - not comparable for trending
C58-2016-7456816	C58-2016-1000149	1 580603005006000004	58-06-03-005-006.000-004	RANDOLF 510	11/4/2016	69000	Forced sale other than code 3
C58-2016-2592631	C58-2016-1000101	1 580603005008000004	58-06-03-005-008.000-004	RANDOLF 510	6/30/2016	42000	Forced sale other than code 3
C58-2016-1569712	C58-2016-0001570	1 580603005019000004	58-06-03-005-019.000-004	RANDOLF 510	12/23/2016	21000	Foreclosure/other judicial
C58-2016-6648266	C58-2016-1000033	1 580603005023000004	58-06-03-005-023.000-004	RANDOLF 510	3/14/2016	48000	Forced sale other than code 3
C58-2016-2656890	C58-2016-1000099	1 580603005054000004	58-06-03-005-054.000-004	RANDOLF 510	7/25/2016	30000	Sold twice in one year
C58-2017-5044762	C58-2017-0001676	1 580603014022000004	58-06-03-014-022.000-004	RANDOLF 510	8/18/2017	16000	Sale amount less than minimum
C58-2016-5061307	C58-2016-1000103	1 580603022060000004	58-06-03-022-060.000-004	RANDOLF 541	8/2/2016	26000	Extreme outlier - Trimmed
C58-2017-3042039	C58-2017-0001597	1 580610013027000004	58-06-10-013-027.000-004	RANDOLF 510	4/14/2017	20000	Forced sale other than code 3
C58-2017-7404816	C58-2017-0001734	1 580611015008000004	58-06-11-015-008.000-004	RANDOLF 510	12/1/2017	42130.7	Forced sale other than code 3
C58-2016-3149669	C58-2016-1000041	1 580619100005000003	58-06-19-100-005.000-003	RANDOLF 511	4/7/2016	35000	Sale amount less than minimum
C58-2016-4408244	C58-2016-1000052	1 580621400011000003	58-06-21-400-011.000-003	RANDOLF 511	4/19/2016	15799	Forced sale other than code 3