

TIPTON 2021 RATIO STUDY.xlsx

<u>Township</u>	<u>Property Type</u>	<u>Number of Sales</u>	<u>Median</u>	<u>C O D</u>	<u>PRD</u>
Cicero	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	303	0.95	12.87	101.96%
Jefferson	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	21	0.95	13.72	102.37%
Liberty	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	50	0.96	9.88	101.70%
Madison	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	19	0.95	8.32	101.88%
Prairie	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	28	0.95	11.03	102.04%
Wildcat	Vacant Res	2	0.93	2.64	98.05%
	Improved Res	25	0.96	13.91	101.45%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	0	0.00	0.00	0.00%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%
2021 pay 2022 AV			60,079,400		
Sales Price			63,205,100	95.05%	

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
County Wide Vacant Residential																	
C80-2020-3699059	80-06-04-503-010.000-005/	005	501	003	Liberty	705	CwResVac			11/30/20	10,000	10,000	9,100	0	9,100	0.91	0.02
C80-2019-5553366	80-11-14-510-019.000-002	002	500	001	Cicero	565	CwResVac			08/06/19	69,327	71,200	68,300	0	68,300	0.96	0.02
												81,200		77,400	1.87	0.05	
Number of Sales	2																
Mean	93.46%																
Weighted Mean	95.32%																
Median	0.93																
Av Absolute Dev	2.46																
COD	2.64																
PRD	98.05%																

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C80-2019-1851903	80-11-11-506-052.000-002	002	510	001	Cicero	528	None	D+1	G	04/02/19	50,000	51,700	12,000	56,200	68,200	1.32	0.37
C80-2018-1258727	80-11-02-517-040.000-002	002	530	001	Cicero	527	None	D	AV	09/28/18	75,000	78,200	11,900	91,500	103,400	1.32	0.37
C80-2020-9721935	80-11-02-517-019.000-002	002	510	001	Cicero	527	None	D+2	AV	12/14/20	62,000	62,000	14,300	67,800	82,100	1.32	0.38
C80-2019-9049229	80-11-11-541-020.000-002	002	520	001	Cicero	547	None	D+2	G	09/12/19	82,500	84,500	18,300	94,400	112,700	1.33	0.39

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C80-2018-4850957	80-11-11-555-015.000-002	002	510	001	Cicero	541	None	D+2	EX	04/02/18	85,000	89,400	10,600	111,200	121,800	1.36	0.41
C80-2019-8028121	80-06-32-502-006.000-001	001	510	001	Cicero	501	None	C-1	G	11/12/19	91,000	93,000	21,500	105,500	127,000	1.37	0.42
C80-2020-6224577	80-11-11-546-020.000-002	002	510	001	Cicero	549	None	D+2	EX	03/20/20	65,000	65,000	13,500	75,600	89,100	1.37	0.42
C80-2018-5572147	80-11-11-559-032.000-002	002	510	001	Cicero	540	None	C-1	AV	08/02/18	77,500	81,100	13,000	101,500	114,500	1.41	0.46
C80-2019-3484130	80-11-11-558-008.000-002	002	510	001	Cicero	528	None	D+2	AV	03/11/19	49,900	51,600	7,800	65,100	72,900	1.41	0.47
C80-2018-4893312	80-11-20-300-009.020-001	001	511	001	Cicero	501	None	D+1	G	02/27/18	77,000	81,200	38,700	84,300	123,000	1.51	0.57
												41,089,600		38,929,700	292.69	36.95	
Number of Sales	303																
Mean	96.60%																
Weighted Mean	94.74%																
Median	0.95																
Av Absolute Dev	12.19																
COD	12.87																
PRD	101.96%																

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SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Jefferson Improved Residential																	
C80-2020-3706536	80-12-23-300-012.000-003	003	511	002	Jefferson	601	None	C	AV	09/15/20	239,000	239,000	21,800	151,300	173,100	0.72	0.23
C80-2020-5025832	80-12-15-400-014.000-003	003	511	002	Jefferson	601	None	D+2	G	09/18/20	185,000	185,000	28,200	113,100	141,300	0.76	0.19
C80-2019-9167214	80-12-14-502-007.040-003	003	511	002	Jefferson	601	None	C+2	AV	08/22/19	246,000	252,400	21,400	172,600	194,000	0.77	0.18
C80-2020-1673694	80-12-35-300-007.000-003	003	511	002	Jefferson	601	None	C	EX	04/16/20	169,900	169,900	20,400	115,700	136,100	0.80	0.15
C80-2020-4206579	80-12-07-200-008.020-003	003	510	002	Jefferson	601	None	D+1	G	12/16/20	124,000	124,000	11,000	88,800	99,800	0.80	0.15
C80-2020-4802578	80-12-11-100-026.000-003	003	510	002	Jefferson	606	None	D+2	EX	08/25/20	85,900	85,900	9,900	65,900	75,800	0.88	0.07
C80-2019-4835142	80-12-06-300-022.000-003	003	510	002	Jefferson	607	None	D+1	G	08/22/19	57,000	58,500	8,000	44,300	52,300	0.89	0.06
C80-2020-8540436	80-12-15-200-006.020-003	003	511	002	Jefferson	601	None	D+2	AV	01/15/20	86,000	86,000	25,200	52,700	77,900	0.91	0.04
C80-2018-4329278	80-12-11-505-007.000-003	003	510	002	Jefferson	601	None	C	EX	05/25/18	165,000	173,200	15,000	147,100	162,100	0.94	0.01
C80-2019-7111361	80-12-34-400-010.010-003	003	511	002	Jefferson	601	None	D+2	G	03/22/19	120,000	124,100	23,800	92,700	116,500	0.94	0.01
C80-2018-8900921	80-12-06-400-002.000-004	004	510	002	Jefferson	607	None	D+1	G	01/22/18	95,000	100,300	18,500	76,800	95,300	0.95	0.00
C80-2020-2414534	80-05-35-503-007.000-003	003	510	002	Jefferson	601	None	E+2	AV	11/24/20	115,000	115,000	33,700	80,600	114,300	0.99	0.04
C80-2020-5862810	80-12-07-503-016.000-004	004	510	002	Jefferson	607	None	D+2	G	10/26/20	150,000	150,000	18,500	130,800	149,300	1.00	0.05
C80-2018-6105491	80-12-12-300-021.000-003	003	521	002	Jefferson	601	None	C-1	G	12/17/18	149,500	155,300	45,800	109,500	155,300	1.00	0.05
C80-2020-5139650	80-12-11-503-009.010-003/	003	511	002	Jefferson	601	None	C	G	08/03/20	154,908	154,900	20,500	135,200	155,700	1.01	0.06
C80-2020-2196759	80-12-12-100-007.030-003	003	541	002	Jefferson	601	None	E+2	G	07/14/20	98,725	98,700	13,000	88,200	101,200	1.03	0.08
C80-2018-5404576	80-12-02-400-004.000-003/	003	510	002	Jefferson	601	None	D+2	AV	07/05/18	96,000	100,500	21,500	85,800	107,300	1.07	0.12
C80-2020-3820951	80-12-06-400-007.030-003	003	511	002	Jefferson	601	None	C+1	G	11/30/20	162,000	162,000	30,200	164,300	194,500	1.20	0.25
C80-2019-6593396	80-12-07-503-001.000-004	004	510	002	Jefferson	607	None	D+2	AV	05/31/19	79,000	81,400	6,700	92,600	99,300	1.22	0.27
C80-2020-1529683	80-12-11-400-015.010-003	003	511	002	Jefferson	601	None	D+1	G	11/30/20	90,000	90,000	26,100	91,600	117,700	1.31	0.36
C80-2018-8735857	80-12-29-300-006.030-003	003	510	002	Jefferson	601	None	C	AV	03/15/18	160,000	168,500	22,000	204,100	226,100	1.34	0.39
												2,874,600			2,744,900	20.53	2.74
Number of Sales	21																
Mean	97.75%																
Weighted Mean	95.49%																
Median	0.95																
Av Absolute Dev	13.04																
COD	13.72																
PRD	102.37%																

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C80-2018-1137571	80-06-06-300-014.000-005	005	511	003	Liberty	701	None	C	G	05/30/18	109,900	115,300	18,000	112,900	130,900	1.14	0.18
C80-2019-5112012	80-03-32-200-001.070-005	005	511	003	Liberty	701	None	C	G	09/25/19	115,000	117,800	26,200	109,700	135,900	1.15	0.19
C80-2018-1870099	80-06-05-508-016.000-005	005	510	003	Liberty	703	None	C+1	AV	05/07/18	132,500	139,200	19,300	141,800	161,100	1.16	0.20
C80-2020-9681986	80-02-31-200-002.010-005	005	511	003	Liberty	701	None	D+1	P	03/13/20	60,000	60,000	26,200	44,700	70,900	1.18	0.22
C80-2019-9770394	80-03-35-200-002.011-005	005	511	003	Liberty	701	None	C	G	05/15/19	122,277	126,100	26,300	129,900	156,200	1.24	0.28
C80-2019-1608626	80-06-18-300-022.000-005	005	511	003	Liberty	701	None	C-1	G	06/26/19	131,000	134,800	27,500	150,500	178,000	1.32	0.36
												8,380,800			7,959,600	48.30	4.74
Number of Sales																	50
Mean																	96.59%
Weighted Mean																	94.97%
Median																	0.96
Av Absolute Dev																	9.47
COD																	9.88
PRD																	101.70%

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Madison Improved Residential																	
C80-2019-7401726	80-09-20-501-019.000-007	007	510	004	Madison	805	None	C+2	AV	09/04/19	310,000	317,800	56,700	211,400	268,100	0.84	0.10
C80-2020-6563195	80-10-03-400-016.000-007	007	511	004	Madison	801	None	C+2	EX	10/16/20	236,000	236,000	23,700	178,600	202,300	0.86	0.09
C80-2020-9019634	80-09-08-503-058.010-007/	007	510	004	Madison	802	None	D+2	G	07/07/20	149,000	149,000	39,600	88,800	128,400	0.86	0.09
C80-2018-4781577	80-10-02-500-011.010-007	007	510	004	Madison	801	None	C	AV	06/15/18	180,000	188,700	24,200	144,500	168,700	0.89	0.05
C80-2019-3251935	80-10-10-504-018.000-007	007	510	004	Madison	803	None	D+2	G	11/20/19	149,900	153,100	10,900	127,500	138,400	0.90	0.04
C80-2020-3841723	80-10-09-100-030.000-007	007	511	004	Madison	801	None	C+1	EX	09/11/20	218,000	218,000	26,000	171,200	197,200	0.90	0.04
C80-2018-7113880	80-09-32-400-006.000-007	007	511	004	Madison	801	None	C	G	12/14/18	210,000	218,200	32,700	166,900	199,600	0.91	0.03
C80-2018-7788295	80-08-32-400-016.010-007/	007	511	004	Madison	801	None	D+2	EX	07/06/18	143,000	149,800	24,300	113,300	137,600	0.92	0.03
C80-2018-5057167	80-10-09-100-038.000-007	007	511	004	Madison	801	None	C-1	G	03/16/18	105,300	110,900	17,400	84,900	102,300	0.92	0.03
C80-2020-4909785	80-10-13-100-004.010-007	007	511	004	Madison	801	None	B-1	G	08/19/20	279,900	279,900	24,700	240,600	265,300	0.95	0.00
C80-2019-1363746	80-10-09-500-009.000-007	007	510	004	Madison	803	None	C	AV	08/23/19	156,500	160,500	18,900	136,800	155,700	0.97	0.02
C80-2019-8565337	80-08-31-200-006.003-007	007	511	004	Madison	801	None	C-1	G	08/22/19	85,000	87,200	16,500	68,100	84,600	0.97	0.02
C80-2020-6493689	80-09-20-400-018.010-007	007	511	004	Madison	801	None	C+1	G	07/09/20	195,000	195,000	25,200	166,100	191,300	0.98	0.03
C80-2018-8063514	80-10-09-500-007.000-007	007	510	004	Madison	803	None	C+1	G	05/11/18	166,000	174,300	18,900	154,100	173,000	0.99	0.04
C80-2018-4883225	80-10-11-400-024.000-007	007	511	004	Madison	801	None	C	G	08/22/18	185,000	193,300	22,900	178,200	201,100	1.04	0.09
C80-2019-7591049	80-07-25-300-012.010-007	007	511	004	Madison	801	None	C	AV	09/20/19	149,000	152,600	29,300	133,200	162,500	1.06	0.12
C80-2018-5290205	80-09-08-300-031.000-007	007	531	004	Madison	801	None	D-1	AV	11/16/18	97,000	100,900	24,100	87,700	111,800	1.11	0.16
C80-2020-1813864	80-10-09-100-039.000-007	007	511	004	Madison	801	None	C+1	G	09/15/20	130,000	130,000	26,200	127,900	154,100	1.19	0.24
C80-2020-6904972	80-09-05-200-008.000-007	007	511	004	Madison	801	None	C-1	G	02/20/20	114,000	114,000	26,600	110,900	137,500	1.21	0.26
												3,329,200		3,179,500	18.49	1.50	
Number of Sales	19																
Mean	97.30%																
Weighted Mean	95.50%																
Median	0.95																
Av Absolute Dev	7.88																
COD	8.32																
PRD	101.88%																

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Prairie Improved Residential																	
C80-2020-7359421	80-05-27-200-002.020-009	009	511	005	Prairie	901	None	D+1	G	04/10/20	125,000	125,000	25,600	76,100	101,700	0.81	0.14
C80-2019-9850935	80-05-21-100-006.040-009/	009	511	005	Prairie	901	None	D+1	G	04/26/20	149,000	149,000	34,800	88,500	123,300	0.83	0.12
C80-2020-8459303	80-05-13-400-010.020-009	009	511	005	Prairie	904	None	C-1	G	09/29/20	130,000	130,000	26,300	82,900	109,200	0.84	0.11
C80-2019-2927168	80-05-04-100-005.100-009	009	511	005	Prairie	904	None	C+1	AV	11/22/19	265,000	270,600	26,300	203,200	229,500	0.85	0.10
C80-2020-7401643	80-05-31-100-008.020-009	009	511	005	Prairie	901	None	D+2	G	12/04/20	239,000	239,000	30,500	173,600	204,100	0.85	0.10
C80-2020-2158514	80-05-04-100-007.010-009	009	511	005	Prairie	904	None	D+1	G	06/26/20	156,000	156,000	34,400	99,100	133,500	0.86	0.09
C80-2019-3352191	80-05-24-200-001.260-009	009	511	005	Prairie	904	None	C	G	10/01/19	176,000	180,200	20,300	136,700	157,000	0.87	0.08
C80-2018-7297338	80-05-16-300-013.000-009	009	511	005	Prairie	904	None	C	AV	06/01/18	289,900	304,100	33,900	238,700	272,600	0.90	0.05
C80-2018-2160982	80-05-13-300-008.020-009	009	511	005	Prairie	904	None	C+2	AV	01/12/18	324,838	343,200	35,300	273,500	308,800	0.90	0.05
C80-2018-9989467	80-05-03-300-019.000-009	009	511	005	Prairie	904	None	C+1	AV	03/30/18	299,900	315,600	36,600	248,200	284,800	0.90	0.05
C80-2019-4126305	80-05-24-200-001.250-009/	009	511	005	Prairie	904	None	C	EX	06/04/19	187,500	193,100	26,200	150,900	177,100	0.92	0.03
C80-2018-9939859	80-05-24-200-001.140-009	009	511	005	Prairie	904	None	C	G	06/20/18	191,000	200,200	26,200	162,200	188,400	0.94	0.01
C80-2019-1219918	80-05-05-400-015.000-009	009	511	005	Prairie	904	None	C	AV	01/31/19	152,000	157,500	22,100	126,500	148,600	0.94	0.01
C80-2018-8199267	80-05-29-100-003.010-009	009	511	005	Prairie	901	None	C-1	G	10/15/18	129,900	135,400	23,600	104,400	128,000	0.95	0.00
C80-2020-6101993	80-04-33-300-006.020-009	009	511	005	Prairie	904	None	D+1	G	01/16/20	125,000	125,000	34,200	85,200	119,400	0.96	0.00
C80-2018-2852765	80-04-36-100-003.020-009	009	511	005	Prairie	904	None	C+1	G	04/04/18	160,500	168,900	26,300	135,900	162,200	0.96	0.01
C80-2018-4853830	80-05-05-200-001.030-009	009	511	005	Prairie	904	None	C	G	01/25/18	164,500	173,700	26,200	146,500	172,700	0.99	0.04
C80-2019-5899231	80-05-13-100-002.020-009	009	511	005	Prairie	904	None	D+2	AV	03/04/19	105,000	108,700	27,000	81,200	108,200	1.00	0.05
C80-2019-7426322	80-05-10-300-013.000-009	009	511	005	Prairie	904	None	C	AV	02/15/19	275,000	284,800	40,300	248,600	288,900	1.01	0.06
C80-2019-9873966	80-05-12-400-010.020-009	009	511	005	Prairie	904	None	C-1	G	10/28/19	130,000	132,900	29,500	106,200	135,700	1.02	0.07
C80-2019-3847791	80-05-21-100-004.010-009	009	511	005	Prairie	901	None	C	G	06/17/19	210,000	216,200	26,400	195,000	221,400	1.02	0.07
C80-2020-2270380	80-05-22-500-001.020-009	009	510	005	Prairie	901	None	C+2	AV	05/13/20	360,000	360,000	26,900	356,000	382,900	1.06	0.11
C80-2019-8994674	80-04-32-300-011.010-009	009	511	005	Prairie	904	None	C-1	AV	04/29/19	135,900	140,200	26,900	126,200	153,100	1.09	0.14
C80-2019-8370778	80-05-08-100-008.010-009	009	511	005	Prairie	904	None	C	AV	09/06/19	170,000	174,300	29,900	169,400	199,300	1.14	0.19
C80-2018-4983221	80-04-33-200-003.050-009	009	511	005	Prairie	904	None	C-1	AV	03/28/18	100,000	105,300	30,700	95,400	126,100	1.20	0.25
C80-2020-2825197	80-04-36-200-001.100-009	009	511	005	Prairie	904	None	C	G	01/31/20	113,500	113,500	21,100	122,900	144,000	1.27	0.32
C80-2020-1636814	80-05-18-400-012.010-009	009	511	005	Prairie	904	None	D+1	AV	08/31/20	92,000	92,000	28,000	89,300	117,300	1.28	0.32
C80-2020-9919605	80-04-36-200-001.030-009	009	511	005	Prairie	904	None	C	G	04/02/20	99,900	99,900	20,000	108,400	128,400	1.29	0.34
												5,194,300			5,026,200	27.65	2.93
Number of Sales																	28
Mean																	98.74%
Weighted Mean																	96.76%
Median																	0.95
Av Absolute Dev																	10.48
COD																	11.03
PRD																	102.04%

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Wildcat Improved Residential																	
C80-2020-5732197	80-07-09-504-031.000-011/	011	510	006	Wildcat	1004	None	D+2	AV	03/05/20	74,135	74,100	10,000	43,200	53,200	0.72	0.25
C80-2019-5725812	80-07-16-517-011.000-011	011	540	006	Wildcat	1004	None	E+1	G	06/10/19	97,000	99,900	25,200	48,800	74,000	0.74	0.22
C80-2018-2024242	80-07-15-503-013.000-011	011	510	006	Wildcat	1004	None	C-1	G	05/22/18	80,500	84,500	7,200	55,600	62,800	0.74	0.22
C80-2018-1032892	80-07-16-507-019.000-011	011	510	006	Wildcat	1004	None	D+2	G	11/20/18	84,900	88,300	7,300	59,100	66,400	0.75	0.21
C80-2020-3059065	80-07-16-522-009.000-011	011	540	006	Wildcat	1004	None	E+2	AV	08/28/20	85,000	85,000	12,200	55,300	67,500	0.79	0.17
C80-2019-3519753	80-07-15-500-019.000-011	011	510	006	Wildcat	1004	None	D+2	G	10/31/19	80,000	81,800	7,300	61,400	68,700	0.84	0.12
C80-2018-4805611	80-07-10-509-020.000-011	011	510	006	Wildcat	1004	None	D+2	EX	03/27/18	79,500	83,700	7,200	64,900	72,100	0.86	0.10
C80-2020-4761668	80-02-34-200-004.000-010	010	511	006	Wildcat	1001	None	D+2	G	07/13/20	125,000	125,000	37,500	70,600	108,100	0.86	0.10
C80-2020-4900204	80-07-10-502-020.000-011/	011	540	006	Wildcat	1004	None	E+2	AV	02/28/20	53,150	53,200	8,900	38,500	47,400	0.89	0.07
C80-2019-3277478	80-07-15-507-001.000-011	011	510	006	Wildcat	1004	None	D+2	G	08/21/19	65,000	66,700	10,800	50,300	61,100	0.92	0.05
C80-2020-3341120	80-07-13-200-021.000-010	010	511	006	Wildcat	1001	None	C-1	AV	06/04/20	167,000	167,000	25,600	130,000	155,600	0.93	0.03
C80-2019-2654900	80-07-08-200-001.020-010	010	511	006	Wildcat	1001	None	D+1	G	06/26/19	90,000	92,600	26,100	61,700	87,800	0.95	0.01
C80-2019-9187068	80-07-03-400-010.010-010	010	511	006	Wildcat	1001	None	C+2	G	06/11/19	286,000	294,500	26,100	257,500	283,600	0.96	0.00
C80-2020-7649108	80-07-10-502-011.000-011	011	510	006	Wildcat	1004	None	D+2	G	10/09/20	47,900	47,900	5,500	42,900	48,400	1.01	0.05
C80-2019-4017790	80-07-09-400-028.000-011	011	520	006	Wildcat	1004	None	D+1	F	06/10/19	54,000	55,600	6,400	49,900	56,300	1.01	0.05
C80-2018-9909119	80-07-16-502-033.010-011/	011	510	006	Wildcat	1004	None	D+2	AV	06/15/18	70,000	73,400	12,500	62,000	74,500	1.01	0.05
C80-2019-3425786	80-07-11-300-008.000-010	010	511	006	Wildcat	1001	None	C	EX	07/03/19	140,000	144,000	23,100	124,700	147,800	1.03	0.06
C80-2020-8900712	80-07-15-500-013.000-011	011	510	006	Wildcat	1004	None	D+2	F	07/09/20	55,000	55,000	7,300	49,700	57,000	1.04	0.07
C80-2019-1473229	80-07-10-507-029.000-011	011	510	006	Wildcat	1004	None	C-1	G	05/20/19	62,900	64,800	7,300	60,300	67,600	1.04	0.08
C80-2019-6565156	80-07-16-502-005.000-011/	011	510	006	Wildcat	1004	None	D+2	G	10/24/19	59,900	61,300	10,100	56,500	66,600	1.09	0.12
C80-2020-1275301	80-07-15-200-021.000-011	011	511	006	Wildcat	1001	None	D+2	AV	04/21/20	83,000	83,000	12,300	84,500	96,800	1.17	0.20
C80-2020-4629097	80-07-15-500-018.000-011	011	510	006	Wildcat	1004	None	D+2	F	11/16/20	60,800	60,800	7,300	66,200	73,500	1.21	0.25
C80-2020-3992194	80-02-33-100-004.030-010	010	511	006	Wildcat	1001	None	D+2	G	05/29/20	91,500	91,500	22,500	89,100	111,600	1.22	0.26
C80-2019-3128618	80-07-15-200-023.000-011	011	510	006	Wildcat	1004	None	D+2	EX	02/06/19	65,000	67,300	17,400	67,400	84,800	1.26	0.30
C80-2019-7116410	80-07-10-508-034.000-011	011	510	006	Wildcat	1004	None	D+2	AV	07/05/19	53,000	54,500	11,000	57,900	68,900	1.26	0.30
												2,255,400			2,162,100	24.31	3.35
Number of Sales	25																
Mean	97.25%																
Weighted Mean	95.86%																
Median	0.96																
Av Absolute Dev	13.39																
COD	13.91																
PRD	101.45%																

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Vacant Commercial

0 Sales in the County

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Improved Commercial

0 Sales in the County

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Vacant Industrial

0 Sales in the County

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Improved Industrial

0 Sales in the County

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV
C80-2019-6652635	80-11-11-555-012.010-002	N	Y	ResImp	None	Cicero	541	510	002	10/28/19	87,900	9,500	52,500	62,000
C80-2019-6668058	80-11-11-504-035.010-002	N	Y	ResImp	None	Cicero	528	510	002	04/05/19	155,000	15,200	113,700	128,900
C80-2019-6687186	80-11-11-506-054.000-002	N	Y	ResImp	None	Cicero	528	510	002	12/13/19	144,800	14,600	96,100	110,700
C80-2019-6748715	80-11-11-504-033.000-002	N	Y	ResImp	None	Cicero	528	510	002	12/28/19	137,500	20,200	101,400	121,600
C80-2019-6789334	80-11-02-517-025.000-002	N	Y	ResImp	None	Cicero	527	510	002	10/01/19	107,500	14,300	72,600	86,900
C80-2019-6915070	80-11-11-522-003.000-002	N	Y	ResImp	None	Cicero	570	510	002	06/12/19	142,100	9,400	118,300	127,700
C80-2019-6959023	80-11-11-505-046.001-002	N	Y	ResImp	None	Cicero	528	510	002	02/14/19	102,000	14,000	92,200	106,200
C80-2019-7053770	80-11-15-502-004.000-001	N	Y	ResImp	None	Cicero	513	510	001	05/14/19	87,300	21,500	87,200	108,700
C80-2019-7065713	80-11-14-505-015.000-001	N	Y	ResImp	None	Cicero	511	510	001	12/13/19	254,500	28,500	210,800	239,300
C80-2019-7111361	80-12-34-400-010.010-003	N	Y	ResImp	None	Jefferson	601	511	003	03/22/19	124,100	23,800	92,700	116,500
C80-2019-7116410	80-07-10-508-034.000-011	N	Y	ResImp	None	Wildcat	1004	510	011	07/05/19	54,500	11,000	57,900	68,900
C80-2019-7193166	80-11-11-559-041.000-002	N	Y	ResImp	None	Cicero	540	510	002	10/22/19	158,500	12,700	99,600	112,300
C80-2019-7243454	80-11-11-531-039.000-002	N	Y	ResImp	None	Cicero	540	510	002	06/13/19	121,500	12,200	93,900	106,100
C80-2019-7355618	80-11-11-560-058.000-002	N	Y	ResImp	None	Cicero	570	510	002	09/24/19	156,600	11,600	110,100	121,700
C80-2019-7401726	80-09-20-501-019.000-007	N	Y	ResImp	None	Madison	805	510	007	09/04/19	317,800	56,700	211,400	268,100
C80-2019-7418277	80-11-28-500-009.010-001	N	Y	ResImp	None	Cicero	501	511	001	10/29/19	242,800	34,600	160,000	194,600
C80-2019-7426322	80-05-10-300-013.000-009	N	Y	ResImp	None	Prairie	904	511	009	02/15/19	284,800	40,300	248,600	288,900
C80-2019-7591049	80-07-25-300-012.010-007	N	Y	ResImp	None	Madison	801	511	007	09/20/19	152,600	29,300	133,200	162,500
C80-2019-7672569	80-11-11-546-077.000-002	N	Y	ResImp	None	Cicero	547	530	002	07/29/19	102,700	18,300	111,700	130,000
C80-2019-7798768	80-03-36-507-004.000-005	N	Y	ResImp	None	Liberty	712	510	005	12/13/19	158,100	21,700	123,600	145,300
C80-2019-7821114	80-11-11-529-067.000-002	N	Y	ResImp	None	Cicero	570	510	002	05/24/19	151,000	20,800	135,900	156,700
C80-2019-7838816	80-11-14-502-020.000-001	N	Y	ResImp	None	Cicero	561	510	001	07/29/19	307,100	25,300	206,200	231,500
C80-2019-7898938	80-06-30-300-007.000-001	N	Y	ResImp	None	Cicero	501	511	001	07/05/19	153,200	20,400	129,700	150,100
C80-2019-8028121	80-06-32-502-006.000-001	N	Y	ResImp	None	Cicero	501	510	001	11/12/19	93,000	21,500	105,500	127,000
C80-2019-8042179	80-11-14-505-012.000-001	N	Y	ResImp	None	Cicero	511	510	001	10/02/19	186,300	33,300	181,300	214,600
C80-2019-8082242	80-11-11-557-023.000-002	N	Y	ResImp	None	Cicero	528	510	002	11/18/19	148,100	15,200	120,000	135,200
C80-2019-8370778	80-05-08-100-008.010-009	N	Y	ResImp	None	Prairie	904	511	009	09/06/19	174,300	29,900	169,400	199,300
C80-2019-8539542	80-11-11-555-014.000-002	N	Y	ResImp	None	Cicero	541	520	002	02/07/19	108,800	11,100	119,000	130,100
C80-2019-8565337	80-08-31-200-006.003-007	N	Y	ResImp	None	Madison	801	511	007	08/22/19	87,200	16,500	68,100	84,600
C80-2019-8574621	80-11-04-400-009.010-001	N	Y	ResImp	None	Cicero	501	511	001	05/31/19	244,200	37,800	175,600	213,400
C80-2019-8690455	80-11-08-501-016.070-001	N	Y	ResImp	None	Cicero	563	511	001	02/06/19	466,300	42,800	386,400	429,200
C80-2019-8717362	80-11-11-515-026.000-002	N	Y	ResImp	None	Cicero	532	510	002	04/26/19	120,700	15,300	108,500	123,800
C80-2019-8768100	80-11-11-523-029.000-002	N	Y	ResImp	None	Cicero	532	510	002	02/15/19	79,700	15,700	71,100	86,800
C80-2019-8790356	80-11-11-541-041.000-002	N	Y	ResImp	None	Cicero	549	510	002	06/06/19	138,900	13,400	100,300	113,700
C80-2019-8803060	80-11-11-523-048.000-002	N	Y	ResImp	None	Cicero	532	510	002	09/03/19	138,900	9,600	94,400	104,000
C80-2019-8922250	80-11-03-300-009.000-001	N	Y	ResImp	None	Cicero	501	511	001	03/11/19	217,200	27,800	185,900	213,700
C80-2019-8990513	80-03-33-300-010.020-005	N	Y	ResImp	None	Liberty	701	511	005	10/01/19	200,700	30,800	169,300	200,100
C80-2019-8994674	80-04-32-300-011.010-009	N	Y	ResImp	None	Prairie	904	511	009	04/29/19	140,200	26,900	126,200	153,100
C80-2019-9049229	80-11-11-541-020.000-002	N	Y	ResImp	None	Cicero	547	520	002	09/12/19	84,500	18,300	94,400	112,700
C80-2019-9087971	80-11-11-518-016.000-002	N	Y	ResImp	None	Cicero	530	510	002	07/31/19	133,000	13,600	105,100	118,700
C80-2019-9167214	80-12-14-502-007.040-003	N	Y	ResImp	None	Jefferson	601	511	003	08/22/19	252,400	21,400	172,600	194,000
C80-2019-9181191	80-11-02-504-050.000-002	N	Y	ResImp	None	Cicero	527	510	002	11/11/19	91,700	11,300	71,000	82,300
C80-2019-9185669	80-11-18-300-007.010-001	N	Y	ResImp	None	Cicero	501	511	001	06/06/19	249,200	28,300	222,600	250,900
C80-2019-9187068	80-07-03-400-010.010-010	N	Y	ResImp	None	Wildcat	1001	511	010	06/11/19	294,500	26,100	257,500	283,600
C80-2019-9294241	80-06-05-505-054.000-006	N	Y	ResImp	None	Liberty	709	510	006	05/15/19	82,500	12,700	65,200	77,900
C80-2019-9311304	80-11-11-531-079.003-002	N	Y	ResImp	None	Cicero	570	510	002	09/17/19	128,100	11,100	93,500	104,600
C80-2019-9332533	80-06-12-400-019.000-005	N	Y	ResImp	None	Liberty	701	511	005	05/21/19	237,000	27,400	183,400	210,800
C80-2019-9430836	80-11-11-555-059.010-002	N	Y	ResImp	None	Cicero	541	510	002	10/17/19	16,400	9,400	5,900	15,300
C80-2019-9430892	80-11-30-300-006.010-001	N	Y	ResImp	None	Cicero	501	511	001	04/26/19	37,200	27,500	10,000	37,500
C80-2019-9465498	80-03-31-200-002.060-005	Y	Y	ResImp	None	Liberty	701	511	005	05/17/19	190,600	22,600	156,800	179,400
C80-2019-9465498	80-03-31-200-002.050-005	Y	N	ResImp	None	Liberty	701	501	005	05/17/19	190,600	1,500	0	1,500
C80-2019-9542691	80-06-04-515-048.000-006	N	Y	ResImp	None	Liberty	709	510	006	10/31/19	84,800	12,700	78,000	90,700
C80-2019-9593086	80-03-36-508-015.000-005	N	Y	ResImp	None	Liberty	712	510	005	07/03/19	213,900	22,000	180,700	202,700
C80-2019-9624746	80-06-10-200-001.010-005	N	Y	ResImp	None	Liberty	701	511	005	09/24/19	242,700	38,200	148,100	186,300
C80-2019-9626693	80-03-36-508-021.000-005	N	Y	ResImp	None	Liberty	712	510	005	12/13/19	214,200	21,700	188,600	210,300
C80-2019-9770394	80-03-35-200-002.011-005	N	Y	ResImp	None	Liberty	701	511	005	05/15/19	126,100	26,300	129,900	156,200
C80-2019-9809118	80-11-02-511-001.000-001	N	Y	ResImp	None	Cicero	501	510	001	06/27/19	118,300	23,300	99,900	123,200
C80-2019-9850935	80-05-21-100-006.040-009	Y	Y	ResImp	None	Prairie	901	511	009	04/26/20	149,000	22,100	81,000	103,100
C80-2019-9850935	80-05-21-100-006.030-009	Y	N	ResImp	None	Prairie	901	599	009	04/26/20	149,000	12,700	7,500	20,200
C80-2019-9873966	80-05-12-400-010.020-009	N	Y	ResImp	None	Prairie	904	511	009	10/28/19	132,900	29,500	106,200	135,700
C80-2019-9954179	80-11-02-504-034.000-002	N	Y	ResImp	None	Cicero	527	510	002	09/03/19	82,000	11,300	84,300	95,600
C80-2019-9988467	80-11-23-300-014.030-001	Y	Y	ResImp	None	Cicero	501	511	001	05/31/19	154,500	29,200	133,300	162,500
C80-2019-9988467	80-11-23-300-014.020-001	Y	N	ResImp	None	Cicero	501	511	001	05/31/19	154,500	900	31,400	32,300
C80-2019-9993168	80-11-02-517-035.020-002	Y	Y	ResImp	None	Cicero	527	510	002	05/10/19	136,100	7,400	82,300	89,700
C80-2019-9993168	80-11-02-517-036.020-002	Y	N	ResImp	None	Cicero	527	500	002	05/10/19	136,100	3,300	0	3,300
C80-2020-1218252	80-10-28-200-001.010-001	N	Y	ResImp	None	Cicero	501	511	001	11/23/20	100,000	30,900	64,900	95,800

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV
C80-2020-1275301	80-07-15-200-021.000-011	N	Y	ResImp	None	Wildcat	1001	511	011	04/21/20	83,000	12,300	84,500	96,800
C80-2020-1283538	80-11-14-502-029.000-001	N	Y	ResImp	None	Cicero	561	510	001	02/07/20	215,000	25,300	191,200	216,500
C80-2020-1298916	80-11-11-555-052.000-002	N	Y	ResImp	None	Cicero	541	510	002	05/08/20	50,000	10,600	36,800	47,400
C80-2020-1348103	80-03-32-200-001.070-005	N	Y	ResImp	None	Liberty	701	511	005	02/07/20	135,000	26,200	109,700	135,900
C80-2020-1402107	80-03-36-508-010.000-005	N	Y	ResImp	None	Liberty	712	510	005	08/21/20	275,000	23,600	230,600	254,200
C80-2020-1461311	80-11-11-504-005.000-002	Y	Y	ResImp	None	Cicero	528	510	002	09/18/20	155,000	14,900	96,900	111,800
C80-2020-1461311	80-11-11-504-006.000-002	Y	N	ResImp	None	Cicero	528	599	002	09/18/20	155,000	5,800	14,700	20,500
C80-2020-1529683	80-12-11-400-015.010-003	N	Y	ResImp	None	Jefferson	601	511	003	11/30/20	90,000	26,100	91,600	117,700
C80-2020-1531967	80-11-11-523-037.000-002	N	Y	ResImp	None	Cicero	570	510	002	05/22/20	135,900	8,900	109,800	118,700
C80-2020-1558066	80-11-11-560-050.000-002	N	Y	ResImp	None	Cicero	570	510	002	12/18/20	210,000	11,600	165,600	177,200
C80-2020-1603899	80-11-02-505-030.000-002	N	Y	ResImp	None	Cicero	527	510	002	01/17/20	102,500	9,100	80,000	89,100
C80-2020-1636814	80-05-18-400-012.010-009	N	Y	ResImp	None	Prairie	904	511	009	08/31/20	92,000	28,000	89,300	117,300
C80-2020-1673694	80-12-35-300-007.000-003	N	Y	ResImp	None	Jefferson	601	511	003	04/16/20	169,900	20,400	115,700	136,100
C80-2020-1726184	80-11-16-500-013.020-001	N	Y	ResImp	None	Cicero	501	511	001	03/13/20	192,500	31,000	186,200	217,200
C80-2020-1773346	80-11-02-521-038.000-002	N	Y	ResImp	None	Cicero	527	520	002	10/16/20	69,900	13,600	57,500	71,100
C80-2020-1813864	80-10-09-100-039.000-007	N	Y	ResImp	None	Madison	801	511	007	09/15/20	130,000	26,200	127,900	154,100
C80-2020-1826525	80-11-11-505-014.000-002	N	Y	ResImp	None	Cicero	528	510	002	03/10/20	150,000	13,300	118,200	131,500
C80-2020-1852779	80-11-11-557-059.000-002	N	Y	ResImp	None	Cicero	528	510	002	10/13/20	67,000	15,200	59,700	74,900
C80-2020-1859458	80-11-13-559-077.000-002	N	Y	ResImp	None	Cicero	566	510	002	12/04/20	289,000	40,100	209,100	249,200
C80-2020-2084555	80-11-11-558-011.000-002	N	Y	ResImp	None	Cicero	528	510	002	08/12/20	58,000	15,200	52,000	67,200
C80-2020-2099758	80-11-02-505-031.000-002	N	Y	ResImp	None	Cicero	527	510	002	07/14/20	75,000	11,100	51,600	62,700
C80-2020-2126544	80-06-35-100-004.010-001	N	Y	ResImp	None	Cicero	501	511	001	11/11/20	150,000	28,200	95,300	123,500
C80-2020-2158514	80-05-04-100-007.010-009	N	Y	ResImp	None	Prairie	904	511	009	06/26/20	156,000	34,400	99,100	133,500
C80-2020-2185112	80-11-11-505-038.000-002	N	Y	ResImp	None	Cicero	528	510	002	10/28/20	129,000	15,200	81,700	96,900
C80-2020-2196759	80-12-12-100-007.030-003	N	Y	ResImp	None	Jefferson	601	541	003	07/14/20	98,700	13,000	88,200	101,200
C80-2020-2198085	80-06-05-501-026.000-006	N	Y	ResImp	None	Liberty	709	510	006	07/16/20	225,400	53,200	163,900	217,100
C80-2020-2270380	80-05-22-500-001.020-009	N	Y	ResImp	None	Prairie	901	510	009	05/13/20	360,000	26,900	356,000	382,900
C80-2020-2355844	80-11-02-300-020.010-002	N	Y	ResImp	None	Cicero	501	511	002	03/25/20	125,000	15,900	113,800	129,700
C80-2020-2414534	80-05-35-503-007.000-003	N	Y	ResImp	None	Jefferson	601	510	003	11/24/20	115,000	33,700	80,600	114,300
C80-2020-2491864	80-11-02-517-009.000-002	N	Y	ResImp	None	Cicero	527	510	002	08/27/20	72,900	13,600	57,200	70,800
C80-2020-2533269	80-11-09-501-004.170-001	N	Y	ResImp	None	Cicero	563	510	001	09/18/20	305,000	40,000	237,600	277,600
C80-2020-2622433	80-11-11-558-017.000-002	N	Y	ResImp	None	Cicero	528	510	002	12/17/20	33,000	15,200	25,200	40,400
C80-2020-2635734	80-10-19-501-012.040-001	N	Y	ResImp	None	Cicero	501	510	001	12/18/20	125,000	25,400	77,600	103,000
C80-2020-2641834	80-11-11-506-009.010-002	N	Y	ResImp	None	Cicero	528	540	002	07/31/20	77,000	8,600	64,100	72,700
C80-2020-2794819	80-11-02-511-005.000-001	N	Y	ResImp	None	Cicero	501	510	001	09/15/20	100,000	13,300	61,600	74,900
C80-2020-2818735	80-11-11-531-065.004-002	N	Y	ResImp	None	Cicero	570	510	002	02/21/20	163,500	11,800	122,300	134,100
C80-2020-2825197	80-04-36-200-001.100-009	N	Y	ResImp	None	Prairie	904	511	009	01/31/20	113,500	21,100	122,900	144,000
C80-2020-2862237	80-11-02-500-002.000-002	N	Y	ResImp	None	Cicero	527	510	002	12/31/20	82,500	13,200	60,800	74,000
C80-2020-2897064	80-11-11-555-031.010-002	N	Y	ResImp	None	Cicero	541	520	002	12/04/20	130,000	14,900	145,900	160,800
C80-2020-3059065	80-07-16-522-009.000-011	N	Y	ResImp	None	Wildcat	1004	540	011	08/28/20	85,000	12,200	55,300	67,500
C80-2020-3100058	80-11-15-501-013.000-001	N	Y	ResImp	None	Cicero	513	510	001	08/28/20	170,000	26,900	151,900	178,800
C80-2020-3165169	80-11-11-524-004.000-002	N	Y	ResImp	None	Cicero	570	510	002	08/03/20	83,000	14,400	82,400	96,800
C80-2020-3190211	80-11-15-200-006.030-001	N	Y	ResImp	None	Cicero	501	511	001	07/31/20	261,500	28,600	240,800	269,400
C80-2020-3341120	80-07-13-200-021.000-010	N	Y	ResImp	None	Wildcat	1001	511	010	06/04/20	167,000	25,600	130,000	155,600
C80-2020-3438003	80-06-30-300-013.020-001	Y	Y	ResImp	None	Cicero	501	511	001	08/20/20	160,000	20,900	114,300	135,200
C80-2020-3438003	80-06-30-300-014.010-001	Y	N	ResImp	None	Cicero	501	501	001	08/20/20	160,000	400	0	400
C80-2020-3678373	80-11-11-550-032.000-002	N	Y	ResImp	None	Cicero	549	510	002	05/18/20	173,000	11,900	153,800	165,700
C80-2020-3699059	80-06-04-503-010.000-005	Y	Y	ResImp	None	Liberty	705	501	005	11/30/20	10,000	3,100	0	3,100
C80-2020-3699059	80-06-04-503-011.000-005	Y	N	ResImp	None	Liberty	705	501	005	11/30/20	10,000	3,100	0	3,100
C80-2020-3699059	80-06-04-503-012.000-005	Y	N	ResImp	None	Liberty	705	501	005	11/30/20	10,000	2,900	0	2,900
C80-2020-3706536	80-12-23-300-012.000-003	N	Y	ResImp	None	Jefferson	601	511	003	09/15/20	239,000	21,800	151,300	173,100
C80-2020-3760247	80-06-06-504-005.000-005	N	Y	ResImp	None	Liberty	702	510	005	10/30/20	240,000	23,000	211,000	234,000
C80-2020-3769169	80-11-02-300-047.000-002	N	Y	ResImp	None	Cicero	534	511	002	07/22/20	105,000	13,300	73,500	86,800
C80-2020-3820951	80-12-06-400-007.030-003	N	Y	ResImp	None	Jefferson	601	511	003	11/30/20	162,000	30,200	164,300	194,500
C80-2020-3841723	80-10-09-100-030.000-007	N	Y	ResImp	None	Madison	801	511	007	09/11/20	218,000	26,000	171,200	197,200
C80-2020-3950769	80-11-14-506-014.000-001	N	Y	ResImp	None	Cicero	511	510	001	02/11/20	230,000	29,000	186,800	215,800
C80-2020-3992194	80-02-33-100-004.030-010	N	Y	ResImp	None	Wildcat	1001	511	010	05/29/20	91,500	22,500	89,100	111,600
C80-2020-4107622	80-11-11-511-067.000-002	N	Y	ResImp	None	Cicero	530	510	002	08/26/20	84,000	9,400	68,600	78,000
C80-2020-4132200	80-11-23-100-007.020-001	N	Y	ResImp	None	Cicero	501	511	001	09/10/20	155,000	27,300	121,100	148,400
C80-2020-4140327	80-11-02-517-030.000-002	N	Y	ResImp	None	Cicero	527	530	002	06/09/20	169,900	13,600	101,300	114,900
C80-2020-4188504	80-11-11-531-086.003-002	N	Y	ResImp	None	Cicero	532	510	002	10/16/20	117,000	11,100	65,000	76,100
C80-2020-4193861	80-11-10-501-007.000-002	N	Y	ResImp	None	Cicero	555	510	002	07/08/20	229,000	29,000	141,500	170,500
C80-2020-4206579	80-12-07-200-008.020-003	N	Y	ResImp	None	Jefferson	601	510	003	12/16/20	124,000	11,000	88,800	99,800
C80-2020-4354609	80-11-03-500-009.000-001	N	Y	ResImp	None	Cicero	501	510	001	05/21/20	229,900	23,400	198,800	222,200
C80-2020-4472123	80-11-11-525-028.000-002	N	Y	ResImp	None	Cicero	570	510	002	01/13/20	180,000	9,300	144,200	153,500
C80-2020-4552984	80-11-11-504-033.020-002	Y	Y	ResImp	None	Cicero	528	510	002	09/18/20	85,000	10,800	62,400	73,200

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SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV
C80-2020-4552984	80-11-11-504-034.000-002	Y	N	ResImp	None	Cicero	528	500	002	09/18/20	85,000	4,200	0	4,200
C80-2020-4610374	80-11-11-518-059.000-002	N	Y	ResImp	None	Cicero	530	510	002	08/28/20	96,000	17,400	84,900	102,300
C80-2020-4629097	80-07-15-500-018.000-011	N	Y	ResImp	None	Wildcat	1004	510	011	11/16/20	60,800	7,300	66,200	73,500
C80-2020-4761668	80-02-34-200-004.000-010	N	Y	ResImp	None	Wildcat	1001	511	010	07/13/20	125,000	37,500	70,600	108,100
C80-2020-4773322	80-11-11-559-015.000-002	N	Y	ResImp	None	Cicero	540	541	002	06/16/20	73,500	10,400	61,300	71,700
C80-2020-4802578	80-12-11-100-026.000-003	N	Y	ResImp	None	Jefferson	606	510	003	08/25/20	85,900	9,900	65,900	75,800
C80-2020-4822738	80-07-07-400-022.010-005	N	Y	ResImp	None	Liberty	701	511	005	09/18/20	82,000	25,800	60,600	86,400
C80-2020-4900204	80-07-10-502-020.000-011	Y	Y	ResImp	None	Wildcat	1004	540	011	02/28/20	53,200	4,300	38,500	42,800
C80-2020-4900204	80-07-10-502-024.000-011	Y	N	ResImp	None	Wildcat	1004	500	011	02/28/20	53,200	2,300	0	2,300
C80-2020-4900204	80-07-10-502-026.000-011	Y	N	ResImp	None	Wildcat	1004	500	011	02/28/20	53,200	2,300	0	2,300
C80-2020-4909785	80-10-13-100-004.010-007	N	Y	ResImp	None	Madison	801	511	007	08/19/20	279,900	24,700	240,600	265,300
C80-2020-4951546	80-11-11-531-052.004-002	N	Y	ResImp	None	Cicero	540	510	002	02/28/20	149,900	12,700	86,700	99,400
C80-2020-4995851	80-11-11-523-002.000-002	N	Y	ResImp	None	Cicero	532	510	002	09/02/20	155,000	14,600	96,300	110,900
C80-2020-5025832	80-12-15-400-014.000-003	N	Y	ResImp	None	Jefferson	601	511	003	09/18/20	185,000	28,200	113,100	141,300
C80-2020-5139650	80-12-11-503-009.010-003	Y	Y	ResImp	None	Jefferson	601	511	003	08/03/20	154,908	15,700	135,200	150,900
C80-2020-5139650	80-12-11-503-009.020-003	Y	N	ResImp	None	Jefferson	601	500	003	08/03/20	154,908	4,800	0	4,800
C80-2020-5163462	80-11-11-517-017.000-002	N	Y	ResImp	None	Cicero	532	510	002	05/21/20	122,500	16,200	86,900	103,100
C80-2020-5174876	80-11-17-200-002.030-001	N	Y	ResImp	None	Cicero	501	511	001	04/06/20	169,300	21,500	109,600	131,100
C80-2020-5326954	80-11-11-531-073.000-002	N	Y	ResImp	None	Cicero	532	510	002	08/14/20	160,000	11,300	114,000	125,300
C80-2020-5342441	80-03-36-508-019.000-005	N	Y	ResImp	None	Liberty	712	510	005	06/01/20	219,000	22,300	198,700	221,000
C80-2020-5378030	80-11-11-546-018.004-002	N	Y	ResImp	None	Cicero	547	510	002	07/14/20	154,000	18,300	93,800	112,100
C80-2020-5421102	80-11-02-517-036.008-002	N	Y	ResImp	None	Cicero	527	520	002	12/30/20	88,000	11,300	71,800	83,100
C80-2020-5455622	80-11-11-516-012.000-002	N	Y	ResImp	None	Cicero	570	520	002	03/06/20	117,000	6,000	93,800	99,800
C80-2020-5572623	80-11-11-511-078.010-002	N	Y	ResImp	None	Cicero	530	510	002	08/28/20	88,000	7,200	65,000	72,200
C80-2020-5607325	80-11-11-542-030.000-002	N	Y	ResImp	None	Cicero	549	510	002	07/23/20	110,000	7,800	95,400	103,200
C80-2020-5732197	80-07-09-504-031.000-011	Y	Y	ResImp	None	Wildcat	1004	510	011	03/05/20	74,100	5,000	43,200	48,200
C80-2020-5732197	80-07-09-504-032.000-011	Y	N	ResImp	None	Wildcat	1004	500	011	03/05/20	74,100	5,000	0	5,000
C80-2020-5733392	80-11-11-557-062.000-002	N	Y	ResImp	None	Cicero	528	510	002	09/11/20	94,000	15,200	76,900	92,100
C80-2020-5784847	80-06-04-513-057.000-006	N	Y	ResImp	None	Liberty	709	510	006	09/22/20	88,000	25,200	69,600	94,800
C80-2020-5834543	80-03-32-200-001.030-005	N	Y	ResImp	None	Liberty	701	511	005	06/09/20	205,000	26,200	128,400	154,600
C80-2020-5862810	80-12-07-503-016.000-004	N	Y	ResImp	None	Jefferson	607	510	004	10/26/20	150,000	18,500	130,800	149,300
C80-2020-6027976	80-11-11-515-031.000-002	N	Y	ResImp	None	Cicero	532	510	002	12/02/20	240,000	12,200	228,300	240,500
C80-2020-6043625	80-11-02-504-031.000-002	N	Y	ResImp	None	Cicero	527	510	002	09/29/20	82,000	11,300	56,600	67,900
C80-2020-6101993	80-04-33-300-006.020-009	N	Y	ResImp	None	Prairie	904	511	009	01/16/20	125,000	34,200	85,200	119,400
C80-2020-6194267	80-03-32-200-001.160-005	N	Y	ResImp	None	Liberty	701	511	005	10/27/20	389,900	57,000	322,100	379,100
C80-2020-6224577	80-11-11-546-020.000-002	N	Y	ResImp	None	Cicero	549	510	002	03/20/20	65,000	13,500	75,600	89,100
C80-2020-6493689	80-09-20-400-018.010-007	N	Y	ResImp	None	Madison	801	511	007	07/09/20	195,000	25,200	166,100	191,300
C80-2020-6563195	80-10-03-400-016.000-007	N	Y	ResImp	None	Madison	801	511	007	10/16/20	236,000	23,700	178,600	202,300
C80-2020-6904972	80-09-05-200-008.000-007	N	Y	ResImp	None	Madison	801	511	007	02/20/20	114,000	26,600	110,900	137,500
C80-2020-6941504	80-11-11-531-089.003-002	N	Y	ResImp	None	Cicero	532	510	002	01/31/20	164,900	11,100	97,000	108,100
C80-2020-7088032	80-11-11-505-010.001-002	Y	Y	ResImp	None	Cicero	528	510	002	03/31/20	85,000	14,000	71,700	85,700
C80-2020-7088032	80-11-11-505-010.011-002	Y	N	ResImp	None	Cicero	528	500	002	03/31/20	85,000	1,200	0	1,200
C80-2020-7164098	80-11-11-506-043.010-002	N	Y	ResImp	None	Cicero	528	510	002	07/17/20	124,000	10,800	92,800	103,600
C80-2020-7227253	80-11-17-200-002.010-001	N	Y	ResImp	None	Cicero	501	511	001	01/02/20	210,000	30,100	213,700	243,800
C80-2020-7279729	80-11-06-502-001.190-001	N	Y	ResImp	None	Cicero	501	521	001	12/09/20	170,000	26,800	189,700	216,500
C80-2020-7347590	80-11-02-521-004.000-002	N	Y	ResImp	None	Cicero	527	510	002	10/15/20	165,000	13,600	102,600	116,200
C80-2020-7359421	80-05-27-200-002.020-009	N	Y	ResImp	None	Prairie	901	511	009	04/10/20	125,000	25,600	76,100	101,700
C80-2020-7370621	80-11-14-400-017.000-001	N	Y	ResImp	None	Cicero	501	511	001	03/20/20	150,000	20,800	130,600	151,400
C80-2020-7401643	80-05-31-100-008.020-009	N	Y	ResImp	None	Prairie	901	511	009	12/04/20	239,000	30,500	173,600	204,100
C80-2020-7564372	80-11-11-555-018.000-002	N	Y	ResImp	None	Cicero	541	510	002	07/22/20	73,000	10,600	56,400	67,000
C80-2020-7641393	80-11-11-531-061.004-002	N	Y	ResImp	None	Cicero	546	510	002	09/16/20	114,000	13,600	91,700	105,300
C80-2020-7649108	80-07-10-502-011.000-011	N	Y	ResImp	None	Wildcat	1004	510	011	10/09/20	47,900	5,500	42,900	48,400
C80-2020-7657192	80-11-11-505-033.001-002	Y	Y	ResImp	None	Cicero	528	510	002	10/28/20	147,400	12,800	101,800	114,600
C80-2020-7657192	80-11-11-505-033.010-002	Y	N	ResImp	None	Cicero	528	500	002	10/28/20	147,400	1,100	0	1,100
C80-2020-7660677	80-11-11-505-019.000-002	N	Y	ResImp	None	Cicero	528	510	002	09/11/20	75,000	12,100	54,900	67,000
C80-2020-7778211	80-11-02-503-020.000-002	N	Y	ResImp	None	Cicero	527	510	002	03/16/20	89,000	11,100	75,000	86,100
C80-2020-8047817	80-10-04-300-005.000-001	N	Y	ResImp	None	Cicero	501	510	001	07/06/20	395,000	29,400	285,000	314,400
C80-2020-8181362	80-11-11-558-009.000-002	N	Y	ResImp	None	Cicero	528	510	002	05/15/20	159,900	15,200	141,400	156,600
C80-2020-8186138	80-11-09-400-006.000-001	N	Y	ResImp	None	Cicero	501	511	001	10/30/20	183,000	20,800	138,600	159,400
C80-2020-8206606	80-11-11-555-038.000-002	N	Y	ResImp	None	Cicero	541	510	002	07/22/20	69,500	9,900	49,200	59,100
C80-2020-8280122	80-06-12-100-006.010-005	N	Y	ResImp	None	Liberty	701	511	005	11/13/20	220,000	24,800	212,100	236,900
C80-2020-8316673	80-11-02-504-032.000-002	N	Y	ResImp	None	Cicero	527	510	002	11/12/20	141,000	22,700	90,600	113,300
C80-2020-8331581	80-11-02-500-009.000-002	N	Y	ResImp	None	Cicero	527	510	002	03/13/20	134,000	10,800	97,500	108,300
C80-2020-8372021	80-11-02-503-023.000-002	N	Y	ResImp	None	Cicero	527	510	002	09/11/20	125,000	11,100	88,000	99,100
C80-2020-8459303	80-05-13-400-010.020-009	N	Y	ResImp	None	Prairie	904	511	009	09/29/20	130,000	26,300	82,900	109,200
C80-2020-8540436	80-12-15-200-006.020-003	N	Y	ResImp	None	Jefferson	601	511	003	01/15/20	86,000	25,200	52,700	77,900

TIPTON 2021 RATIO STUDY.xlsx

SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV
C80-2020-8553641	80-11-11-531-052.000-002	N	Y	ResImp	None	Cicero	540	510	002	05/20/20	165,000	12,700	190,600	203,300
C80-2020-8823983	80-06-04-516-011.000-006	N	Y	ResImp	None	Liberty	709	510	006	07/29/20	165,000	12,900	101,400	114,300
C80-2020-8837094	80-11-11-529-096.000-002	N	Y	ResImp	None	Cicero	570	510	002	08/28/20	259,000	14,800	217,800	232,600
C80-2020-8847239	80-06-32-502-014.000-001	Y	Y	ResImp	None	Cicero	501	510	001	08/18/20	185,000	21,500	153,500	175,000
C80-2020-8847239	80-06-32-502-015.000-001	Y	N	ResImp	None	Cicero	501	500	001	08/18/20	185,000	21,500	0	21,500
C80-2020-8852748	80-11-11-528-022.000-002	Y	Y	ResImp	None	Cicero	537	510	002	08/20/20	209,900	9,200	108,200	117,400
C80-2020-8852748	80-11-11-528-021.000-002	Y	N	ResImp	None	Cicero	537	510	002	08/20/20	209,900	11,000	104,500	115,500
C80-2020-8900712	80-07-15-500-013.000-011	N	Y	ResImp	None	Wildcat	1004	510	011	07/09/20	55,000	7,300	49,700	57,000
C80-2020-8934899	80-11-02-503-014.000-002	N	Y	ResImp	None	Cicero	527	510	002	10/19/20	138,000	22,400	86,500	108,900
C80-2020-9019634	80-09-08-503-058.010-007	Y	Y	ResImp	None	Madison	802	510	007	07/07/20	149,000	6,400	88,800	95,200
C80-2020-9019634	80-09-08-503-054.000-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	5,100	0	5,100
C80-2020-9019634	80-09-08-503-055.000-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	5,100	0	5,100
C80-2020-9019634	80-09-08-503-056.000-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	5,100	0	5,100
C80-2020-9019634	80-09-08-503-057.010-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	5,100	0	5,100
C80-2020-9019634	80-09-08-503-059.000-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	6,400	0	6,400
C80-2020-9019634	80-09-08-503-060.000-007	Y	N	ResImp	None	Madison	802	500	007	07/07/20	149,000	6,400	0	6,400
C80-2020-9079645	80-11-02-500-011.000-002	N	Y	ResImp	None	Cicero	527	510	002	05/01/20	116,000	10,800	70,400	81,200
C80-2020-9309725	80-03-36-200-002.030-005	N	Y	ResImp	None	Liberty	701	511	005	01/06/20	174,000	28,300	140,400	168,700
C80-2020-9381135	80-11-11-529-046.000-002	N	Y	ResImp	None	Cicero	537	510	002	08/28/20	68,000	13,300	49,400	62,700
C80-2020-9443631	80-11-15-501-024.000-001	N	Y	ResImp	None	Cicero	513	510	001	11/25/20	136,000	21,500	119,400	140,900
C80-2020-9458187	80-11-26-100-008.010-001	N	Y	ResImp	None	Cicero	501	511	001	11/30/20	106,000	29,400	81,400	110,800
C80-2020-9544229	80-11-02-521-013.000-002	N	Y	ResImp	None	Cicero	527	510	002	12/04/20	95,000	14,300	72,300	86,600
C80-2020-9580891	80-03-34-100-003.030-005	N	Y	ResImp	None	Liberty	701	511	005	08/20/20	220,000	28,800	183,300	212,100
C80-2020-9652177	80-11-11-540-013.000-002	N	Y	ResImp	None	Cicero	518	510	002	03/04/20	88,500	18,100	59,900	78,000
C80-2020-9681986	80-02-31-200-002.010-005	N	Y	ResImp	None	Liberty	701	511	005	03/13/20	60,000	26,200	44,700	70,900
C80-2020-9721935	80-11-02-517-019.000-002	N	Y	ResImp	None	Cicero	527	510	002	12/14/20	62,000	14,300	67,800	82,100
C80-2020-9919605	80-04-36-200-001.030-009	N	Y	ResImp	None	Prairie	904	511	009	04/02/20	99,900	20,000	108,400	128,400
C80-2020-9929659	80-11-11-521-054.000-002	N	Y	ResImp	None	Cicero	532	510	002	10/23/20	150,000	16,200	94,300	110,500