

WABASH COUNTY 2010 RATIO STUDY

ACCURATE ASSESSMENTS INC

IMPROVED RESI. RATIO STUDY	TAXING DIST.	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
CHESTER TWP.	85001 85002	\$7,165,368	\$7,005,600	0.99	0.98	0.98	0.12	0.12	1.02	75
LAGRO TWP.	85003 85004	\$2,246,090	\$2,204,500	1.01	1.00	0.98	0.12	0.12	1.03	23
LIBERTY TWP.	85005 85006	\$1,831,850	\$1,754,500	0.98	0.98	0.96	0.13	0.13	1.03	19
NOBLE TWP.	85007 -85009	\$14,118,737	\$13,747,000	1.00	0.98	0.97	0.12	0.13	1.02	154
PAW PAW TWP.	85010 85011	\$1,285,065	\$1,318,100	1.04	0.95	1.03	0.14	0.15	1.01	13
PLEASANT TWP.	85012	\$2,904,825	\$2,831,400	1.00	0.97	0.97	0.12	0.12	1.03	27
WALTZ TWP.	85013	\$645,900	\$654,700	1.03	0.96	1.01	0.11	0.12	1.02	7

*SEE IMPROVED RESI. TAB FOR DETAILS

VAC. RESI RATIO STUDY	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
CHESTER TWP.	\$133,300	\$122,800	0.93	0.95	0.92	0.08	0.08	1.01	6
LAGRO TWP.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
LIBERTY TWP.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
NOBLE TWP.	\$197,560	\$181,800	0.93	0.92	0.92	0.07	0.07	1.01	10
PAW PAW TWP.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
PLEASANT TWP.	\$135,897	\$132,200	1.00	0.97	0.97	0.01	0.01	1.03	6
WALTZ	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								

*SEE VACANT RES. TAB FOR DETAILS

IMPROVED COMM. RATIO STUDY	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
REMAINING TWP.	\$1,064,637	\$1,053,000	0.98	0.97	0.99	0.08	0.08	1.00	15
NOBLE TWP.	\$3,714,368	\$3,398,300	0.93	0.95	0.91	0.13	0.14	1.02	18

*SEE IMP COMM. TAB FOR DETAILS

DUE TO A SMALL NUMBER OF SALES WE USED THREE YEARS OF SALES AND NO CHANGE IS WARRANTED

IMPROVED IND. RATIO STUDY	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
COUNTY WIDE	\$6,817,100	\$6,342,500	0.96	0.94	0.93	0.08	0.08	1.03	10

*SEE IMP IND. TAB FOR DETAILS

DUE TO A SMALL NUMBER OF SALES WE DID A COUNTY WIDE RATIO STUDY INSTEAD OF BY TOWNSHIP

DUE TO A SMALL NUMBER OF SALES WE USED THREE YEARS OF SALES NO CHANGE IS WARRANTED

VAC. COMM. & IND. RATIO STUDY	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
COUNTY WIDE	\$2,676,900	\$2,575,800	0.98	0.96	0.96	0.06	0.06	1.02	6

*SEE VAC.COMM. & INDUSTRIAL TAB FOR DETAILS

DUE TO A SMALL NUMBER OF SALES WE DID A COUNTY WIDE RATIO STUDY INSTEAD OF BY TOWNSHIP

THREE YEARS OF SALES WERE USED NO CHANGE IS WARRANTED

85-05-23-200-014.000-012	PLEASANT	850910	85012	WMSD	8050	511	D+2	GOOD	7/10/2009	\$ 92,500	\$ 15,000	\$ 67,100	\$ 82,100	\$ 82,600	0.89	0.08		COD =	0.12	12%
85-06-02-100-020.000-012	PLEASANT	850910	85012	WMSD	8050	511	C+1	AV	9/12/2008	\$ 200,000	\$ 31,800	\$ 162,400	\$ 194,200	\$ 196,000	0.97	0.00		PRD=	1.03	103%
85-01-36-400-029.000-012	PLEASANT	850910	85012	WMSD	8050	513	C-1	GOOD	10/24/2008	\$ 145,000	\$ 62,600	\$ 83,500	\$ 146,100	\$ 135,300	1.01	0.04				
85-06-12-400-015.000-012	PLEASANT	850910	85012	WMSD	8050	511	D+2	GOOD	7/28/2008	\$ 167,500	\$ 15,400	\$ 109,000	\$ 124,400	\$ 148,800	0.74	0.23		TOTAL SALES	27	
85-02-22-300-014.000-012	PLEASANT	850910	85012	WMSD	8050	511	D+2	AV	2/5/2008	\$ 224,000	\$ 24,400	\$ 165,800	\$ 190,200	\$ 204,500	0.85	0.12				
85-06-03-100-010.000-012	PLEASANT	850910	85012	WMSD	8050	511	C+2	GOOD	11/23/2008	\$ 165,000	\$ 21,000	\$ 134,200	\$ 155,200	\$ 156,500	0.94	0.03				
85-02-19-200-022.000-012	PLEASANT	850910	85012	WMSD	8050	512	B-1	AV	10/28/2008	\$ 280,000	\$ 29,100	\$ 209,800	\$ 238,900	\$ 266,500	0.85	0.12				
85-05-23-200-021.000-012	PLEASANT	850910	85012	WMSD	8050	511	D+1	AV	12/12/2008	\$ 95,000	\$ 17,900	\$ 100,800	\$ 118,700	\$ 126,500	1.25	0.28				
85-01-23-400-012.000-012	PLEASANT	850910	85012	WMSD	8050	511	C	AV	4/30/2008	\$ 210,500	\$ 45,600	\$ 210,400	\$ 256,000	\$ 259,000	1.22	0.24				
85-06-13-400-023.000-012	PLEASANT	850910	85012	WMSD	8050	511	D+1	AV	2/29/2008	\$ 73,500	\$ 13,000	\$ 53,800	\$ 66,800	\$ 67,300	0.91	0.06				
85-06-02-200-007.000-012	PLEASANT	850910	85012	WMSD	8050	511	C	AV	10/5/2009	\$ 59,325	\$ 11,300	\$ 64,700	\$ 76,000	\$ 76,600	1.28	0.31				
85-05-14-201-006.000-012	PLEASANT	850911	85012	WMSD	8050	510	C	AV	6/24/2008	\$ 85,000	\$ 14,100	\$ 80,000	\$ 94,100	\$ 88,800	1.11	0.14				
85-05-14-204-009.000-012	PLEASANT	850911	85012	WMSD	8050	510	C-1	AV	11/27/2009	\$ 90,000	\$ 11,600	\$ 66,600	\$ 78,200	\$ 87,000	0.87	0.10				
85-05-14-203-002.000-012	PLEASANT	850911	85012	WMSD	8050	510	D+1	AV	3/31/2008	\$ 40,000	\$ 5,900	\$ 29,900	\$ 35,800	\$ 36,200	0.90	0.08				
85-06-10-404-030.000-012	PLEASANT	850913	85012	WMSD	8050	510	D+1	AV	4/23/2008	\$ 39,000	\$ 4,000	\$ 38,800	\$ 42,800	\$ 48,500	1.10	0.13				
85-06-10-104-013.000-012	PLEASANT	850914	85012	WMSD	8050	510	D+2	AV	7/17/2008	\$ 97,000	\$ 9,200	\$ 79,500	\$ 88,700	\$ 101,900	0.91	0.06				
85-06-10-104-029.000-012	PLEASANT	850915	85012	WMSD	8050	510	D+1	GOOD	4/3/2009	\$ 84,500	\$ 16,900	\$ 60,400	\$ 77,300	\$ 72,600	0.91	0.06				
85-06-10-104-026.000-012	PLEASANT	850915	85012	WMSD	8050	510	D	GOOD	12/15/2008	\$ 33,000	\$ 7,000	\$ 36,100	\$ 43,100	\$ 40,300	1.31	0.33				
85-06-10-102-044.000-012	PLEASANT	850915	85012	WMSD	8050	510	C-1	AV	5/9/2008	\$ 67,000	\$ 8,400	\$ 59,500	\$ 67,900	\$ 88,700	1.01	0.04				
85-06-10-201-023.000-012	PLEASANT	850915	85012	WMSD	8050	510	D+2	AV	5/12/2008	\$ 63,000	\$ 6,600	\$ 37,000	\$ 43,600	\$ 45,600	0.69	0.28				
85-06-15-200-015.000-012	PLEASANT	850012	85012	WMSD	8050	510	D	AV	1/22/2008	\$ 66,000	\$ 10,000	\$ 55,400	\$ 65,400	\$ 74,100	0.99	0.02				
TOTAL										\$ 2,904,825			\$ 2,831,400		26.98	3.26				
WALTZ TWP.																				
85-18-02-100-003.000-013	WALTZ	851010	85013	WMSD	8050	511	D+2	GOOD	5/8/2009	\$ 60,000	\$ 8,300	\$ 49,000	\$ 57,300	\$ 56,500	0.96	0.00		MEAN =	1.03	103%
85-18-03-300-020.000-013	WALTZ	851010	85013	WMSD	8050	511	D+1	GOOD	1/22/2009	\$ 85,000	\$ 12,700	\$ 59,200	\$ 71,900	\$ 57,000	0.85	0.11		MEDIAN =	0.96	96%
85-18-44-100-010.000-013	WALTZ	851010	85013	WMSD	8050	511	D+1	GOOD	7/30/2009	\$ 50,900	\$ 13,000	\$ 44,800	\$ 57,800	\$ 71,000	1.14	0.18		ART. MEAN =	1.01	101%
85-18-05-400-010.000-013	WALTZ	851010	85013	WMSD	8050	511	D+2	GOOD	6/2/2008	\$ 87,500	\$ 25,500	\$ 56,200	\$ 81,700	\$ 66,800	0.93	0.02		AAD	0.11	
85-17-01-400-013.000-013	WALTZ	851010	85013	WMSD	8050	511	D+1	AV	12/16/2008	\$ 50,000	\$ 12,700	\$ 48,700	\$ 61,400	\$ 61,100	1.23	0.27				
85-18-27-403-017.000-013	WALTZ	851011	85013	WMSD	8050	510	C	AV	10/30/2009	\$ 130,000	\$ 34,000	\$ 116,600	\$ 150,600	\$ 162,200	1.16	0.20		COD =	0.12	12%
85-18-27-304-026.000-013	WALTZ	851011	85013	WMSD	8050	510	C+1	AV	6/18/2009	\$ 182,500	\$ 33,300	\$ 140,700	\$ 174,000	\$ 186,500	0.95	0.00		PRD=	1.02	102%
TOTAL										\$ 645,900			\$ 654,700		7.21	0.79				
																		TOTAL SALES	7	

PARCEL NUMBER	TOWNSHIP NAME	NEIGH. CODE	DLGF & CO DISTRICT #	SCHOOL CORP.	SCHOOL CORP. #	PROPERTY CLASS	GRADE	CONDITION	DATE OF SALE	SALE PRICE	LAND AV VALUE	IMPR. AV VALUE	TOTAL AV. 2010	TOTAL AV. 2009	RATIO	ABSOL. DIFF			
CHESTER TWP.																			
85-07-04-300-060.000-001	CHESTER	850110	85001	MCS	8045	500			1/25/2007	\$ 1,800.00	\$ 1,700.00		\$ 1,700.00	\$ 1,700.00	0.94	0.00			
85-07-06-203-015.000-002	CHESTER	851112	85002	MCS	8045	500			7/14/2008	\$ 27,500.00	\$ 24,000.00		\$ 24,000.00	\$ 24,000.00	0.87	0.07	MEAN =	0.93	93%
85-03-27-100-024.000-001	CHESTER	851110	85001	MCS	8045	500			2/28/2007	\$ 13,000.00	\$ 9,500.00		\$ 9,500.00	\$ 9,500.00	0.73	0.22	MEDIAN =	0.95	95%
85-03-30-400-018.000-001	CHESTER	850110	85001	MCS	8045	510			8/5/2008	\$ 25,000.00	\$ 24,000.00		\$ 24,000.00	\$ 24,000.00	0.96	0.01	ART. MEAN =	0.92	92%
85-03-30-400-008.000-001	CHESTER	850110	85001	MCS	8045	500			7/16/2008	\$ 60,000.00	\$ 57,000.00		\$ 57,000.00	\$ 13,600.00	0.95	0.00	AAD	0.08	8%
85-03-22-100-052.000-001	CHESTER	850110	85001	MCS	8045	500			10/3/2008	\$ 6,000.00	\$ 6,600.00		\$ 6,600.00	\$ 6,600.00	1.10	0.15	COD =	0.08	
TOTAL										\$ 133,300.00			\$ 122,800.00		5.56	\$ 0.46	PRD=	1.01	101%
																	TOTAL SALES	6	
LAGRO TWP.																			
TOTAL																			
LIBERTY TWP.																			
TOTAL																			
NOBLE TWP.																			
85-10-33-403-035.00-008	NOBLE	851315	85008	WMSD	8050	500			4/1/2008	\$ 47,000.00	\$ 43,000.00		\$ 43,000.00	\$ 43,000.00	0.91	0.00			
85-14-23-124-020.000-008	NOBLE	851310	85008	WMSD	8050	500			3/24/2008	\$ 19,760.00	\$ 21,100.00		\$ 21,100.00	N/C	1.07	0.15	MEAN =	0.93	93%
85-14-23-114-042.000-008	NOBLE	851310	85008	WMSD	8050	500			3/6/2008	\$ 20,300.00	\$ 17,900.00		\$ 17,900.00	N/C	0.88	0.03	MEDIAN =	0.92	92%
85-14-23-124-023.000-008	NOBLE	851310	85008	WMSD	8050	500			3/6/2008	\$ 20,800.00	\$ 17,000.00		\$ 17,000.00	N/C	0.82	0.10	ART. MEAN =	0.92	92%
85-14-23-114-041.000-008	NOBLE	851317	85008	WMSD	8050	500			9/11/2009	\$ 19,800.00	\$ 18,900.00		\$ 18,900.00	N/C	0.95	0.04	AAD	0.07	
85-14-23-124-018.000-008	NOBLE	851317	85008	WMSD	8050	500			9/11/2009	\$ 20,300.00	\$ 18,900.00		\$ 18,900.00	N/C	0.93	0.02			
85-14-23-124-027.000-008	NOBLE	851317	85008	WMSD	8050	500			9/11/2009	\$ 20,800.00	\$ 18,500.00		\$ 18,500.00	N/C	0.89	0.03	COD =	0.07	7%
85-14-23-114-046.000-008	NOBLE	851317	85008	WMSD	8050	500			9/11/2009	\$ 20,300.00	\$ 18,600.00		\$ 18,600.00	N/C	0.92	0.00	PRD=	1.01	101%
85-14-40-404-043.000-009	NOBLE	851317	85008	WMSD	8050	500			7/16/2009	\$ 3,500.00	\$ 3,900.00		\$ 3,900.00	\$ 3,900.00	1.11	0.20			
85-14-14-101-034.000-009	NOBLE	851212	85008	WMSD	8050	500			7/1/2009	\$ 5,000.00	\$ 4,000.00		\$ 4,000.00	\$ 4,000.00	0.80	0.12	TOTAL SALES	10	
TOTAL										\$ 197,560.00			\$ 181,800.00		9.29	0.68			
PAW PAW TWP.																			
TOTAL																			
PLEASANT TWP.																			
85-01-24-100-027.000-012	PLEASANT	850910	85012	WMSD	8050	500			5/10/2007	\$ 38,834.00	\$ 39,400.00		\$ 39,400.00	\$ 39,300.00	1.01	0.05			
85-01-24-100-028.000-012	PLEASANT	850910	85012	WMSD	8050	500			10/4/2007	\$ 38,750.00	\$ 39,300.00		\$ 39,300.00	\$ 39,300.00	1.01	0.05	MEAN =	1.00	100%
85-02-20-400-012.000-012	PLEASANT	850910	85012	WMSD	8050	500			9/5/2008	\$ 26,813.00	\$ 24,700.00		\$ 24,700.00	\$ 24,700.00	0.92	0.05	MEDIAN =	0.97	97%
85-01-35-401-059.000-012	PLEASANT	850012	85012	WMSD	8050	500			12/8/2009	\$ 7,000.00	\$ 5,800.00		\$ 5,800.00	\$ 5,800.00	0.83	0.14	ART. MEAN =	0.97	97%
85-05-14-400-016.000-012	PLEASANT	850910	85012	WMSD	8050	500			5/27/2009	\$ 23,000.00	\$ 21,000.00		\$ 21,000.00	\$ 21,000.00	0.91	0.05	AAD	0.12	
85-01-35-403-100.000-012	PLEASANT	850914	85012	WMSD	8050	500			9/24/2009	\$ 1,500.00	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	1.33	0.37			
TOTAL										\$ 135,897.00			\$ 132,200.00		6.02	0.70	COD =	0.12	12%
																	PRD=	#####	103%
WALTZ TWP.																			
TOTAL																	SALES	6.00	

PARCEL NUMBER	TOWNSHIP NAME	NEIGH. CODE	DLGF & CO. DISTRICT #	SCHOOL CORP.	SCHOOL CORP. #	PROPERTY CLASS	GRADE	CONDITION	DATE OF SALE	SALE PRICE	LAND AV VALUE	IMPR. AV VALUE	TOTAL AV. 2010	TOTAL AV. 2009	RATIO	ABSOL. DIFF			
REMAINING TWPS.																			
85-07-04-101-026.000-002	CHESTER	851141	85002	MCS	8045	429	C	AV	2/14/2008	\$ 69,000.00	\$ 34,100.00	\$ 33,400.00	\$ 67,500.00	\$ 67,500.00	0.98	0.01	MEAN =	0.98	98%
85-07-05-201-104.000.002	CHESTER	851141	85002	MCS	8045	447	C	GOOD	6/24/2008	\$ 21,500.00	\$ 3,100.00	\$ 16,200.00	\$ 19,300.00	\$ 19,300.00	0.90	0.07	MEDIAN =	0.97	97%
85-07-06-202-051.000-002	CHESTER	851149	85002	MCS	8045	435	C	AV	5/4/2007	\$ 60,000.00	\$ 25,200.00	\$ 36,800.00	\$ 62,000.00	\$ 61,900.00	1.03	0.07	ART. MEAN =	0.99	99%
85-07-05-201-152.000-002	CHESTER	851141	85002	MCS	8045	429	C	GOOD	7/26/2007	\$ 45,000.00	\$ 8,300.00	\$ 33,900.00	\$ 42,200.00	\$ 42,300.00	0.94	0.03	AAD	0.08	
85-07-05-201-055.000-002	CHESTER	851141	85002	MCS	8045	429	C	AV	1/23/2007	\$ 108,088.00	\$ 8,900.00	\$ 95,600.00	\$ 104,500.00	\$ 104,500.00	0.97	0.00			
85-03-31-404-092.000-002	CHESTER	851141	85002	MCS	8045	499	C	AV	10/10/2007	\$ 82,500.00	\$ 34,600.00	\$ 42,700.00	\$ 77,300.00	\$ 103,900.00	0.94	0.03	COD =	0.08	8%
85-07-05-201-047.000-002	CHESTER	851141	85002	MCS	8045	429	C	AV	5/27/2009	\$ 76,000.00	\$ 4,800.00	\$ 66,900.00	\$ 71,700.00	\$ 71,700.00	0.94	0.02	PRD=	1.00	100%
85-07-05-102-043.000-002	CHESTER	851141	85002	MCS	8045	430	D+2	AV	3/20/2009	\$ 52,000.00	\$ 13,700.00	\$ 28,400.00	\$ 42,100.00	\$ 42,100.00	0.81	0.16			
85-07-05-102-052.000-002	CHESTER	851143	85002	MCS	8045	447	C+2	AV	2/12/2009	\$ 80,000.00	\$ 17,600.00	\$ 73,300.00	\$ 90,900.00	\$ 90,900.00	1.14	0.17	TOTAL SALES	15	
85-07-05-202-020.000-002	CHESTER	851162	85002	MCS	8045	420	C	GOOD	1/26/2010	\$ 120,000.00	\$ 25,200.00	\$ 120,000.00	\$ 145,200.00	\$ 145,200.00	1.21	0.24			
85-06-31-400-011.000-010	PAWPAW	850758	85010	WMSD	8050	499	D+2	FAIR	4/9/2007	\$ 55,649.00	\$ 25,600.00	\$ 29,100.00	\$ 54,700.00	\$ 55,600.00	0.98	0.02			
85-09-02-202-027.000-011	PAWPAW	850841	85011	WMSD	8050	429	D	AV	6/5/2008	\$ 25,000.00	\$ 3,300.00	\$ 26,700.00	\$ 30,000.00	\$ 30,000.00	1.20	0.23			
85-19-27-100-001.000-006	LIBERTY	850549	85006	WMSD	8050	430	C-1	AV	1/2/2009	\$ 54,900.00	\$ 11,100.00	\$ 42,300.00	\$ 53,400.00	\$ 53,400.00	0.97	0.01			
85-09-01-100-006.000-010	PAWPAW	850740	85010	WMSD	8050	401	D	AV	4/10/2007	\$ 65,000.00	\$ 12,700.00	\$ 42,800.00	\$ 55,500.00	\$ 55,500.00	0.85	0.11			
85-06-01-200-013.000-012	PLEASANT	850943	85012	WMSD	8050	442	C	GOOD	12/6/2007	\$ 150,000.00	\$ 14,800.00	\$ 121,900.00	\$ 136,700.00	\$ 136,700.00	0.91	0.06			
TOTAL										\$ 1,064,637.00			\$ 1,053,000.00		14.77	1.22			
NOBLE TWP.																			
85-14-58-304-005.000-009	NOBLE	859474	85009	WAB. CITY	8060	429	C	AV	4/29/2009	\$ 104,928.00	\$ 89,600.00	\$ 43,100.00	\$ 132,700.00	\$ 132,700.00	1.26	0.32			
85-14-11-201-080.000-009	NOBLE	859343	85009	WAB. CITY	8060	447	C+1	GOOD	9/23/2009	\$ 50,000.00	\$ 9,900.00	\$ 32,600.00	\$ 42,500.00	\$ 42,500.00	0.85	0.10			
85-14-11-304-139.000-009	NOBLE	859143	85009	WAB. CITY	8060	447	C	GOOD	7/13/2009	\$ 175,000.00	\$ 16,500.00	\$ 97,700.00	\$ 114,200.00	\$ 114,200.00	0.65	0.29	MEAN =	0.93	93%
85-14-11-304-223.000-009	NOBLE	859141	85009	WAB. CITY	8060	430	C	GOOD	9/2/2009	\$ 75,000.00	\$ 7,400.00	\$ 75,500.00	\$ 82,900.00	\$ 82,900.00	1.11	0.16	MEDIAN =	0.95	95%
85-14-11-304-227.000-009	NOBLE	859141	85009	WAB. CITY	8060	422	C	AV	5/11/2009	\$ 40,000.00	\$ 5,900.00	\$ 16,800.00	\$ 22,700.00	\$ 42,400.00	0.57	0.38	ART. MEAN =	0.91	91%
85-14-40-223-043.000-009	NOBLE	859135	85009	WAB. CITY	8060	499	D+2	AV	7/23/2009	\$ 40,000.00	\$ 25,700.00	\$ 15,900.00	\$ 41,600.00	\$ 41,600.00	1.04	0.09	AAD	0.13	
85-10-20-300-016.000-007	NOBLE	850658	85007	WAB. CITY	8060	499	C	AV	9/9/2009	\$ 64,000.00	\$ 16,900.00	\$ 31,900.00	\$ 48,800.00	\$ 59,300.00	0.76	0.18			
85-14-10-202-008.000-009	NOBLE	851242	85009	WAB. CITY	8060	442	C	AV	12/30/2008	\$ 290,000.00	\$ 124,500.00	\$ 108,000.00	\$ 232,500.00	\$ 232,500.00	0.80	0.15	COD =	0.14	14%
85-14-03-404-004.000-008	NOBLE	858241	85008	WAB. CITY	8060	430	D+2	AV	6/15/2007	\$ 185,000.00	\$ 128,100.00	\$ 67,900.00	\$ 196,000.00	\$ 196,100.00	1.06	0.11	PRD=	1.02	102%
85-14-23-104-004.000-008	NOBLE	858469	85009	WAB. CITY	8060	454	C+1	AV	5/30/2007	\$ 1,600,000.00	\$ 339,500.00	\$ 1,121,700.00	\$ 1,461,200.00	\$ 1,600,000.00	0.91	0.03			
85-14-11-304-237.000-009	NOBLE	859141	85009	WAB. CITY	8060	429	C	GOOD	2/20/2008	\$ 55,000.00	\$ 5,400.00	\$ 51,200.00	\$ 56,600.00	\$ 56,600.00	1.03	0.08	TOTAL SALES	18	
85-14-11-304-236.000-009	NOBLE	859141	85009	WAB. CITY	8060	429	C	FAIR	1/29/2007	\$ 89,900.00	\$ 6,000.00	\$ 77,500.00	\$ 83,500.00	\$ 83,500.00	0.93	0.02			
85-14-11-304-247.000-009	NOBLE	859141	85009	WAB. CITY	8060	429	C	AV	2/1/2007	\$ 28,000.00	\$ 4,800.00	\$ 26,000.00	\$ 30,800.00	\$ 30,900.00	1.10	0.15			
85-14-11-304-250.000-009	NOBLE	859143	85009	WAB. CITY	8060	447	D+2	AV	6/27/2008	\$ 20,000.00	\$ 5,000.00	\$ 14,300.00	\$ 19,300.00	\$ 19,300.00	0.97	0.02			
85-14-58-401-008.000-009	NOBLE	859143	85009	WAB. CITY	8060	499	C	AV	5/21/2007	\$ 140,000.00	\$ 46,000.00	\$ 106,100.00	\$ 152,100.00	\$ 152,700.00	1.09	0.14			
85-14-40-212-053.000-009	NOBLE	859241	85009	WAB. CITY	8060	429	C-1	AV	7/16/2008	\$ 227,540.00	\$ 90,000.00	\$ 132,300.00	\$ 222,300.00	\$ 222,300.00	0.98	0.03			
85-14-01-100-032.000-008	NOBLE	859314	85008	WAB. CITY	8060	499	D-1	FAIR	6/8/2007	\$ 280,000.00	\$ 133,000.00	\$ 120,100.00	\$ 253,100.00	\$ 275,200.00	0.90	0.04			
85-14-01-100-016.000-008	NOBLE	859342	85008	WAB. CITY	8060	499	C	AV	11/26/2008	\$ 250,000.00	\$ 52,100.00	\$ 153,400.00	\$ 205,500.00	\$ 227,400.00	0.82	0.12			
TOTALS										\$ 3,714,368.00			\$ 3,398,300.00		16.83	2.42			

PARCEL NUMBER	TOWNSHIP NAME	NEIGH. CODE	DLGF & CO DISTRICT #	SCHOOL CORP.	SCHOOL CORP. #	PROPERTY CLASS	GRADE	CONDITION	DATE OF SALE	SALE PRICE	LAND AV VALUE	IMPR. AV VALUE	TOTAL AV. 2010	TOTAL AV. 2009	RATIO	ABSOL. DIFF				
85-03-32-303-051.000-002	CHESTER	851132	85002	MCS	8045	340	C	AV	7/2/2007	\$ 220,000.00	\$ 26,000.00	\$ 186,100.00	\$ 212,100.00	\$ 195,200.00	0.96	0.03				
85-03-31-404-092.000-002	CHESTER	851134	85002	MCS	8045	499	C	AV	10/10/2007	\$ 82,500.00	\$ 34,600.00	\$ 42,700.00	\$ 77,300.00	\$ 82,500.00	0.94	0.00	MEAN =	0.96	96%	
85-07-05-103-003.000-002	CHESTER	851134	85002	MCS	8045	399	D	POOR	11/23/2009	\$ 20,000.00	\$ 12,800.00	\$ 11,200.00	\$ 24,000.00	\$ 24,000.00	1.20	0.26	MEDIAN =	0.94	94%	
85-19-06-400-025.000-005	LIBERTY	850432	85005	WMSD	8050	399	C	POOR	8/11/2008	\$ 97,000.00	\$ 46,100.00	\$ 40,800.00	\$ 86,900.00	\$ 96,100.00	0.90	0.04	ART. MEAN =	0.93	93%	
85-14-16-100-003.000-008	NOBLE	858138	85008	WMSD	8050	320	D	AV	7/20/2007	\$ 2,446,600.00	\$ 218,200.00	\$ 2,040,000.00	\$ 2,258,200.00	\$ 2,445,800.00	0.92	0.01	AAD	0.08		
85-14-40-134-002.000-009	NOBLE	859131	85009	WAB CITY	8060	320	D+2	AV	11/12/2008	\$ 3,000,000.00	\$ 397,500.00	\$ 2,490,200.00	\$ 2,887,700.00	\$ 3,001,600.00	0.96	0.03				
85-14-10-341-078.000-009	NOBLE	859131	85009	WAB CITY	8060	340	D+2	AV	10/2/2007	\$ 750,000.00	\$ 159,000.00	\$ 436,100.00	\$ 595,100.00	\$ 714,900.00	0.79	0.14	COD =	0.08	8%	
85-14-14-102-068.000-009	NOBLE	859130	85009	WAB CITY	8060	340	C-1	FAIR	12/14/2007	\$ 100,000.00	\$ 34,400.00	\$ 76,400.00	\$ 110,800.00	\$ 110,800.00	1.11	0.17	PRD=	1.03	103%	
85-14-11-304-034.000-009	NOBLE	859135	85009	WAB CITY	8060	455	D+2	AV	3/28/2008	\$ 41,000.00	\$ 16,400.00	\$ 21,900.00	\$ 38,300.00	\$ 38,200.00	0.93	0.00				
85-09-02-202-066.000-011	PAWPAW	850842	85011	WMSD	8050	340	C	POOR	9/21/2009	\$ 60,000.00	\$ 21,700.00	\$ 30,400.00	\$ 52,100.00	\$ 52,100.00	0.87	0.07	TOTAL SALES	10		
TOTALS										\$ 6,817,100.00			\$ 6,342,500.00		9.59	0.76				

PARCEL NUMBER	TOWNSHIP NAME	NEIGH. CODE	DLGF & CO DISTRICT #	SCHOOL CORP.	SCHOOL CORP. #	PROPERTY CLASS	GRADE	CONDITION	DATE OF SALE	SALE PRICE	LAND AV VALUE	IMPR. AV VALUE	TOTAL AV. 2010	TOTAL AV 2009	RATIO	ABSOL DIFF
85-14-03-200-033.000-008	NOBLE	858261	85008	8060	WAB CITY	400			5/21/2007	\$975,000	\$856,300	N/C	\$856,300	SPLIT	0.88	0.08
85-10-28-400-029.000-007	NOBLE	850675	85007	8060	WAB CITY	400			6/26/2007	\$52,900	\$62,300	N/C	\$62,300	N/C	1.18	0.22
85-14-03-200-038.000-008	NOBLE	858248	85008	8060	WAB CITY	444			5/21/2008	\$210,000	\$195,000	N/C	\$195,000	SPLIT	0.93	0.03
85-14-16-200-010.000-008	NOBLE	858131	85008	8060	WAB CITY	400			7/31/2007	\$50,000	\$47,900		\$47,900	\$47,900	0.96	0.00
85-14-58-104-005.000-009	NOBLE	858241	85009	8060	WAB CITY	400			4/10/2007	\$92,000	\$88,500	N/C	\$88,500	N/C	0.96	0.00
85-14-03-200-034.000-008	NOBLE	858241	85008	8060	WAB CITY	400			1/16/2007	\$2,272,000	\$2,182,100	N/C	\$2,182,100	SPLIT N/C	0.96	0.00
TOTALS										\$2,676,900			\$2,575,800		4.99	0.25

MEAN = 0.98 98%

MEDIAN = 0.96 96%

ART. MEAN = 0.96 96%

AV. ABS DEV.	0.06
COD =	0.06

6%

PRD = 1.02

TOTAL SALES 6