

WABASH COUNTY 2011 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	\$5,062,565	\$5,027,500	1.00	1.00	0.99	0.10	0.10	1.01	55
LAGRO TWP.	85003 85004	\$1,641,190	\$1,566,800	0.97	0.96	0.95	0.10	0.10	1.01	16
LIBERTY TWP.	85005 85006	\$2,532,550	\$2,475,300	1.00	0.99	0.98	0.12	0.12	1.02	26
NOBLE TWP.	85007 -85009	\$13,490,307	\$12,847,300	0.97	0.95	0.95	0.12	0.13	1.02	139
PAW PAW TWP.	85010 85011	\$806,400	\$825,100	1.04	1.00	1.02	0.12	0.12	1.01	11
PLEASANT TWP.	85012	\$1,782,324	\$1,633,100	0.95	0.97	0.92	0.09	0.09	1.03	17
WALTZ TWP.	85013	\$508,400	\$517,700	1.05	0.96	1.02	0.13	0.14	1.03	5

Due to no valid sales for 2010 and 2011 we used only 2009 sales for Waltz Twp.

\*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.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
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.	\$176,900	\$157,600	0.92	0.92	0.89	0.09	0.09	1.03	10
PAW PAW TWP.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
PLEASANT TWP.	DUE TO A LACK OF SALES NO RATIO STUDY WAS RUN NO CHANGE IS WARRANTED FOR THIS TWP.								
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 TWPS.	\$1,086,900	\$1,093,600	1.00	0.98	1.01	0.12	0.12	1.00	13
NOBLE TWP.	\$1,057,928	\$1,074,900	1.03	1.07	1.02	0.16	0.15	1.01	12

\*SEE IMP COMM. TAB FOR DETAILS

DUE TO A SMALL NUMBER OF SALES WE USED THREE YEARS OF SALES

IMPROVED IND. RATIO STUDY	TOTAL OF SALE PRICES	TOTAL AV. OF ALL SALES	MEAN	MEDIAN	ART.MEAN	AAD	COD	PRD	TOTAL SALES
COUNTY WIDE	\$3,807,700	\$3,806,900	0.98	0.99	1.00	0.04	0.04	0.98	6

\*SEE IMP IND. TAB FOR DETAILS

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

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									

\*SEE VAC.COMM. & INDUSTRIAL TAB FOR DETAILS

DUE TO A LACK OF SALES WE DIDN'T RUN A RATIO STUDY THEREFORE NO CHANGE WARRENTEED







85-14-11-201-015.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	C-1	GOOD	7/15/2010	\$ 56,500	\$ 8,300	\$ 57,000	\$ 65,300	\$ 68,600	1.16	0.21
85-14-11-401-073.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	C+1	GOOD	11/13/2009	\$ 99,000	\$ 8,300	\$ 89,600	\$ 97,900	\$ 103,100	0.99	0.04
85-14-11-202-021.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	C	AV	4/24/2009	\$ 56,500	\$ 8,500	\$ 51,300	\$ 59,800	\$ 62,600	1.06	0.11
85-14-11-203-112.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	C-1	AV	12/8/2009	\$ 46,000	\$ 7,200	\$ 56,500	\$ 63,700	\$ 66,900	1.38	0.44
85-14-11-201-052.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	C-1	AV	11/25/2009	\$ 46,000	\$ 8,300	\$ 43,100	\$ 51,400	\$ 53,900	1.12	0.17
85-14-11-401-060.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	D+1	GOOD	8/28/2009	\$ 45,500	\$ 8,300	\$ 31,700	\$ 40,000	\$ 41,800	0.88	0.07
85-14-02-403-125.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	D+2	GOOD	1/20/2009	\$ 36,000	\$ 8,200	\$ 30,400	\$ 38,600	\$ 40,100	1.07	0.12
85-14-11-201-022.000-009	NOBLE	851203	85009	WABASH CITY	8060	510	D+2	FAIR	9/25/2009	\$ 36,500	\$ 8,300	\$ 27,800	\$ 36,100	\$ 38,000	0.99	0.04
85-14-40-111-071.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C+1	GOOD	5/3/2010	\$ 120,000	\$ 18,200	\$ 91,700	\$ 109,900	\$ 115,200	0.92	0.03
85-14-10-123-011.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C+1	AV	4/23/2010	\$ 135,000	\$ 20,100	\$ 122,600	\$ 142,700	\$ 149,600	1.06	0.11
85-14-10-113-020.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C	GOOD	5/24/2010	\$ 82,500	\$ 13,400	\$ 58,500	\$ 71,900	\$ 75,200	0.87	0.08
85-14-10-113-051.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C+1	GOOD	5/7/2009	\$ 100,000	\$ 15,800	\$ 105,200	\$ 121,000	\$ 127,200	1.21	0.26
85-14-10-113-033.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C+1	GOOD	3/23/2009	\$ 125,000	\$ 15,000	\$ 75,200	\$ 90,200	\$ 94,400	0.72	0.23
85-14-40-111-049.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C+1	AV	12/16/2009	\$ 125,563	\$ 19,300	\$ 103,600	\$ 122,900	\$ 128,900	0.98	0.03
85-14-40-111-126.000-009	NOBLE	851204	85009	WABASH CITY	8060	510	C	G	9/7/2010	\$ 113,500	\$ 14,700	\$ 92,900	\$ 107,600	\$ 113,000	0.95	0.00
85-14-40-114-039.000-009	NOBLE	851205	85009	WABASH CITY	8060	510	C	AV	1/19/2011	\$ 105,000	\$ 14,700	\$ 78,500	\$ 91,200	\$ 91,200	0.87	0.08
85-14-40-102-015.000-009	NOBLE	851206	85009	WABASH CITY	8060	510	C-1	AV	8/24/2009	\$ 60,000	\$ 8,600	\$ 53,300	\$ 61,900	\$ 54,400	1.03	0.08
85-14-40-102-023.000-009	NOBLE	851206	85009	WABASH CITY	8060	510	C-1	GOOD	5/10/2010	\$ 88,500	\$ 8,600	\$ 71,000	\$ 79,600	\$ 69,500	0.90	0.05
85-14-40-201-019.000-009	NOBLE	851206	85009	WABASH CITY	8060	510	C-1	AV	5/24/2010	\$ 75,000	\$ 8,500	\$ 54,800	\$ 63,300	\$ 56,600	0.84	0.10
85-14-40-401-060.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C	GOOD	1/15/2010	\$ 52,500	\$ 9,500	\$ 63,000	\$ 72,500	\$ 73,900	1.38	0.43
85-14-40-122-068.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C	GOOD	2/17/2009	\$ 100,000	\$ 16,500	\$ 86,500	\$ 105,000	\$ 106,700	1.05	0.10
85-14-40-401-063.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+1	AV	2/19/2009	\$ 50,100	\$ 8,400	\$ 39,800	\$ 48,200	\$ 49,000	0.96	0.01
85-14-40-114-010.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+1	GOOD	3/4/2009	\$ 36,900	\$ 9,500	\$ 24,500	\$ 34,000	\$ 34,500	0.92	0.03
85-14-40-204-009.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+2	GOOD	11/3/2009	\$ 90,000	\$ 7,900	\$ 62,300	\$ 70,200	\$ 71,400	0.78	0.17
85-14-40-244-040.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C-1	GOOD	5/11/2010	\$ 54,000	\$ 8,800	\$ 58,400	\$ 67,200	\$ 68,300	1.24	0.30
85-14-11-301-038.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C-1	AV	6/10/2010	\$ 84,000	\$ 9,900	\$ 66,400	\$ 76,300	\$ 77,600	0.91	0.04
85-14-40-223-033.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+1	AV	7/20/2010	\$ 47,800	\$ 7,400	\$ 30,900	\$ 38,300	\$ 38,700	0.80	0.15
85-14-40-203-092.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+1	AV	6/5/2009	\$ 36,750	\$ 9,800	\$ 37,500	\$ 47,300	\$ 48,000	1.29	0.34
85-14-40-402-130.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C+1	AV	7/8/2009	\$ 112,000	\$ 9,900	\$ 99,400	\$ 109,300	\$ 111,200	0.98	0.03
85-14-40-234-078.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	D+1	AV	1/21/2011	\$ 42,000	\$ 9,500	\$ 37,100	\$ 46,600	\$ 47,400	1.11	0.16
85-14-40-244-126.000-009	NOBLE	851207	85009	WABASH CITY	8060	510	C	AV	1/21/2011	\$ 62,000	\$ 7,000	\$ 49,000	\$ 56,000	\$ 56,900	0.90	0.04
85-14-40-111-040.000-009	NOBLE	851209	85009	WABASH CITY	8060	510	C+2	G	7/31/2009	\$ 122,800	\$ 30,800	\$ 100,400	\$ 131,200	\$ 131,300	1.07	0.12
85-14-40-402-082.000-009	NOBLE	851208	85009	WABASH CITY	8060	510	D+2	GOOD	10/26/2010	\$ 103,000	\$ 7,300	\$ 83,400	\$ 90,700	\$ 71,300	0.88	0.07
85-14-11-301-009.000-009	NOBLE	851210	85009	WABASH CITY	8060	510	C+1	AV	3/25/2010	\$ 79,500	\$ 10,800	\$ 76,300	\$ 87,100	\$ 97,100	1.10	0.15
85-14-11-203-060.000-009	NOBLE	851210	85009	WABASH CITY	8060	520	D+1	GOOD	6/10/2010	\$ 69,900	\$ 5,100	\$ 46,300	\$ 51,400	\$ 51,100	0.74	0.21
85-14-11-301-005.000-009	NOBLE	851210	85009	WABASH CITY	8060	510	D+2	AV	6/18/2010	\$ 62,000	\$ 6,600	\$ 46,200	\$ 52,800	\$ 52,700	0.85	0.10
85-14-11-302-011.000-009	NOBLE	851210	85009	WABASH CITY	8060	510	C	G	7/16/2010	\$ 165,000	\$ 14,800	\$ 116,600	\$ 131,400	\$ 131,400	0.80	0.15
85-14-02-404-176.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	D+1	AV	12/23/2010	\$ 20,000	\$ 3,800	\$ 25,300	\$ 29,100	\$ 28,600	1.46	0.51
85-14-11-204-055.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	D+1	GOOD	3/31/2009	\$ 55,900	\$ 6,700	\$ 59,100	\$ 65,800	\$ 64,800	1.18	0.23
85-14-02-404-193.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	D+1	AV	8/31/2009	\$ 58,000	\$ 5,100	\$ 53,300	\$ 58,400	\$ 57,400	1.01	0.06
85-14-11-402-106.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	D+1	GOOD	8/10/2009	\$ 72,500	\$ 7,400	\$ 64,400	\$ 71,800	\$ 70,600	0.99	0.04
85-14-11-204-029.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	D	AV	2/12/2010	\$ 17,500	\$ 6,700	\$ 17,900	\$ 24,600	\$ 35,300	1.41	0.46
85-14-11-403-105.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	C	AV	5/6/2010	\$ 89,900	\$ 6,100	\$ 93,200	\$ 99,300	\$ 97,500	1.10	0.16
85-14-11-404-029.000-009	NOBLE	851211	85009	WABASH CITY	8060	510	C+1	AV	12/3/2010	\$ 63,000	\$ 5,000	\$ 73,800	\$ 78,800	\$ 101,400	1.25	0.30
85-14-40-403-031.000-009	NOBLE	851212	85009	WABASH CITY	8060	510	C+2	AV	12/16/2009	\$ 65,000	\$ 5,400	\$ 67,400	\$ 72,800	\$ 78,000	1.12	0.17
85-14-63-202-016.000-009	NOBLE	851213	85009	WABASH CITY	8060	510	D+1	AV	8/24/2009	\$ 42,000	\$ 5,200	\$ 42,700	\$ 47,900	\$ 46,700	1.14	0.19
85-14-63-202-016.000-009	NOBLE	851213	85009	WABASH CITY	8060	510	D+1	AV	12/17/2010	\$ 48,000	\$ 5,200	\$ 42,800	\$ 48,000	\$ 46,700	1.00	0.05
85-14-63-104-019.000-009	NOBLE	851214	85009	WABASH CITY	8060	510	D+2	GOOD	2/25/2010	\$ 67,500	\$ 7,300	\$ 47,000	\$ 54,300	\$ 60,600	0.80	0.14
85-14-63-204-086.000-009	NOBLE	851214	85009	WABASH CITY	8060	510	C-1	AV	4/9/2010	\$ 55,000	\$ 9,600	\$ 53,400	\$ 63,000	\$ 71,200	1.15	0.20
85-14-58-103-040.000-009	NOBLE	851214	85009	WABASH CITY	8060	510	D+2	AV	3/26/2010	\$ 35,000	\$ 8,300	\$ 31,500	\$ 39,800	\$ 54,800	1.14	0.19
85-14-63-401-020.000-009	NOBLE	851214	85009	WABASH CITY	8060	510	D+2	AV	4/27/2010	\$ 49,900	\$ 8,300	\$ 35,600	\$ 43,900	\$ 48,800	0.88	0.07





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. 2011	TOTAL AV. 2010	RATIO	ABSOL. DIFF				
<b>REMAINING TWPS.</b>																				
85-07-05-202-020.000-002	CHESTER	851162	85002	MCS	8045	420	C	GOOD	1/26/2010	\$ 120,000.00	\$ 37,300.00	\$ 93,300.00	\$ 130,600.00	\$ 130,600.00	1.09	0.10	MEAN =	1.00	100%	
85-07-06-300-023.000-001	CHESTER	850176	85002	MCS	8045	499	C	AV	7/30/2010	\$ 169,000.00	\$ 26,300.00	\$ 106,000.00	\$ 132,300.00	\$ 132,300.00	0.78	0.20	MEDIAN =	0.98	98%	
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	0.04	ART. MEAN =	1.01	101%	
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	0.17	AAD	0.12		
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	0.15				
85-07-05-202-020.000-002	CHESTER	851162	85002	MCS	8045	420	C	GOOD	1/26/2010	\$ 120,000.00	\$ 25,200.00	\$ 111,200.00	\$ 136,400.00	\$ 145,200.00	1.14	0.15	COD =	0.12	12%	
85-11-34-203-054.000-004	LAGRO	850340	85003	WMSD	8050	429	C-1	FAIR	5/28/2010	\$ 18,000.00	\$ 6,300.00	\$ 9,100.00	\$ 15,400.00	\$ 15,400.00	0.86	0.13	PRD=	1.00	100%	
85-11-34-203-054.000-004	LAGRO	850341	85003	WMSD	8050	429	C-1	FAIR	5/28/2010	\$ 18,000.00	\$ 6,300.00	\$ 9,100.00	\$ 15,400.00	\$ 15,400.00	0.86	0.13				
85-11-34-203-046.000-004	LAGRO	850336	85003	WMSD	8050	499	D	FAIR	7/15/2010	\$ 19,000.00	\$ 9,500.00	\$ 9,200.00	\$ 18,700.00	\$ 18,700.00	0.98	0.00	TOTAL SALES	13		
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				
85-06-10-404-034.000-012	PLEASANT	850941	85012	WMSD	8050	429	D+2	GOOD	9/272010	\$ 20,000.00	\$ 5,500.00	\$ 20,700.00	\$ 26,200.00	\$ 29,700.00	1.31	0.33				
85-06-18-400-009.000-012	PLEASANT	850951	85012	WMSD	8050	463	D	AV	8/18/2010	\$ 205,000.00	\$ 70,700.00	\$ 137,300.00	\$ 208,000.00	\$ 298,800.00	1.01	0.03				
85-18-27-404-068.000-013	WALTZ	851062	85012	WMSD	8050	428	C	AV	4/23/2010	\$ 135,000.00	\$ 38,200.00	\$ 114,300.00	\$ 152,500.00	\$ 152,500.00	1.13	0.15				
<b>TOTAL</b>										<b>\$ 1,086,900.00</b>			<b>\$ 1,093,600.00</b>		<b>13.02</b>	<b>1.60</b>				
<b>NOBLE TWP.</b>																				
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	\$ 42,600.00	\$ 132,200.00	\$ 132,700.00	1.26	0.19				
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	\$ 36,300.00	\$ 46,200.00	\$ 42,500.00	0.92	0.14	MEAN =	1.03	103%	
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	\$ 111,100.00	\$ 127,600.00	\$ 114,200.00	0.73	0.34	MEDIAN =	1.07	107%	
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	0.04	ART. MEAN =	1.02	102%	
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	\$ 32,000.00	\$ 37,900.00	\$ 42,400.00	0.95	0.12	AAD	0.16		
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	\$ 17,500.00	\$ 43,200.00	\$ 41,600.00	1.08	0.01				
85-10-20-300-016.000-007	NOBLE	850658	85007	WAB. CITY	8060	499	C	AV	9/9/2009	\$ 64,000.00	\$ 18,100.00	\$ 41,200.00	\$ 59,300.00	\$ 48,800.00	0.93	0.14	COD =	0.15	15%	2 parcels
85-14-40-223-043.000-009	NOBLE	859135	85009	WAB. CITY	8060	499	D+2	AV	8/24/2010	\$ 65,000.00	\$ 25,700.00	\$ 17,500.00	\$ 43,200.00	\$ 41,600.00	0.66	0.40	PRD=	1.01	101%	
85-14-11-304-155.000-009	NOBLE	859141	85008	WAB. CITY	8060	429	C	AV	2/4/2010	\$ 75,000.00	\$ 16,400.00	\$ 62,900.00	\$ 79,300.00	\$ 79,300.00	1.06	0.01				
85-14-11-304-113.000-009	NOBLE	851241	85009	WAB. CITY	8060	499	C	FAIR	4/6/2009	\$ 19,000.00	\$ 6,300.00	\$ 19,500.00	\$ 25,800.00	\$ 32,100.00	1.36	0.29	TOTAL SALES	12		
85-14-14-102-015.000-009	NOBLE	851244	85009	WAB. CITY	8060	447	C	AV	12/23/2010	\$ 28,000.00	\$ 5,000.00	\$ 28,000.00	\$ 33,000.00	\$ 33,000.00	1.18	0.11				
85-14-01-100-046.000-008	NOBLE	851343	85008	WAB. CITY	8060	454	D+2	AV	9/30/2010	\$ 322,000.00	\$ 88,400.00	\$ 280,400.00	\$ 368,800.00	\$ 368,800.00	1.15	0.08				
<b>TOTALS</b>										<b>\$ 1,057,928.00</b>			<b>\$ 1,079,400.00</b>		<b>12.38</b>	<b>1.88</b>				



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. 2011	TOTAL AV. 2010	RATIO	ABSOL. DIFF			
85-08-06-100-001.000-001	CHESTER	11870	85001	MCS	8045	340	D+2	AV	3/22/2010	\$ 850,000.00	\$ 161,500.00	\$ 722,500.00	\$ 884,000.00	\$ 907,800.00	1.04	0.05			
85-07-05-103-003.000-002	CHESTER	851134	85002	MCS	8045	399	D	POOR	11/23/2009	\$ 20,000.00	\$ 9,000.00	\$ 11,200.00	\$ 20,200.00	\$ 24,000.00	1.01	0.02	MEAN =	0.98	98%
85-14-58-400-012.000-009	NOBLE	859538	85008	WMSD	8050	320	D+2	AV	8/2/2010	\$ 2,500,000.00	\$ 263,000.00	\$ 2,223,800.00	\$ 2,486,800.00	\$ 2,883,600.00	0.99	0.00	MEDIAN =	0.99	99%
85-14-58-200-019.000-009	NOBLE	859132	85009	WAB CITY	8060	399	C	AV	7/12/2010	\$ 15,000.00	\$ 5,200.00	\$ 9,600.00	\$ 14,800.00	\$ 13,800.00	0.99	0.00	ART. MEAN =	1.00	100%
85-14-09-400-018.000-008	NOBLE	858138	85008	WMSD	8050	340	C	AV	4/5/2010	\$ 362,700.00	\$ 49,700.00	\$ 299,300.00	\$ 349,000.00	\$ 319,700.00	0.96	0.03	AAD	0.04	
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	0.12			
																	COD =	0.04	4%
																	PRD=	0.98	98%
TOTALS										\$ 3,807,700.00			\$ 3,806,900.00		5.86	0.23			
																	TOTAL SALES	6	

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. 2011	TOTAL AV. 2010	RATIO	ABSOL DIFF
TOTALS										\$0			\$0		0.00	0.00