

2025 RESIDENTIAL CLASS

Analysis Time Period

4/1/2022 – 3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Elfac. From	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECT Area	Libert/Page Area	Land Table	Class
08 013 009 02	7072 IDA CENTER RD	04/22/22	\$542,000	WD	03-ARM'S LENGTH	\$242,000	\$134,400	39.30	\$21,743	\$53,409	\$35,152	0.0	0.0	1.24	1.24	\$42,343	\$0.39	401	2022R09296	RES 401	401
08 013 009 30	7100 IDA CENTER RD	05/10/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	50	0.00	\$150,460	\$30,343	\$55,893	0.0	0.0	1.74	1.74	\$17,439	\$0.40	401	2023R07472	RES 401	401
08 013 009 01	5403 IDA CENTER RD	08/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	50	0.00	\$150,460	\$30,343	\$55,893	0.0	0.0	1.74	1.74	\$17,439	\$0.40	401	2023R07472	RES 401	401
08 019 009 00	6105 WELLS RD	11/23/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,900	37.38	\$174,121	\$63,951	\$40,072	0.0	0.0	1.78	1.78	\$35,928	\$0.82	401	2022R22842	RES 401	401
08 022 013 20	6530 LEWIS AVE	09/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,600	46.33	\$122,291	\$27,512	\$29,803	0.0	0.0	1.00	1.00	\$27,512	\$0.63	401	2023R14453	RES 401	401
08 032 032 16	2530 W BALUCH RD	07/01/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$251,700	41.85	\$604,777	\$17,761	\$22,538	0.0	0.0	1.00	1.00	\$17,761	\$0.41	401	2022R14641	RES 401	401
08 046 011 00	11500 WELLS RD	06/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,800	47.88	\$248,806	\$22,885	\$31,631	0.0	0.0	0.55	0.55	\$41,609	\$0.36	401	2023R09015	SMALL LOT	401
08 046 011 00	11500 WELLS RD	06/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,800	47.88	\$248,806	\$22,885	\$31,631	0.0	0.0	0.55	0.55	\$41,609	\$0.36	401	2023R09015	SMALL LOT	401
Totals:			\$3,244,000			\$3,244,000	\$1,242,300	38.30	\$5,213,538	\$472,237	\$441,775	0.0	0.0	14.67	14.67	Average	Average				
								13.77								32,199.44	per 50 Ft=>				\$0.74

\$32,000 1 ACRE SITE VALUE
RES. AG. COMM, IND CLASSES

Ida Township Vacant Land Sales
 2025 ASSESSMENT ROLL
 Vacant Land Less than 20ac

20 acres & under 04/01/2022-03/31/2024 SALE OUT OF TOWNSHIP
 SALE OUT OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre
14 036 033 31	Wells Rd	10/9/2022	\$30,000	1.82	\$16,484
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750	1.72	\$23,566
14 125 029 20	Morocco Rd	5/4/2022	\$62,000	1.79	\$54,637
02 033 008 15	Summerfield Rd	3/10/2023	\$39,800	0.96	\$41,563
08 021 010 10	Douglas Rd	8/12/2022	\$54,000	1	\$54,000
TOTALS: 106 - 1.50 ACRES			\$234,550	6.79	\$34,513
					\$39,000 1.5 ACRE
14 130 001 20	Alcott Rd	12/21/2023	\$54,000	2.53	\$71,344
13 236 217 15	Dunbar Lot 4	2/5/2024	\$40,000	2	\$20,000
13 236 217 20	Dunbar Lot 5	2/5/2024	\$40,000	2	\$20,000
14 036 033 31	s Wells Rd	10/9/2022	\$30,000	1.82	\$16,484
08 030 023 50	Tunncliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 030 023 60	Tunncliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 020 008 30	Ida Center Rd	9/7/2023	\$52,000	2.07	\$25,121
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900	2.13	\$18,263
08 030 023 70	Tunncliffe Rd	1/5/2023	\$55,000	2.03	\$27,094
TOTALS: 7 ACRES			\$419,900	18.64	\$22,527
					\$45,000 2 ACRE
					\$45,000 1.5 ACRE
14 110 026 01	4175 Teal Rd	11/30/2023	\$60,000	3.07	\$19,544
08 030 023 10	7051 wells Rd	4/23/2022	\$65,000	3.82	\$17,016
08 030 023 20	7057 wells Rd	4/23/2022	\$65,000	3.58	\$18,156
08 030 023 30	Wells Rd	1/5/2023	\$62,000	3.41	\$18,182
TOTALS: 3 ACRES			\$252,000	13.88	\$38,456
					\$55,000 3 ACRE
					\$54,466.58
14 130 004 20	Todd & Albert	10/26/2022	\$50,000	4.04	\$12,376
08 030 023 20	Spring Rd	1/5/2024	\$65,000	3.66	\$17,504
14 111 002 70	Albain Rd	1/20/2022	\$58,519	4.21	\$13,900
14 034 015 30	Dixon Rd	3/30/2022	\$66,500	4.84	\$13,740
TOTALS: 3 ACRES			\$280,019	16.12	\$14,259
					\$71,200 3 ACRE
					\$71,467.30
14 136 025 10	Summerfield Rd	7/18/2023	\$81,000	8.99	\$9,010
08 030 023 00	Lewis Ave	1/5/2024	\$80,000	6.58	\$12,084
02 026 057 20	Lewis Ave	11/10/2023	\$0,000	6.2	\$12,903
08 030 006 54	Todd Rd	1/12/2024	\$87,500	6.253	\$13,993
TOTALS: 8.9 ACRES			\$358,500	28.325	\$11,951
					\$84,000 7 ACRE
					\$83,669.92
09 033 001 00	S Telegraph	4/25/2023	\$85,000	10.24	\$8,301
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000	10	\$11,500
02 002 001 30	Crabb Rd	9/15/2023	\$129,900	10.03	\$12,951
08 028 013 00	Morocco Rd	6/6/2022	\$100,500	10.73	\$9,366
08 023 019 05	6515 Lewis Ave	10/27/2023	\$90,000	11.06	\$8,137
TOTALS: 10 ACRES			\$520,400	52.06	\$9,996
					\$100,000 10 ACRE
					\$99,961.58
10 025 009 20	Hoffman Rd	4/25/2024	\$82,500	13.71	\$6,747
08 024 001 02	Mink Rd	3/11/2022	\$89,000	12.08	\$7,368
08 002 012 01	Ida East Rd - Vacant	5/31/2023	\$149,900	15.61	\$9,603
TOTALS: 12.19 AC			\$321,400	41.4	\$8,005
					\$120,000 15 ACRE
					\$120,872.46
14 124 002 00	Wells Rd	5/6/2024	\$157,000	26.18	\$6,379
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072	24.39	\$5,497
14 032 008 00	Bragg Rd	12/15/2023	\$160,000	20	\$8,000
14 032 009 00	Bragg Rd	12/12/2023	\$160,000	20	\$8,000
TOTALS: 20 AC PLOTS			\$621,072	96.57	\$6,857
					\$137,500 20 ACRE
					\$137,147.40

\$6,000 25 ACRE
 \$6,000 30+ ACRE

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

**2025 Ida Township Land Value Study
Agricultural Vacant Land**

04/01/2022 - 03/31/2024

OUT OF SALE DATE WINDOW

Parcel Number	Partner Parcel(s) thru Sale	Individual Parcel acres	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
08 010 027 00	Lulu Rd	44.06	2/26/2024	\$230,000.00	44.06	\$5,220.15
08 010 033 01	Lewis Ave	60.33	6/28/2023	\$289,600.00	60.33	\$4,800.27
08 014 021 00	Ida Center Rd	34.5	4/18/2024	\$205,000.00	34.5	\$5,942.03
08 030 026 00	Tunncliffe	59.79	4/23/2024	\$450,000.00	59.79	\$7,526.34

OUT OF TOWNSHIP

14 112 007 01	Summerfield Rd	30.14	8/9/2022	\$195,000	30.14	\$6,469.81
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Total Sale Price \$1,369,600.00

Total Acres: 228.82

Ave. Price/Ac/Group Sale \$5,991.72 Cost per Acre / 4

Ave. Price/Ac/Ind Acre \$5,985.49 Total Sale Price / Total Acres Sold

TILLABLE: \$6000 PER ACRE
WOODS #1: \$6000 PER ACRE
WOODS #2: \$4400 PER ACRE
SWAMP: \$2400 PER ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asp. when Sold	Asp/Adj. Sale	Cur. Appraisal	Land → Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. By Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Class.	Building Desc.															
08 075 023 00	2164 W RAUCH RD	07/29/24	\$161,000	WD	05-ARMS LENGTH	\$161,000	\$71,200	44.22	\$49,624	\$28,516	\$11,104	\$14,841	1.144	888	\$148.07	0.0002	4.0021	1.57ORY	\$27,418	SHERWOOD	401	401	84														
08 080 018 00	11621 BROOKSHIRE DR	06/09/23	\$250,000	WD	05-ARMS LENGTH	\$250,000	\$113,600	45.44	\$70,894	\$34,025	\$15,875	\$190,656	1.090	2,120	\$101.88	0.0002	1.9497	1.57ORY	\$29,572	SHERWOOD	401	401	84														
08 080 029 00	11749 BROOKSHIRE DR	06/06/22	\$184,900	WD	05-ARMS LENGTH	\$184,900	\$68,900	37.26	\$161,249	\$28,925	\$15,975	\$126,626	1.232	1,556	\$100.24	0.0002	12.7870	TRI-LEVEL	\$26,163	SHERWOOD	401	401	61														
08 080 021 00	11764 BROOKSHIRE DR	07/21/23	\$190,000	WD	05-ARMS LENGTH	\$190,000	\$78,000	41.05	\$165,217	\$25,973	\$164,027	\$133,244	1.230	1,094	\$149.83	0.0002	12.6700	1.57ORY	\$24,710	SHERWOOD	401	401	61														
08 080 021 00	12198 WESTWOOD DR	06/09/22	\$185,000	WD	05-ARMS LENGTH	\$185,000	\$84,200	45.51	\$231,009	\$34,252	\$190,748	\$188,284	0.801	1,155	\$160.52	0.0001	30.3268	1.57ORY	\$23,583	VILLAGE OF IRA	401	401	64														
08 080 021 00	12171 EASTWOOD DR	09/23/22	\$225,000	WD	05-ARMS LENGTH	\$225,000	\$90,000	40.36	\$210,459	\$24,067	\$200,833	\$178,365	1.127	1,212	\$185.79	0.0001	2.2615	1.57ORY	\$21,638	VILLAGE OF IRA	401	401	64														
Totals:															\$1,195,900	\$506,700	\$1,195,900	1.085	\$152.74	0.159086234	10.5258	1.04	9.563134619	1.8772													
															Sale Ratio =>	42.37	E.C.F. =>	1.085	Std. Deviations =>																		
															Std. Dev. =>	3.30	Avg. E.C.F. =>	1.104	Avg. Variance =>																		

ECF: 1.085 APPLIED TO WESTWOOD, SHERWOOD, RAUCH NEIGHBORHOODS

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 075 013 00 01/23/2024 161,000 WD 03-ARM'S LENGTH 161,000

Property Address
 2194 W RAUCH RD
 0.41 Acres Land Value 27,183 RA-1 2024R01146 DEED VerifiedBy Improved? Miscellaneous Comments
 DEED YES

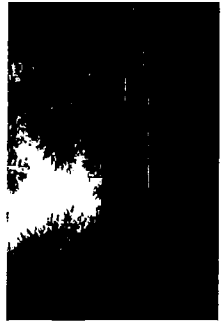
Grantor
 HOWARD MAISIE & BROWN TYLER
 Grantee
 GRAVES NICOLE & JEREMY
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00002 71,200 44.22 157,598 97.89



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 080 029 00 07/21/2023 190,000 WD 03-ARM'S LENGTH 190,000

Property Address
 11764 BROOKSHIRE DR
 0.34 Acres Land Value 24,710 RA-1 2023R11207 PROPERTY T VerifiedBy Improved? Miscellaneous Comments
 PROPERTY T YES

Grantor
 LINDQUIST TRAVIS D
 Grantee
 ACHINGER MUNA & JENNIFER
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00002 78,000 41.05 178,199 93.79



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 080 010 00 06/09/2023 250,000 WD 03-ARM'S LENGTH 250,000

Property Address
 11621 BROOKSHIRE DR
 0.49 Acres Land Value 29,572 RA-1 2023R09603 DEED VerifiedBy Improved? Miscellaneous Comments
 DEED YES

Grantor
 MORRIS ROBERT & DESTANIE
 Grantee
 LORTON TYLER
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00002 113,600 45.44 263,892 105.56



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 085 031 00 09/23/2022 225,000 WD 03-ARM'S LENGTH 225,000

Property Address
 8371 EASTWOOD DR
 0.26 Acres Land Value 21,658 RA-2 2022R20268 DEED VerifiedBy Improved? Miscellaneous Comments
 DEED YES

Grantor
 DOHERTY HANNAH
 Grantee
 WYATT KYLE & KASEY
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 90,800 40.36 217,594 96.71



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 085 021 00 06/08/2022 185,000 WD 03-ARM'S LENGTH 185,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 8296 WESTWOOD DR 0.31 23,583 RA-2 2022R12988 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 KARRICK DENYSE DANDY ALEXANDER W & MARJORIE A 401 00001 84,200 45.51 238,540 128.94



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 080 018 00 06/06/2022 184,900 WD 03-ARM'S LENGTH 184,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 11749 BROOKSHIRE DR 0.38 26,163 RA-1 2022R12586 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 STFRANG SCOTT & GERALDINE DETERS HARRISON & KERSTIN 401 00002 68,900 37.26 166,314 89.95



Parcel Number	Street Address	Sale Date	Sale Price	Int'l	Term of Sale	Adj Sale \$	Adj when Sold	Area/Adj	Site	Cur Appraisal	Land Yield	Older Revenue	Estimate \$	E.C.F.	Flgbr Area	\$/Sq. Ft.	ECF Area	Dev. by Msdn (X)	Building Style	Use Code	Land Value	Apr. by Eq.	Apr. Date	Other Parcel in Sale	Land Table	Property Class	Building Desc
08 055 041 00	7935 MILL ST	09/09/72	\$143,000	WD	08-ARMY'S LENGTH	\$143,000	\$57,100	36.43		\$19,830	574,830	\$114,170	\$86,203	1.30	1,254	\$91.04	00055		12,578	1,25 STORY	\$27,054	No	//		SMALL LOT RES	401	46
08 055 041 00	7935 MILL ST	08/27/72	\$143,000	WD	08-ARMY'S LENGTH	\$143,000	\$57,100	48.36		\$15,430	\$4,670	\$94,071	\$105,264	0.93	1,913	\$51.29	00055		16,280	2 STORY	\$27,460	No	//		SMALL LOT RES	401	45
08 055 041 00	8055 IDA WEST RD	08/27/72	\$100,000	WD	08-ARMY'S LENGTH	\$100,000	\$47,000	43.72		\$69,770	\$7,567	\$219,433	\$112,634	1.02	1,625	\$133.04	00055		16,280	1 STORY	\$22,075	No	//		SMALL LOT RES	401	71
08 060 005 00	8309 IDA WEST RD	08/27/72	\$100,000	WD	08-ARMY'S LENGTH	\$100,000	\$47,000	41.30		\$30,295	\$23,699	\$76,331	\$65,641	1.16	778	\$104.85	00060		3,670	1.75 STORY	\$18,955	No	//		VILLAGE OF IDA	401	56
08 060 007 00	8335 IDA WEST RD	08/27/72	\$100,000	WD	08-ARMY'S LENGTH	\$100,000	\$47,000	41.30		\$30,295	\$23,699	\$76,331	\$65,641	1.16	778	\$104.85	00060		3,670	1.75 STORY	\$18,955	No	//		VILLAGE OF IDA	401	48
08 065 041 00	8056 IDA ST	05/22/72	\$108,000	WD	08-ARMY'S LENGTH	\$108,000	\$38,800	33.18		\$72,251	\$25,923	\$84,677	\$60,644	1.43	1,120	\$82.32	00065		13,408	1.75 STORY	\$20,800	No	//		VILLAGE OF IDA	401	45
Totals:			\$793,000			\$793,000	\$311,600	39.32		\$740,838	\$25,923	\$851,554	\$489,217	1.106	1,106	\$92.32	0.1420958		1,983								
								6.54						14.230													

ECF: 1.100 APPLIED TO VILLAGE PLAT OF IDA & VAN AIKEN NEIGHBORHOODS

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 060 005 00 09/27/2023 100,000 WD 03-ARM'S LENGTH 100,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8309 IDA WEST RD 0.20 18,955 RM 2023R14365 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
LOWRY JASON & LISA CHRISTMAN CONNER J & SAMANTHA 401 00060 41,500 41.50 96,882 96.88



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 065 041 00 05/12/2023 168,000 WD 03-ARM'S LENGTH 168,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8066 IDA ST 0.24 20,808 RB 2023R07849 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
JOSEPH ERIC & THERESA NIGSWANDER MARIAH 401 00065 40,900 24.35 123,134 73.29



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 060 007 00 10/10/2022 195,000 WD 03-ARM'S LENGTH 195,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8335 IDA WEST RD 0.20 18,955 RM 2022R19915 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
GEYMAN KENNEDY & STRAZZULA MICHAELWOEFNER STEVEN & ROBERTSON- WENDY I401 00060 61,200 31.38 172,794 88.61



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 055 024 00 09/28/2022 143,000 WD 03-ARM'S LENGTH 143,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
2831 MILL ST 0.78 37,460 RA-2 2022R19376 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
NOLAN SCOTT RUPP DOUGLAS 401 00055 66,300 46.36 159,140 111.29



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 060 005 00 09/27/2023 100,000 WD 03-ARM'S LENGTH 100,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8309 IDA WEST RD 0.20 18,955 RM 2023R14365 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
LOWRY JASON & LISA CHRISTMAN CONNER J & SAMANTHA 401 00060 41,500 41.50 96,882 96.88



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 065 041 00 05/12/2023 168,000 WD 03-ARM'S LENGTH 168,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8066 IDA ST 0.24 20,808 RB 2023R07849 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
JOSEPH ERIC & THERESA NIGHSWANDER MARIAH 401 00065 40,900 24.35 123,134 73.29



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 060 007 00 10/10/2022 195,000 WD 03-ARM'S LENGTH 195,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
8335 IDA WEST RD 0.20 18,955 RM 2022R19915 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
GEYMAN KENNEDY & STRAZZULA MICHAELWOERNER STEVEN & ROBERTSON- WENDY L401 00060 61,200 31.38 172,794 88.61



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 055 024 00 09/28/2022 143,000 WD 03-ARM'S LENGTH 143,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
2831 MILL ST 0.78 37,460 RA-2 2022R19376 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
NOLAN SCOTT RUPP DOUGLAS 401 00055 66,300 46.36 159,140 111.29



Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Zoning	Area	When Sold	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area	Lot Area																														
08-001-010-01	11975 KAUFMAN RD	07/17/73	\$200,000	WD	00-ARMY'S LENGTH	020	3,000	01/11/80	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421																													
08-001-017-19	11975 KAUFMAN RD	07/17/73	\$200,000	WD	00-ARMY'S LENGTH	020	3,000	01/11/80	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421																												
08-001-033-17	11975 KAUFMAN RD	07/17/73	\$200,000	WD	00-ARMY'S LENGTH	020	3,000	01/11/80	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421																											
08-002-053-14	2530 W BAUGH RD	07/07/73	\$200,000	WD	00-ARMY'S LENGTH	020	3,000	01/11/80	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421																										
08-004-024-01	4045 W BAUGH RD	04/27/73	\$200,000	WD	00-ARMY'S LENGTH	020	3,000	01/11/80	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421	20,421																										
Totals:																																\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000	\$1,227,000

USED: 1.000 ECF IN 81-100% GOOD
APPLIED TO RESIDENTIALLY USED STRUCTURES IN RES, AG, COMM, IND CLASSES

* Parcel Number * 08 026 014 01 Date of Sale 10/24/2023 Sale Price 735,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 735,000 Reasons for Adj.

Property Address 338 MOROCCO RD Acres 6.05 Land Value 76,102 Zoning AG-1 Liber/Page 2023R16103 VerifiedBy DEED Improved? YES Miscellaneous Comments

Grantor MUMY ROBERT & LOUISE Grantee MCKEE LAUREN Class Neigh. 401 Assessment Ratio 331,900 45.16 Appraisal Ratio 739,909 100.67



* Parcel Number * 08 048 024 00 Date of Sale 06/27/2023 Sale Price 325,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 325,000 Reasons for Adj.

Property Address 4086 W RAUCH RD Acres 0.55 Land Value 31,323 Zoning RA-1 Liber/Page 2023R09770 VerifiedBy DEED Improved? YES Miscellaneous Comments

Grantor MILLER RICHARD & PHYLLIS Grantee SALISBURY MARY J & RICHARD D Class Neigh. 401 Assessment Ratio 132,100 40.65 Appraisal Ratio 306,230 94.22



* Parcel Number * 08 031 032 17 Date of Sale 03/30/2023 Sale Price 925,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 925,000 Reasons for Adj.

Property Address 11695 KRUSE RD Acres 15.82 Land Value 121,761 Zoning RA-1 (* 2023R04301 DEED Improved? YES Miscellaneous Comments

Grantor PEACOCK TED & MARGARET Grantee POLLINS CODY & SHELBY Class Neigh. 401 Assessment Ratio 379,500 41.03 Appraisal Ratio 918,841 99.33



* Parcel Number * 08 031 017 50 Date of Sale 02/17/2023 Sale Price 600,005 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 600,005 Reasons for Adj.

Property Address 11975 KRUSE RD Acres 1.40 Land Value 35,374 Zoning RA-1 Liber/Page 2023R02402 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments

Grantor RICKHEIM PATRICK & KATHLEEN Grantee HICKS JAMESM & SUSAN F Class Neigh. 401 Assessment Ratio 265,300 44.22 Appraisal Ratio 683,398 113.90



Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 032 032 16 07/01/2022 600,000 WD 03-ARM'S LENGTH 600,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
2530 W RAUCH RD 1.00 22,538 RA-1 2022R14641 PROPERTY T YES

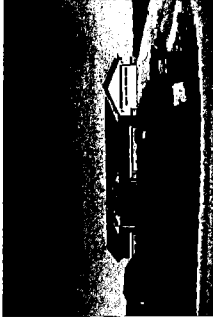
Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
HASLEY CAROLYN & CHRISTOPHER RUSSO ANTHONY & ALENA M 401 401 251,700 41.95 607,459 101.24



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 013 009 02 04/22/2022 342,000 WD 03-ARM'S LENGTH 342,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
7072 IDA CENTER RD 1.24 33,344 AG-1 2022R09296 PROPERTY T YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
MONTRI LAVERN & MARY TRUST BOMIA MICHAEL & JODI L 401 401 134,400 39.30 323,369 94.55



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 034 016 15 01/26/2024 280,000 WD 03-ARM'S LENGTH 280,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
12022 JACKMAN RD 1.50 37,628 RA-1 2024R01372 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
WINGATE TERRIE 401 401 102,000 36.43 256,029 91.44



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 004 026 00 01/26/2024 334,800 WD 03-ARM'S LENGTH 334,800

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
3370 JACKMAN RD 2.31 46,287 AG-1 2024R01390 DEED YES

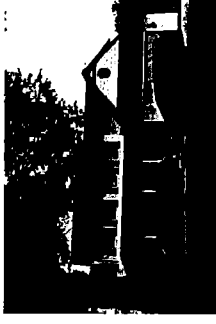
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
ALEXANDER MATT G & COLSON REBECCA MBROOKS ANGELA & ARRON 401 401 145,700 43.52 332,320 99.26



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 032 032 80 11/28/2023 710,000 WD 03-ARM'S LENGTH 710,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
2516 W RAUCH RD 11.74 102,628 RA-1 (* 2023R17689 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
KEELER VELVET & ZACHERY MORRISON EMILY M & JACOB P 401 401 298,100 41.99 673,208 94.82



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 005 021 08 11/17/2023 330,700 WD 03-ARM'S LENGTH 330,700

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
3775 HAINES RD 2.68 50,390 AG-1 2023R17988 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
KOTHE SHAWN & AMANDA KITZMILLER RYAN T & AMANDA L 401 401 166,200 50.26 374,979 113.39



Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 033 002 50 11/15/2023 312,000 WD 03-ARM'S LENGTH 312,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 1655 MOROCCO RD 0.81 25,016 RA-1 2023R17137 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 FECK MICHAEL & LINDA YENSCH SALLY COLEMAN & ROBERT 401 401 129,100 41.38 308,897 99.01



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 031 017 30 10/31/2023 415,000 WD 03-ARM'S LENGTH 415,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 11847 KRUSE RD 5.57 74,125 RA-1 (* 2023R16418 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MORAN TIMOTHY & DIANE MAHON JOSHUA & MARISA 401 401 166,300 40.07 374,573 90.26



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 026 014 01 10/24/2023 735,000 WD 03-ARM'S LENGTH 735,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 338 MOROCCO RD 6.05 76,102 AG-1 2023R16103 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MUMY ROBERT & LOUISE MCKEE LAUREN 401 401 331,900 45.16 739,909 100.67



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 001 013 03 09/27/2023 420,000 WD 03-ARM'S LENGTH 420,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 2911 GEIGER RD 1.54 37,432 RA-2 2023R14693 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 DAGHER SAMMY OESTRIKE JOYCE 401 401 209,000 49.76 466,339 111.03



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 021 005 30 08/29/2023 355,000 WD 03-ARM'S LENGTH 355,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12475 IDA CENTER RD 1.20 33,218 AG-1 2023R13619 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 PERRY ESTATES LLC 401 401 141,400 39.83 287,695 81.04



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 052 001 00 08/28/2023 341,000 WD 03-ARM'S LENGTH 341,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12794 KELLY K DR 0.38 26,163 AG-1 2023R13616 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 KURON FRANK & DEBORAH 401 401 148,700 43.61 358,211 105.05



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 048 024 00 06/27/2023 325,000 WD 03-ARM'S LENGTH 325,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 4086 W RAUCH RD 0.55 31,323 RA-1 2023R09770 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MILLER RICHARD & PHYLLIS 401 401 132,100 40.65 306,230 94.22



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 048 011 00 06/06/2023 240,000 WD 03-ARM'S LENGTH 240,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 11500 WELLS RD 0.55 31,323 RA-1 2023R09015 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MCBROOM ROGER & LISA 401 401 114,800 47.83 259,796 108.25



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 007 016 00 05/15/2023 179,000 WD 03-ARM'S LENGTH 179,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4801 WELLS RD 2.68 48,289 RA-1 2023R07795 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 BAILEY HARRY & SHARON 401 401 79,300 44.30 176,977 98.87
 BOWSER JOSEPH C



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 001 014 20 05/12/2023 377,000 WD 03-ARM'S LENGTH 377,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 3250 GEIGER RD 5.89 73,715 AG-1 2023R07884 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 STEVENS CARL IV & KATHRYN 401 401 192,000 50.93 420,010 111.41
 IRWIN TYLER



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 023 024 10 02/24/2023 357,000 WD 03-ARM'S LENGTH 357,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6580 GEIGER RD 5.17 70,790 AG-1 2023R02931 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 KULIK LAUREN & MCCOMB TREVOR 401 401 153,700 43.05 373,836 104.72
 BASILE ALEXANDER & RAEALYN



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 033 006 83 02/02/2023 480,000 WD 03-ARM'S LENGTH 480,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 12006 DOUGLAS RD 5.05 67,362 RA-1 2023R01572 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 CROSBY TIMOTHY & ELIZABETH 401 401 176,200 36.71 447,891 93.31
 SZCZUR JOSHUA



* Parcel Number * 08 002 033 00 Date of Sale 12/21/2022 Sale Price 210,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 210,000 Reasons for Adj.
 Property Address 7963 IDA ST Acres Land Value 20,477 Zoning RB Liber/Page 2023R00420 VerifiedBy BUYER/SELL Improved? YES Miscellaneous Comments
 Grantor POTTER JEREMY Class Neigh. 401 Assessment Ratio 67,500 32.14 Appraisal Ratio 172,380 82.09
 COUSINO LUKE K.



* Parcel Number * 08 026 010 09 Date of Sale 10/31/2022 Sale Price 400,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 400,000 Reasons for Adj.
 Property Address 7321 N LEWIS AVE Acres Land Value 46,166 Zoning AG-1 Liber/Page 2022R21501 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor LINDSEY RYAN & MEGAN Class Neigh. 401 Assessment Ratio 169,200 42.30 Appraisal Ratio 426,825 106.71
 LAJINESS JOY



* Parcel Number * 08 009 028 31 Date of Sale 08/31/2022 Sale Price 615,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 615,000 Reasons for Adj.
 Property Address 12000 LULU RD Acres Land Value 149,670 Zoning AG-1 Liber/Page 2022R18578 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor GREEN ANDREW S & TARA Class Neigh. 401 Assessment Ratio 274,900 44.70 Appraisal Ratio 678,668 110.35
 FRIEND STEPHEN & KAY



* Parcel Number * 08 033 006 70 Date of Sale 07/22/2022 Sale Price 390,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 390,000 Reasons for Adj.
 Property Address 12081 OAK MEADOW LN Acres Land Value 68,781 Zoning RA-1 Liber/Page 2022R16497 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor SEAMBOS NIKOLAS G & KRISTEN A Class Neigh. 401 Assessment Ratio 166,400 42.67 Appraisal Ratio 410,735 105.32
 ROY LAUREN K. & ADAM M.

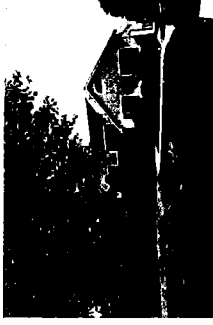


Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 017 035 20 07/01/2022 415,000 WD 03-ARM'S LENGTH 415,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 13628 IDA CENTER RD 2.00 43,644 AG-2 2022R16596 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 ARNOLD JUSTIN & KARI 401 401 141,400 34.07 347,719 83.79



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 009 028 50 06/22/2022 451,000 WD 03-ARM'S LENGTH 451,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4406 JACKMAN RD 10.01 88,741 AG-1 2022R14182 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 BIELA STEVEN & SUZETTE 401 401 202,000 44.79 503,603 111.66



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 007 026 09 06/09/2022 495,000 WD 03-ARM'S LENGTH 495,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4400 SECOR RD 2.66 50,770 AG-2 2022R12827 PROPERTY T YES

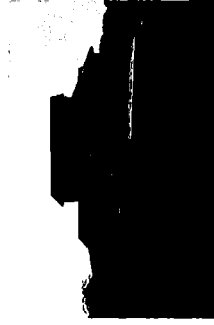
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 SPILAK RYAN A & KIMBERLI C 401 401 221,600 44.77 545,014 110.10



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 025 006 60 06/01/2022 420,000 WD 03-ARM'S LENGTH 420,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 7075 TODD RD 5.24 71,232 AG-1 2022R12506 PROPERTY T YES

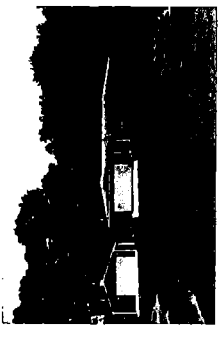
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 AREA TITLE AGENCY INC TRUSTEE 401 401 180,000 42.86 452,528 107.74



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 008 009 10 05/24/2022 344,750 WD 03-ARM'S LENGTH 344,750

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4251 SECOR RD 1.00 29,100 AG-2 2022R11484 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 LAKE ALLEN M PALAZZOLO DANIEL & PATRICIA 401 401 134,600 39.04 331,192 96.07



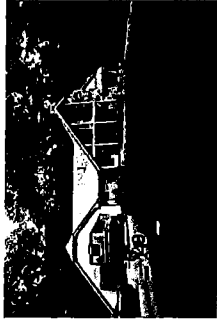
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 020 005 12 05/16/2022 360,000 WD 03-ARM'S LENGTH 360,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 12943 IDA CENTER RD 1.14 32,322 AG-2 2022R10000 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 IRWIN STACEY LEE DARREN 401 401 137,900 38.31 346,159 96.16



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 032 009 10 02/29/2024 420,000 WD 03-ARM'S LENGTH 420,000
 Property Address 12182 SASSAFRAS LANE
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 5.00 71,200 AG-2 2024R02849 DEED YES
 Grantor MORRISON JACOB & EMILY
 Whiteside Chloe L & Willis Blake H401 401 184,400 43.90 447,853 106.63



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 052 005 00 02/15/2024 324,000 WD 03-ARM'S LENGTH 324,000
 Property Address 12778 KELLY K DR
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 0.41 27,183 AG-1 2024R02476 DEED YES
 Grantor BOYLAN NICHOLAS & TRISHA
 Kallimal Tiffany & Andrew 401 121,400 37.47 315,186 97.28



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 009 010 00 11/21/2023 208,000 WD 03-ARM'S LENGTH 208,000
 Property Address 12731 ALBAIN RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 0.42 21,616 AG-1 2023R17297 DEED YES



Grantor CARNER HEATHER
 Alexander Nicholas 401 87,500 42.07 217,522 104.58

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 034 016 11 09/13/2023 277,500 WD 03-ARM'S LENGTH 277,500
 Property Address 12036 JACKMAN RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 2.00 43,452 RA-1 2023R11229 DEED YES



Grantor KLOSTER ANGELA & HARRELL CLARENCE
 Strosky Jason & Sandra 401 112,500 40.54 277,963 100.17

Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 001 013 10 06/23/2023 425,000 WD 03-ARM'S LENGTH 425,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 2939 GEIGER RD 2.89 51,769 AG-1 2023R09802 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MILLER JEFFREY & TRACY TRUST BARTLEY JONATHAN & ALYSSA ANN 401 401 155,900 36.68 453,831 106.78



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 003 052 00 05/19/2023 500,000 WD 03-ARM'S LENGTH 500,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 9029 IDA WEST RD 2.71 50,357 LI 2023R07974 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 FONDREN BRUCE SR & CATHLEEN WOLF ALEXANDRA C & JOSEPH R 401 401 188,900 37.78 495,632 99.13



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 051 009 00 05/12/2023 295,000 WD 03-ARM'S LENGTH 295,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 3805 DOUGLAS RD 0.53 30,859 RA-2 2023R07792 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 CAMPBELL KRISTLE MCCARTHY BRIAN J & CHELSEY A 401 401 149,600 50.71 355,619 120.55



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 031 010 10 04/05/2023 285,000 WD 03-ARM'S LENGTH 285,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12150 KRUSE RD 1.00 29,803 RA-1 2023R05869 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MILAM JAMES & SUSAN COUSINO LUKE 401 401 123,200 43.23 315,676 110.76



* Parcel Number * 08 033 013 00
 Date of Sale 03/28/2023
 Sale Price 245,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 245,000
 Reasons for Adj.
 Property Address 2486 W RAUCH RD
 Acres 1.00
 Land Value 29,770
 Zoning RA-1
 VerifiedBy 2023R04861
 Improved? PROPERTY T
 Miscellaneous Comments YES
 Grantor ROBEL LIBBI
 Grantee STREETER NICHOLAS & HARRIS CORREY
 Class 401
 Neigh. 401
 Assessment 74,400
 Ratio 30.37
 Appraisal 217,341
 Ratio 88.71



* Parcel Number * 08 003 055 00
 Date of Sale 03/07/2023
 Sale Price 335,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 335,000
 Reasons for Adj.
 Property Address 9212 ALBAIN RD
 Acres 2.50
 Land Value 47,750
 Zoning AG-1
 VerifiedBy 2023R04415
 Improved? PROPERTY T
 Miscellaneous Comments YES
 Grantor HEDGES GERALD & MONICA
 Grantee PAULI DYLAN W & SAMANTHA
 Class 401
 Neigh. 401
 Assessment 106,600
 Ratio 31.82
 Appraisal 275,638
 Ratio 82.28



* Parcel Number * 08 010 001 20
 Date of Sale 12/15/2022
 Sale Price 239,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 239,000
 Reasons for Adj.
 Property Address 4192 LEWIS AVE
 Acres 1.00
 Land Value 29,635
 Zoning AG-1
 VerifiedBy 2022R23952
 Improved? PROPERTY T
 Miscellaneous Comments YES
 Grantor MEISSNER MATHIAS & JENNIFER
 Grantee LAWRENCE ROBERT & DONNA
 Class 401
 Neigh. 401
 Assessment 102,000
 Ratio 42.68
 Appraisal 255,448
 Ratio 106.88



* Parcel Number * 08 019 009 00
 Date of Sale 11/23/2022
 Sale Price 195,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 195,000
 Reasons for Adj.
 Property Address 6105 WELLS RD
 Acres 1.78
 Land Value 40,776
 Zoning RA-1 (* 2022R22842
 Improved? PROPERTY T
 Miscellaneous Comments YES
 Grantor HECK MARY C
 Grantee RUSS NICHOLAS A
 Class 401
 Neigh. 401
 Assessment 72,900
 Ratio 37.38
 Appraisal 192,247
 Ratio 98.59



Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 010 023 10 11/15/2022 300,000 WD 03-ARM'S LENGTH 300,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 8990 LULU RD 5.74 73,510 AG-1 2022R22192 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 RASMUSSEN DALE OTT JACOB 401 401 124,300 41.43 328,849 109.62



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 002 019 00 10/21/2022 225,000 WD 03-ARM'S LENGTH 225,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 7807 IDA EAST RD 0.72 25,319 RA-2 2022R20697 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 GRZESIEK PAUL M WICKENHEISER AUSTIN J 401 401 92,600 41.16 240,436 106.86



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 017 022 30 08/09/2022 310,000 WD 03-ARM'S LENGTH 310,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 13391 LULU RD 1.33 34,772 AG-2 2022R16860 PROPERTY T YES LISTED

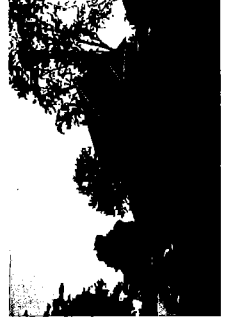
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 O'DONNELL ROBERT & MARTHA NAKAYA KATHERINE LYNN 401 401 112,100 36.16 299,489 96.61



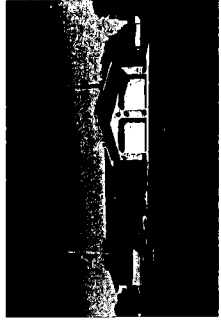
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 015 017 00 07/25/2022 335,000 WD 03-ARM'S LENGTH 335,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 8620 IDA CENTER RD 1.33 34,380 AG-1 2022R15870 PROPERTY T YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 KEESEE RICKY & PATRICIA BUDZINSKI LOREN & DARLENE 401 401 153,700 45.88 407,484 121.64



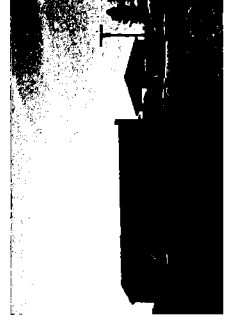
* Parcel Number * 08 005 020 01 Date of Sale 06/16/2022 Sale Price 285,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 285,000 Reasons for Adj.
 Property Address 13360 ALBAIN RD Acres 2.00 Land Value 43,644 Zoning AG-2 Liber/Page 2022R13331 DEED VerifiedBy Improved? YES Miscellaneous Comments
 Grantor DUPASQUIER KEITH B Grantee ROBINSON LORI JEAN Class Neigh. 401 401 Assessment 113,200 Ratio 39.72 Appraisal Ratio 298,392 104.70



* Parcel Number * 08 030 021 00 Date of Sale 05/20/2022 Sale Price 290,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 290,000 Reasons for Adj.
 Property Address 14442 TUNNICLIFFE RD Acres 1.00 Land Value 30,206 Zoning AG-2 Liber/Page 2022R11667 PROPERTY T VerifiedBy Improved? YES Miscellaneous Comments
 Grantor CLARK KRISTIE & STEPHENS Grantee JAMES KRUEGER CALEB & TAYLOR Class Neigh. 401 401 Assessment 107,400 Ratio 37.03 Appraisal Ratio 286,242 98.70



* Parcel Number * 08 012 010 00 Date of Sale 05/20/2022 Sale Price 175,000 Instr. IC Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 175,000 Reasons for Adj.
 Property Address 6897 ALBAIN RD Acres 0.85 Land Value 22,831 Zoning AG-1 Liber/Page 2022R12032 BUYER/SELL VerifiedBy Improved? YES Miscellaneous Comments
 Grantor HENRY JEFFREY L. & DENISE R. Grantee WRIGHT CHELSEA Class Neigh. 401 401 Assessment 59,200 Ratio 33.83 Appraisal Ratio 158,331 90.47



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 022 013 20 09/29/2023 120,000 WD 03-ARM'S LENGTH 120,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6530 LEWIS AVE 1.00 29,803 AG-1 2023R14453 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 LOWRY ROBERT BICKLEY RENEE R & GERMANI SANDRA L401 401 55,600 46.33 147,392 122.83



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 023 009 00 07/21/2023 209,200 WD 03-ARM'S LENGTH 209,200

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6401 LEWIS AVE 3.99 61,669 AG-1 2023R11123 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 DELAND STUART & MARY HUSS MITCHELL & ERICA N 401 80,900 38.67 195,652 93.52



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 020 013 00 12/22/2022 165,000 WD 03-ARM'S LENGTH 165,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 13601 IDA CENTER RD 5.22 66,045 AG-2 2023R00145 DEED YES

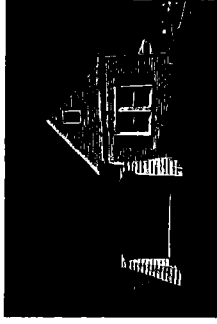
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 HUGHES BRADLEY & SAMBERG KATIE PARRAN DARLENE PROPERTIES LLC 401 66,300 40.18 175,375 106.29



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 023 014 00 10/28/2022 150,000 WD 03-ARM'S LENGTH 150,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6535 LEWIS AVE 0.84 26,678 AG-1 2022R21130 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 ROTH HAROLD (V BRESKOL TRUSTEE)LOWRY LISA & JASON 401 48,800 32.53 133,883 89.26



* Parcel Number * 08 017 046 10 Date of Sale 10/03/2022 Sale Price 175,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 175,000 Reasons for Adj.
 Property Address 5400 DOUGLAS RD Acres Land Value 36,116 Zoning AG-2 VerifiedBy 2022R19919 PROPERTY T Improved? YES Miscellaneous Comments LISTED
 Grantor MORLEY LISA Class Neigh. 401 Assessment Ratio 53,700 30.69 Appraisal Ratio 160,676 91.81
 Grantee PAVAO VICTORIA



* Parcel Number * 08 029 007 00 Date of Sale 08/30/2022 Sale Price 495,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 495,000 Reasons for Adj.
 Property Address 13437 TODD RD Acres Land Value 322,100 Zoning AG-2 VerifiedBy 2022R18511 PROPERTY T Improved? YES Miscellaneous Comments
 Grantor BLISS DAVID TRUSTEE Class Neigh. 401 Assessment Ratio 203,600 41.13 Appraisal Ratio 472,984 95.55
 Grantee FARLEY NICHOLAS R & ERICA L



* Parcel Number * 08 007 006 00 Date of Sale 06/30/2022 Sale Price 189,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 189,000 Reasons for Adj.
 Property Address 14451 ALBAIN RD Acres Land Value 44,352 Zoning AG-2 VerifiedBy 2022R13648 PROPERTY T Improved? YES Miscellaneous Comments
 Grantor WYATT CLARK Class Neigh. 401 Assessment Ratio 78,900 41.75 Appraisal Ratio 229,951 121.67
 Grantee PARISIEN RONALD A & SHIRLEY A



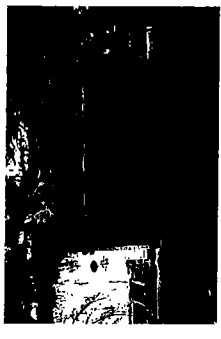
* Parcel Number * 08 004 001 10 Date of Sale 06/27/2022 Sale Price 175,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 175,000 Reasons for Adj.
 Property Address 3330 JACKMAN RD Acres Land Value 33,442 Zoning AG-1 VerifiedBy 2022R14180 PROPERTY T Improved? YES Miscellaneous Comments
 Grantor CASTELNERO VANESSA R Class Neigh. 401 Assessment Ratio 67,600 38.63 Appraisal Ratio 186,398 106.51
 Grantee WEBER JASON



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 028 004 20 06/24/2022 179,000 WD 03-ARM'S LENGTH 179,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
12101 TODD RD 1.67 38,118 AG-1 2022R13595 DEED YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
NESS PAUL MILLER MICHAEL D & SHELLEY L 401 401 56,700 31.68 158,977 88.81



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Dev. by Mean [s]	Building Sty.	Land Value	Parcels Land	Tablopercy	Childing Det		
08 004 026 00	3370 JACKMAN RD	07/29/74	\$334,800	WD	08-ARM'S LENGTH	\$334,800	\$145,700	43.52	\$312,949	\$50,537	\$77,320	2.850	0	#DIV/0!	401	227,084	2 STORY	\$45,787	RES 401		401	76	
08 005 020 01	13360 ALBAIN RD	06/16/72	\$285,000	WD	08-ARM'S LENGTH	\$285,000	\$113,200	39.72	\$265,648	\$37,489	\$14,511	2.418	0	#DIV/0!	401	119,579	1 STORY	\$43,644	RES 401		401	61	
08 009 028 31	12000 LULU RD	08/31/72	\$615,000	WD	08-ARM'S LENGTH	\$615,000	\$274,900	44.70	\$650,622	\$37,484	\$59,910	0.350	0	#DIV/0!	401	127,248	1.5 STORY	\$149,670	RES 401		401	74	
08 010 023 10	8990 LULU RD	11/15/72	\$300,000	WD	08-ARM'S LENGTH	\$300,000	\$124,300	41.43	\$295,308	\$37,418	\$31,168	1.201	0	#DIV/0!	401	42,242	1.75 STORY	\$73,510	RES 401		401	61	
08 015 017 00	8620 IDA CENTER RD	07/25/72	\$335,000	WD	08-ARM'S LENGTH	\$335,000	\$153,700	45.88	\$357,767	\$56,514	\$75,506	0.748	0	#DIV/0!	401	87,481	2 STORY	\$34,380	RES 401		401	66	
08 020 005 12	12943 IDA CENTER RD	05/16/72	\$360,000	WD	08-ARM'S LENGTH	\$360,000	\$137,900	38.31	\$331,380	\$42,160	\$12,895	3.259	0	#DIV/0!	401	164,661	2 STORY	\$32,322	RES 401		401	72	
08 023 024 10	6580 GEIGER RD	02/24/73	\$357,000	WD	08-ARM'S LENGTH	\$357,000	\$153,700	43.05	\$358,994	\$16,094	\$17,227	0.934	0	#DIV/0!	401	68,854	2 STORY	\$70,790	RES 401		401	75	
08 026 014 01	388 MOROCCO RD	10/24/73	\$735,000	WD	08-ARM'S LENGTH	\$735,000	\$331,900	45.16	\$718,601	\$38,095	\$20,663	1.844	0	#DIV/0!	401	22,086	1.75 STORY	\$76,102	RES 401		401	80	
08 031 010 10	12150 KRUSE RD	04/05/73	\$285,000	WD	08-ARM'S LENGTH	\$285,000	\$123,200	43.23	\$272,065	\$37,999	\$23,690	1.591	0	#DIV/0!	401	3,216	1 STORY	\$29,803	RES 401		401	63	
Totals:											\$3,606,800	\$1,558,500	\$3,562,354	E.C.F. =>	1.214	Std. Deviations =>	0.953761	40.8830	Ave. Variance =>	79.1053	Coefficient of Var =>	45.04952	

ECF: 1.215 APPLIED TO AG BUILDINGS IN RES, AG, COMM, IND NEIGHBORHOODS