

2024 RESIDENTIAL CLASS

Analysis Time Period

4/1/2021 - 3/31/2023

Unit: 14 - SUMMERFIELD TOWNSHIP
Rates/Values for Neighborhood 00001.RESIDENTIAL, Last Edited: 01/09/2024

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 31,000	3 Acre: 52,000	10 Acre: 97,000	30 Acre: 177,000
1.5 Acre: 36,500	4 Acre: 60,000	15 Acre: 114,000	40 Acre: 236,000
2 Acre: 42,000	5 Acre: 68,000	20 Acre: 125,000	50 Acre: 295,000
2.5 Acre: 46,500	7 Acre: 81,500	25 Acre: 151,250	100 Acre: 590,000

Rates for Rate Table 'RATE TABLE 1', (Acres)

AGRICULTURE	: 5,900
TILLABLE #2	: 5,900
TILLABLE #3	: 5,900
TILLABLE #4	: 5,900
TILLABLE #5	: 5,900
TILLABLE #6	: 5,900
TILLABLE #7	: 5,900
TILLABLE #8	: 5,900
WOODS #1	: 5,900
WOODS #2	: 4,900
DITCH/WETLAND	: 1,500
RIVER FLATS	: 1,500
1 AC BLDG SITE	: 31,000
RIGHT-OF-WAY	: 0

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Gr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollar/Sq Ft	Actual Front	ECF Area	Land Table	Class
14 035 038 00	16611 DIXON RD	08/06/21	\$194,500	WD	03-ARMY'S LENGTH	\$194,500	\$74,400	36.25	\$200,783	\$11,219	\$17,502	0.0	0.0	0.41	0.41	\$27,363	\$0.63	0.00	0.0001	RESIDENTIAL	401
14 101 019 00	3635 SUMMERFIELD RD	07/22/22	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$96,900	36.57	\$245,638	\$46,362	\$27,000	0.0	0.0	1.00	1.00	\$46,362	\$1.06	0.00	0.0001	RESIDENTIAL	401
14 101 025 11	15008 ALBAIN RD	02/18/22	\$185,000	WD	03-ARMY'S LENGTH	\$185,000	\$73,800	39.89	\$193,423	\$18,577	\$27,000	0.0	0.0	1.00	1.00	\$18,577	\$0.43	0.00	0.0001	RESIDENTIAL	401
14 107 010 05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$159,000	37.41	\$388,607	\$66,021	\$29,628	0.0	0.0	1.22	1.22	\$54,160	\$1.24	0.00	0.0001	RESIDENTIAL	401
14 109 022 10	1220 ROSE RD	11/22/21	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$76,700	39.33	\$179,464	\$42,536	\$27,000	0.0	0.0	1.00	1.00	\$42,536	\$0.98	0.00	0.0001	RESIDENTIAL	401
14 123 025 00	6855 TEAL RD	06/09/21	\$218,000	WD	03-ARMY'S LENGTH	\$218,000	\$91,300	41.88	\$216,339	\$31,661	\$30,000	0.0	0.0	1.25	1.25	\$25,329	\$0.58	0.00	0.0001	RESIDENTIAL	401
14 123 027 10	6525 BACON RD	03/22/22	\$234,900	WD	03-ARMY'S LENGTH	\$234,900	\$88,800	37.80	\$221,155	\$45,745	\$33,000	0.0	0.0	1.50	1.50	\$31,163	\$0.72	0.00	0.0001	RESIDENTIAL	401
14 126 009 40	16297 TODD RD	09/28/21	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$108,700	38.96	\$277,334	\$25,273	\$23,607	0.0	0.0	0.76	0.76	\$33,386	\$0.77	0.00	0.0001	RESIDENTIAL	401
14 130 013 20	5855 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$65,100	39.45	\$159,015	\$32,985	\$27,000	0.0	0.0	1.00	1.00	\$32,985	\$0.76	0.00	0.0001	RESIDENTIAL	401
14 136 001 40	11901 WELLS RD	12/30/22	\$189,900	WD	03-ARMY'S LENGTH	\$189,900	\$89,700	44.08	\$204,401	\$15,619	\$30,120	0.0	0.0	1.26	1.26	\$12,396	\$0.28	0.00	0.0001	RESIDENTIAL	401
14 140 015 00	3870 MCNEIL DR	02/17/22	\$212,000	WD	03-ARMY'S LENGTH	\$212,000	\$91,100	42.97	\$217,546	\$14,192	\$19,738	0.0	0.0	0.52	0.52	\$27,451	\$0.63	0.00	0.0001	RESIDENTIAL	401
14 150 006 00	251 CASS ST	08/26/22	\$202,000	WD	03-ARMY'S LENGTH	\$202,000	\$90,600	44.85	\$215,488	\$7,183	\$20,671	0.0	0.0	0.58	0.58	\$12,384	\$0.28	0.00	0.0001	RESIDENTIAL	401
Totals:			\$2,765,300			\$2,765,300	\$1,100,100	39.78	\$2,719,193	\$358,373	\$312,266	0.0	0.0	11.49	11.49	Average	Average				
								2.71								per Net Acre=>	per SqFt=>				
																31.18185	\$0.72				

USED: 31,000 IACRE SITE VALUE

RES, AG, COMM, IND CLASSES

SUMMERFIELD Township Vacant Land Sales
2024 ASSESSMENT ROLL
Vacant Land Less than 20ac

08 UNIT IS IDA TOWNSHIP/ADJACENT TO SUMMERFIELD
 20 acres & under 04/01/2021-03/31/2023 OUT OF SALE DATE WINDOW

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES:
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00	1	\$32,500.00	
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00	1.26	\$22,936.51	
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750.00	1.22	\$23,565.57	
14 125 029 20	Morocco Rd	5/4/2022	\$62,000.00	1.79	\$34,636.87	
14 035 022 20	15950 Dixon Rd	12/23/2021	\$28,750.00	1.377	\$20,878.72	
TOTALS: 1.00 - 1.50 ACRES			\$180,900.00	6.647	\$27,215.29	\$31,000 1.00 ACRES \$36,500 1.50 ACRES
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00	2.36	\$16,949.15	
08 007 026 10	4608 Secor Rd	2/8/2022	\$60,000.00	2.12	\$28,301.89	
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900.00	2.13	\$18,262.91	
08 030 023 70	Tunnicliffe Rd	1/5/2023	\$55,000.00	2.03	\$27,093.60	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 036 033 31	s Wells Rd	10/3/2022	\$30,000.00	1.82	\$16,483.52	
14 130 015 50	Morocco	11/12/2021	\$27,000.00	2	\$13,500.00	
TOTALS: 2 ACRES			\$297,090.00	15.36	\$19,341.90	\$40,000 2.00 ACRES
08 030 023 10	7041 wells Rd	4/23/2022	\$65,000.00	3.82	\$17,015.71	
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000.00	3.58	\$18,156.42	
08 030 023 30	Wells Rd	1/5/2023	\$62,000.00	3.41	\$18,161.62	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 111 002 60	Albain Rd	1/20/2022	\$65,000.00	3.86	\$16,839.38	
14 111 002 10	Albain Rd	11/9/2021	\$65,000.00	3.86	\$16,839.38	
TOTALS: 3 ACRES			\$388,190.00	21.43	\$17,161.05	\$52,000 3.00 ACRES
14 130 004 20	Todd & Alcott	10/26/2022	\$50,000.00	4.04	\$12,376.24	
14 111 002 70	Albain Rd	1/20/2022	\$58,519.00	4.21	\$13,900.00	
14 034 015 30	Dixon Rd	3/30/2022	\$66,500.00	4.84	\$13,739.67	
14 034 015 20	17230 Dixon Rd	12/23/2021	\$66,500.00	4.75	\$14,000.00	
TOTALS: 5 ACRES			\$241,519.00	17.84	\$13,538.06	\$68,000 5.00 ACRES
14 119 006 01	20459 Ida Center	4/21/2021	\$89,000.00	7.56	\$11,772.49	
TOTALS: 6-9 ACRES			\$89,000.00	7.56	\$11,772.49	\$81,500 7.00 ACRES
14 124 012 01	5995 Summerfield Rd	5/7/2021	\$99,000.00	10	\$9,900.00	
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000.00	10.01	\$11,488.51	
14 116 002 20	5200 Sylvania Pete	11/19/2021	\$95,000.00	10	\$9,500.00	
14 116 001 10	5150 Sylvania Pete	6/8/2021	\$85,000.00	10	\$8,500.00	
14 116 002 10	Sylvania Peteresburg	9/23/2021	\$99,500.00	10	\$9,950.00	
14 116 001 20	5000 Sylvania Pete	7/1/2021	\$90,000.00	10.89	\$8,264.46	
TOTALS: 10 ACRES			\$593,500.00	60.9	\$9,745.48	\$97,000 10 ACRES
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00	11.06	\$5,877.03	
08 024 001 02	Minx Rd	3/11/2022	\$89,000.00	12.08	\$7,367.55	
14 113 001 20	5150 Wells Rd	12/28/2021	\$114,900.00	13.02	\$8,824.88	
14 113001 30	5110 Wells Rd	3/31/2022	\$119,900.00	13.05	\$9,187.74	
14 125 029 70	Wells & Morocco	12/16/2020	\$95,000.00	16.39	\$5,796.22	
14 113 001 10	Wells Rd	12/6/2021	\$114,900.00	13.68	\$8,399.12	
TOTALS: 12-19 AC			\$598,700.00	79.28	\$7,551.72	\$114,000 15 ACRES
14 123 009 01	16543 Ida Center	2/12/2021	\$163,000.00	23.7	\$6,877.64	
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072.00	24.39	\$5,497.01	
14 111 002 50	Albain Rd	1/20/2021	\$131,481.00	21.16	\$6,213.66	
TOTALS: 20 AC PLUS			\$428,533.00	69.25	\$6,188.49	\$590 PER ACRE OVER 25 ACRES (AG Rate)

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

Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

16915 TODD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 126 006 40		03/24/2023	00001	002	225,200	83,288
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		CD	45	138,702	108,057	1.284
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		3210		2500		1.284



3912 SYLVANIA PETERSBURG						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 140 004 00		02/14/2023	00001	401	284,000	23,188
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		C	75	260,812	253,154	1.030



15788 ALBAIN RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 101 021 41		02/13/2023	00001	401	265,000	50,954
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		D	82	183,545	155,856	1.178
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		30501		25900		1.178



2668 SUMMERFIELD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 035 007 00		02/02/2023	00001	401	225,000	29,687
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		C	60	195,313	131,513	1.485



31 ANDERS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 111 004 00		01/04/2023	00001	401	143,000	100,604
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		D	23	42,396	38,636	1.097



11901 WELLS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 136 001 40		12/30/2022	00001	401	189,900	38,732
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		C	79	139,623	152,408	0.916
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		11545		12603		0.916



1801 DENNISON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 032 004 00		12/22/2022	00001	401	180,000	104,778
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		C	45	72,279	130,878	0.552
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		2943		5329		0.552



3922 MCNEIL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
14 140 018 00		12/16/2022	00001	401	217,000	23,120
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		C	55	193,880	155,102	1.250



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

4155 SYLVANIA PETERSBURG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 110 030 00	12/15/2022 00001	401	215,000	32,653
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	66	170,418	115,738
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11929	8101	1.472	



2605 SUMMERFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 036 016 00	11/29/2022 00001	401	118,000	35,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	D	46	61,427	78,061
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21373	27160	0.787	



16595 ALBAIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 111 003 00	11/28/2022 00098	401	460,000	291,679
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	53	165,826	185,154
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2495	2786	0.896	



16350 IDA WEST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 035 053 10	11/23/2022 00001	401	305,000	44,493
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	45	243,790	162,176
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16717	11121	1.503	



1 CORTZ RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 136 030 15	11/04/2022 00001	401	325,000	82,495
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	55	232,318	177,380
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10187	7778	1.310	



345 N COUNTY LINE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 107 010 05	10/28/2022 00001	401	425,000	49,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	80	375,850	332,909



4136 TEAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 110 030 10	10/25/2022 00001	401	75,000	46,104
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	D	45	28,896	81,020



15340 TODD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 124 024 20	10/24/2022 00001	401	365,000	77,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	70	287,293	277,873



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

3570 SUMMERFIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 102 040 50 10/07/2022 00001 401 430,000 87,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 70 327,071 271,070 1.207
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15531 12872 1.207



3410 WELLS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 101 033 00 09/29/2022 00001 401 155,000 31,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 55 111,300 123,545 0.901
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12591 13976 0.901



7535 SUMMERFIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 125 031 20 09/28/2022 00001 401 680,000 118,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BC 71 561,264 444,446 1.263



5547 SYLVANIA PETERSBURG
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 115 012 30 09/26/2022 00001 401 402,500 70,283
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 80 319,378 244,219 1.308
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12839 9818 1.308



3 FORREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 110 021 00 09/26/2022 00001 401 279,000 26,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 75 252,721 206,641 1.223



17314 RAILROAD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 103 002 00 09/16/2022 00001 401 340,000 43,568
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 75 296,432 199,419 1.486



2605 SUMMERFIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 036 016 00 09/02/2022 00001 401 105,000 35,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family D 46 51,783 78,061 0.663
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18017 27160 0.663



17877 ALBAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 110 016 00 08/31/2022 00001 401 275,000 49,258
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 45 213,434 148,581 1.436
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12308 8568 1.436



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

5582 WELLS RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 113 041 31		08/31/2022	00001 401	459,900	72,516
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	55	356,452	220,393	1.617
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		30932	19125	1.617	



17510 IDA CENTER RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 115 024 01		08/30/2022	00001 401	342,000	112,557
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	68	211,313	154,202	1.370
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		18130	13230	1.370	



251 CASS ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 150 006 00		08/26/2022	00001 401	202,000	24,652
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	55	175,069	176,814	0.990
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		2279	2301	0.990	



3635 SUMMERFIELD RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 101 019 00		07/22/2022	00001 401	265,000	42,770
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	70	222,230	208,224	1.067



1 IDA CENTER RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 113 039 00		07/20/2022	00001 401	449,900	45,795
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	63	390,526	385,297	1.014
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		13579	13397	1.014	



5885 TEAL RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 123 009 20		07/15/2022	00001 401	230,000	41,827
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	D	54	188,173	106,507	1.767



5825 BACON RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 123 020 20		07/15/2022	00001 401	329,900	45,437
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	65	284,463	214,746	1.325



18072 LULU RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
14 109 034 00		06/24/2022	00001 401	175,000	31,468
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CD	65	143,532	105,778	1.357



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

17400 IDA WEST RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 103 017 01 06/15/2022 00001 401 350,000 48,521
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 75 301,479 233,941 1.289



6373 SUMMERFIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 124 019 00 06/03/2022 00001 401 325,000 38,754
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 55 286,246 185,315 1.545



6440 TEAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 123 036 20 05/13/2022 00001 401 230,000 34,569
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 81 192,747 151,582 1.272
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2684 2111 1.272



20421 TAFT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 107 009 00 04/26/2022 00001 401 400,000 116,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 60 269,338 308,703 0.872
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14462 16575 0.872



14 DIXON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 035 026 10 04/22/2022 00001 401 346,000 52,379
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 60 293,621 187,837 1.563



17595 IDA CENTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 122 008 00 04/13/2022 00001 401 340,000 66,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 59 230,621 169,359 1.362
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 43240 31754 1.362



6525 BACON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 123 027 10 03/22/2022 00001 401 234,900 45,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 63 174,351 161,911 1.077
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15436 14334 1.077



15265 TUNNICLIFFE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 125 030 10 03/11/2022 00001 401 575,000 110,940
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 84 428,720 400,608 1.070
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 35340 33022 1.070



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

16100 LULU RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 111 012 00 02/25/2022 00001 401 275,000 128,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 46 141,475 105,421 1.342
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4789 3569 1.342



17926 ALBAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 150 003 00 02/24/2022 00001 401 180,000 43,528
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family D 59 134,379 109,416 1.228
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2093 1704 1.228



15008 ALBAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 101 025 11 02/18/2022 00001 401 185,000 32,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 60 152,877 146,933 1.040



17927 ALBAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 110 012 00 01/28/2022 00001 401 260,000 36,992
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 50 223,008 159,336 1.400



14 103 017 40 12/22/2021 00001 401 327,000 50,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 70 276,034 221,113 1.248



15146 LULU RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 112 019 50 12/10/2021 00001 401 570,000 52,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BC 77 499,706 580,046 0.861
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18173 21095 0.861



8233 SUMMERFIELD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 136 005 10 11/30/2021 00001 401 170,500 35,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 45 135,463 108,116 1.253



5592 WELLS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 113 041 71 11/29/2021 00001 401 300,000 39,553
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 95 260,447 248,038 1.050



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

1220 ROSE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 109 022 10	11/22/2021 00001	401	195,000	31,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CD	48	155,099	128,883	1.203	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	8901	7396	1.203			



7845 SUMMERFIELD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 136 017 00	11/19/2021 00001	401	264,900	34,633		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	55	230,267	165,681	1.390	



2634 SUMMERFIELD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 035 012 00	11/01/2021 00001	401	217,000	26,185		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	190,815	149,337	1.278	



16231 ALBAIN RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 111 002 01	10/22/2021 00001	401	250,000	62,128		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	57	187,872	172,340	1.090	



1 LIZABETH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 103 034 00	10/08/2021 00001	401	145,200	21,479		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	50	123,721	107,632	1.149	



6232 WELLS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 124 001 18	10/04/2021 00001	401	268,000	23,183		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	240,838	153,599	1.568	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3979	2538	1.568			



16350 IDA WEST RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 035 053 00	09/30/2021 00001	001	245,000	128,791		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	45	108,752	162,176	0.671	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	7457	11121	0.671			



16297 TODD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 126 003 40	09/28/2021 00001	401	279,000	28,747		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	68	250,253	237,815	1.052	



Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

20780 MOROCCO RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 130 015 60		09/27/2021	00001	401	279,000	42,270
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	236,730	192,569	1.229	



18738 MOROCCO RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 128 008 00		09/16/2021	00001	401	310,000	37,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	258,862	199,976	1.294	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		14048	10852	1.294		



2634 SUMMERFIELD RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 035 012 00		08/23/2021	00001	401	215,000	26,185
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	188,815	149,337	1.264	



7456 BACON RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 127 025 40		08/12/2021	00001	401	290,000	68,587
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	70	194,164	188,839	1.028	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		27249	26501	1.028		



100 DIXON RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 035 038 00		08/06/2021	00001	401	194,500	24,087
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CD	60	170,413	159,368	1.069	



270 PETERSBURG RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 103 022 00		07/15/2021	00001	401	184,000	24,261
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	159,739	120,995	1.320	



16648 IDA WEST RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 035 048 10		07/06/2021	00001	401	305,000	32,440
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	60	259,657	203,845	1.274	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12903	10130	1.274		



6035 TEAL RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
14 123 025 00		06/03/2021	00001	401	218,000	35,988
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	50	164,986	149,769	1.102	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		17026	15456	1.102		



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Neighborhoods Used: 00001 - RESIDENTIAL, 00098 - AGRICULTURAL

16445 IDA CENTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 123 004 00	05/26/2021 00001	401	189,900	134,208		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	D	45	38,408	81,018	0.474	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	17284	36458	0.474			



20844 IDA CENTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 118 013 40	05/19/2021 00001	401	392,000	52,311		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	83	339,689	366,512	0.927	



6008 WELLS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 124 001 30	05/12/2021 00001	401	580,000	112,845		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	74	461,591	512,352	0.901	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	5564	6176	0.901			



20280 IDA CENTER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 118 023 01	05/03/2021 00001	401	155,000	41,087		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	50	113,913	108,837	1.047	



111 CORTZ RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
14 136 001 31	04/12/2021 00001	401	330,000	52,310		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	C	83	228,963	314,736	0.727	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	48727	66980	0.727			



Detailed Sale Report



* Parcel Number * 14 103 002 00 Date of Sale 09/16/2022 Sale Price 340,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 340,000 Reasons for Adj.
 Property Address 17314 RAILROAD ST Acres Land Value 31,253 Zoning RES 1 (2022R19799 VerifiedBy BUYER/SELL Improved? YES Miscellaneous Comments LISTED
 Grantor BREITNER BRET & REBECCA Class Neigh. Assessment Ratio Appraisal Ratio
 GRODI KRISTOPHER & RACHEL 401 00001 102,200 30.06 272,900 80.26
 <<<<Residential Buildings>>>> % Floor Ground Price/ Ave
 Occupancy Class Style Year Built Appraisal Good Area Bedrms Baths FloorArea Sty.Ht.
 Single Family C C 1997 229,332 75 1,408 1,142 3 2.5 241.48 1.00



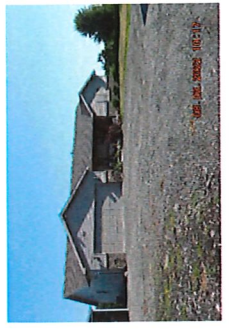
* Parcel Number * 14 107 010 05 Date of Sale 10/28/2022 Sale Price 425,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 425,000 Reasons for Adj.
 Property Address 345 N COUNTY LINE HWY Acres Land Value 33,409 Zoning RES 2 (2022R21106 VerifiedBy REALTOR Improved? YES Miscellaneous Comments LISTED ON MOVOTO.COM
 Grantor GANO MARY K. Class Neigh. Assessment Ratio Appraisal Ratio
 MATERNI JR. STEPHEN A. 401 00001 159,000 37.41 431,995 101.65
 <<<<Residential Buildings>>>> % Floor Ground Price/ Ave
 Occupancy Class Style Year Built Appraisal Good Area Bedrms Baths FloorArea Sty.Ht.
 Single Family C C 1997 382,845 80 2,710 2,214 0 3.0 156.83 1.00



* Parcel Number * 14 113 041 71 Date of Sale 11/29/2021 Sale Price 300,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 300,000 Reasons for Adj.
 Property Address 5592 WELLS RD Acres Land Value 34,993 Zoning 2022R02241 VerifiedBy DEED Improved? YES Miscellaneous Comments LISTED
 Grantor SMITH PAULETTE C. Class Neigh. Assessment Ratio Appraisal Ratio
 CLARKE DEANNA M. 401 00001 0 0.00 299,993 100.00
 <<<<Residential Buildings>>>> % Floor Ground Price/ Ave
 Occupancy Class Style Year Built Appraisal Good Area Bedrms Baths FloorArea Sty.Ht.
 Single Family C C 2019 260,440 95 1,344 1,344 3 2.0 223.21 1.00

Detailed Sale Report

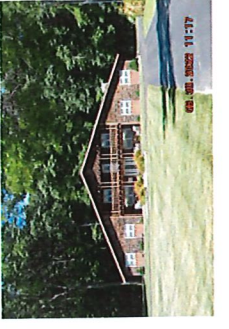
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* Parcel Number * 14 118 013 40
Date of Sale 05/19/2021
Sale Price 392,000
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 392,000
Reasons for Adj.
Property Address 20844 IDA CENTER RD
Acres 2.81
Land Value 49,921
Zoning AG 1 (* 2021R13750 DEED
VerifiedBy DEED
Miscellaneous Comments
Grantor IOTT KEVIN A
Class 401
Neigh. 00001
Assessment 164,000
Ratio 41.84
Appraisal Ratio 437,149
Ave Sty.Ht. 111.52
Price/ FloorArea 160.39
Ave Sty.Ht. 1.00



<<<<Residential Buildings>>>>
Occupancy Class Single Family C
Year Built 2006
Appraisal 384,838
Good Area 2,444
% Floor Area 83
Ground Area 2,444
Bedrms 3
Baths 2.0
Price/ FloorArea 160.39
Ave Sty.Ht. 1.00



* Parcel Number * 14 124 001 30
Date of Sale 05/12/2021
Sale Price 580,000
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 580,000
Reasons for Adj.
Property Address 6008 WELLS RD
Acres 10.25
Land Value 97,850
Zoning RES 1 (2021R13193 BUYER/SELL
VerifiedBy YES
Miscellaneous Comments NOT LISTED BUT OK TO U
Grantor JOBE NICHOLAS & SARA
Class 401
Neigh. 00001
Assessment 249,900
Ratio 43.09
Appraisal Ratio 708,998
Ave Sty.Ht. 122.24
Price/ FloorArea 120.98
Ave Sty.Ht. 1.00



<<<<Residential Buildings>>>>
Occupancy Class Single Family C
Year Built 1976
Appraisal 589,205
Good Area 4,794
% Floor Area 74
Ground Area 3,146
Bedrms 5
Baths 5.5
Price/ FloorArea 120.98
Ave Sty.Ht. 1.00



<<<<Agricultural Buildings>>>>
Number Total Appraisal 6948
2
* Parcel Number * 14 125 030 10
Date of Sale 03/11/2022
Sale Price 575,000
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 575,000
Reasons for Adj.
Property Address 15265 TUNNICLIFFE
Acres 14.10
Land Value 110,940
Zoning RES 1 (2022R06478 BUYER/SELL
VerifiedBy YES
Miscellaneous Comments
Grantor KOSAKOWSKI TIMOTHY & STEPHANIE HASTY DAVID CHARLES
Class 401
Neigh. 00001
Assessment 213,200
Ratio 37.08
Appraisal Ratio 568,728
Ave Sty.Ht. 98.91
Price/ FloorArea 204.77
Ave Sty.Ht. 1.00



<<<<Residential Buildings>>>>
Occupancy Class Single Family C
Year Built 2007
Appraisal 420,638
Good Area 2,808
% Floor Area 84
Ground Area 2,808
Bedrms 3
Baths 2.5
Price/ FloorArea 204.77
Ave Sty.Ht. 1.00



<<<<Agricultural Buildings>>>>
Number Total Appraisal 37150
1

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 136 001 40 12/30/2022 189,900 WD 03-ARM'S LENGTH 189,900

Property Address Acres. Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
11901 WELLS RD 1.26 33,860 RES 1 (2022R00390 REALTOR YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
BROWN PEGGY 401 00001 83,700 44.08 228,179 120.16

Year Built Appraisal Good % Floor Ground Price/ Ave
2003 175,269 79 1,188 1,188 3 1.5 159.85 1.00
Occupancy Class Style Area Bedrms Baths FloorArea Sty.Ht.
Single Family C C 1,188 3 1.5

<<<<Agricultural Buildings>>>>
Number Total Appraisal
1 14178



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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.															
14 103 002 00	17314 RAILROAD ST	09/16/72	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$102,200	30.06	\$253,602	\$43,568	\$296,432	\$198,145	1.496	1,408	\$210.53	00001 C	C	\$31,253	RESIDENTIAL	401	75															
14 107 010 05	345 N COUNTY LINE HWY	10/28/72	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$159,000	37.41	\$392,388	\$49,150	\$375,850	\$323,809	1.161	2,710	\$138.69	00001 C	C	\$39,409	RESIDENTIAL	401	74															
14 124 001 30	6008 WELLS RD	05/12/71	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$249,900	43.09	\$662,175	\$119,082	\$460,918	\$512,352	0.900	4,794	\$96.14	00001 C	C	\$97,850	RESIDENTIAL	401	74															
14 125 031 20	7535 SUMMERFIELD RD	09/28/72	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$241,100	35.46	\$586,265	\$118,736	\$561,264	\$442,932	1.267	2,669	\$210.29	00001 BC	BC	\$99,713	RESIDENTIAL	401	71															
Totals:													\$2,025,000	\$752,200	\$1,896,430	\$1,694,464	\$1,477,258	\$163.91																		
													Sale. Rate =>	37.15																						
													Std. Dev. =>	5.38																						
													E.C.F. =>	1.147																						
													Ave. E.C.F. =>	1.206																						

USED: 1.150 ECF IN 71-80% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

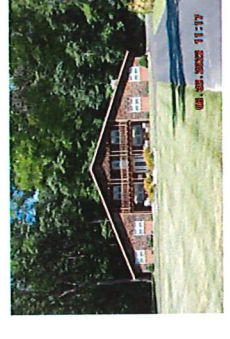
Detailed Sale Report



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 103 002 00 09/16/2022 340,000 WD 03-ARM'S LENGTH 340,000
 Property Address 17314 RAILROAD ST
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 1.02 31,253 RES 1 (2022R19799 BUYER/SELL YES LISTED
 Grantor BREITNER BRET & REBECCA
 GRODI KRISTOPHER & RACHEL
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 102,200 30.06 272,900 80.26
 % Floor Ground Price/ Ave
 % Good Area Bedrms Baths FloorArea Sty.Ht.
 75 1,408 3 2.5 241.48 1.00



<<<<Residential Buildings>>>>
 Occupancy Class Style
 Single Family C
 * Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 107 010 05 10/28/2022 425,000 WD 03-ARM'S LENGTH 425,000
 Property Address 345 N COUNTY LINE HWY
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 1.22 33,409 RES 2 (2022R21106 REALTOR YES LISTED ON MOVOTO.COM
 Grantor GANO MARY K.
 MATERNI JR. STEPHEN A.
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 159,000 37.41 431,995 101.65
 % Floor Ground Price/ Ave
 % Good Area Bedrms Baths FloorArea Sty.Ht.
 80 2,710 0 3.0 156.83 1.00



<<<<Residential Buildings>>>>
 Occupancy Class Style
 Single Family C
 * Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 124 001 30 05/12/2021 580,000 WD 03-ARM'S LENGTH 580,000
 Property Address 6008 WELLS RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 10.25 97,850 RES 1 (2021R13193 BUYER/SELL YES NOT LISTED BUT OK TO U
 Grantor JOBE NICHOLAS & SARA
 MILLICAN ERIC D. & HOLLI M.
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 249,900 43.09 708,998 122.24
 % Floor Ground Price/ Ave
 % Good Area Bedrms Baths FloorArea Sty.Ht.
 74 4,794 5 5.5 120.98 1.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 2 6948

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 125 031 20 09/28/2022 680,000 WD 03-ARM'S LENGTH 680,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
7535 SUMMERFIELD RD 10.99 99,713 RES 1 (2022R19624 AGENT YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ave
MURBACH WILLIAM LL 401 00001 241,100 35.46 629,849 92.62

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/
Single Family BC BC 1992 511,113 71 2,669 2,125 4 Bedrms Baths 254.78
1.00



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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cur. Appraisal	Land → Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.							
14.102.040.50	3570 SUMMERFIELD RD	10/07/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$158,000	36.74	\$384,829	\$97,495	\$32,505	\$271,070	1.227	1,936	\$171.75	00001 C	C	\$71,807	RESIDENTIAL	401	70							
14.103.017.40	17380 DA WEST RD	12/22/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$110,000	33.64	\$285,346	\$50,966	\$276,034	\$221,113	1.248	1,588	\$173.82	00001 C	C	\$44,250	RESIDENTIAL	401	70							
14.110.021.00	3848 FORREST AVE	09/26/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$83,800	30.04	\$206,102	\$23,191	\$255,809	\$172,558	1.482	1,870	\$136.80	00001 CD	CD	\$21,262	RESIDENTIAL	401	66							
14.110.080.00	4155 SYLVANIA PETERSBURG	12/15/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$66,800	31.07	\$163,017	\$40,335	\$174,665	\$115,738	1.509	960	\$181.94	00001 C	C	\$24,871	RESIDENTIAL	401	66							
14.113.039.00	15780 DA CENTER RD	07/07/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$180,700	40.16	\$467,743	\$50,376	\$390,574	\$385,297	1.014	3,808	\$102.57	00001 C	C	\$37,655	RESIDENTIAL	401	63							
14.123.020.20	5825 BACON RD	07/15/22	\$325,900	WD	03-ARM'S LENGTH	\$325,900	\$114,600	33.83	\$272,780	\$45,149	\$284,751	\$214,746	1.326	1,984	\$143.52	00001 C	C	\$42,000	RESIDENTIAL	401	65							
14.124.024.20	15340 TODD RD	10/24/22	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$147,100	40.30	\$680,403	\$73,675	\$391,325	\$270,488	1.077	2,589	\$112.09	00001 C	C	\$68,675	RESIDENTIAL	401	70							
14.126.003.40	16297 TODD RD	09/28/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,700	38.96	\$280,831	\$25,747	\$250,253	\$237,813	1.032	2,464	\$101.56	00001 C	C	\$27,104	RESIDENTIAL	401	68							
14.137.025.40	7456 BACON RD	08/12/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$114,900	39.62	\$295,523	\$95,354	\$394,646	\$188,839	1.031	1,288	\$151.12	00001 C	C	\$65,587	RESIDENTIAL	401	70							
Totals:											\$2,964,800	\$1,081,600	\$2,964,800	\$2,716,572	\$2,450,562	\$2,077,674	\$144.69											
											Sale. Ratio =>	36.48	E.C.F. =>	1.179														
											Std. Dev. =>	4.01	Ave. E.C.F. =>	1.218														

USED: 1.180 ECF IN 61-70% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 102 040 50 10/07/2022 430,000 WD 03-ARM'S LENGTH 430,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
3570 SUMMERFIELD RD 5.56 71,807 AG 2 (2022R20336 DEED YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
KRACH JENNIFER & JASON KRACH PARKER STEVEN 401 00001 158,000 36.74 421,742 98.08

<<<<Residential Buildings>>>> Year Built Appraisal Good % Floor Ground Price/ Ave
Occupancy Class Style C 1993 319,863 70 1,936 1,936 3 2.0 222.11 1.00
Single Family C

<<<<Agricultural Buildings>>>>
Number Total Appraisal
2 14481



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 103 017 40 12/22/2021 327,000 WD 03-ARM'S LENGTH 327,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
17380 IDA WEST RD 2.25 44,250 RES 1 (2022R00580 REALTOR YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
KANITZ LANA E. ANTALEK CHRISTOPHER & 401 00001 110,000 33.64 311,879 95.38

<<<<Residential Buildings>>>> Year Built Appraisal Good % Floor Ground Price/ Ave
Occupancy Class Style C 1990 260,913 70 1,588 1,588 3 1.5 205.92 1.00
Single Family C



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 110 021 00 09/26/2022 279,000 WD 03-ARM'S LENGTH 279,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
3849 FORREST AVE 0.46 21,262 RES 1 (2022R19637 PROPERTY T YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
MCMANAWAY MATTHEW ARNETT CHRISTOPHER & CARRIE 401 00001 83,800 30.04 263,916 94.59

<<<<Residential Buildings>>>> Year Built Appraisal Good % Floor Ground Price/ Ave
Occupancy Class Style CD 1979 237,637 75 1,870 1,870 3 1.5 149.20 1.00
Single Family CD



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 110 030 00 12/15/2022 215,000 WD 03-ARM'S LENGTH 215,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4155 SYLVANIA PETERSBURG 0.65 24,871 RES 1 (2022R23358 DEED YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
 BOLSTER DOUG PODGORSKI BRETT 401 00001 66,800 31.07 178,338 82.95

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family C C 1985 136,571 66 960 768 3 2.0 223.96 1.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 1 9114



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 113 039 00 07/20/2022 449,900 WD 03-ARM'S LENGTH 449,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 15750 IDA CENTER RD 1.61 37,655 AG 2 (2022R16959 REALTOR YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
 CAUFFIEL ANDREW L. & MARGARET K.KOLBE ANDREW & ALEXA 401 00001 180,700 40.16 515,517 114.58

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family C C 1967 454,650 63 3,808 1,904 5 3.0 118.15 2.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 2 15072



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 123 020 20 07/15/2022 329,900 WD 03-ARM'S LENGTH 329,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 5825 BACON RD 2.00 42,000 AG 2 (2022R15822 REALTOR YES LISTED GOOD SALE

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
 SCAFFE KIMBERLY A. HOLTZ RYAN 401 00001 111,600 33.83 298,837 90.58

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family C C 1988 253,400 65 1,984 1,323 3 2.5 166.28 1.00

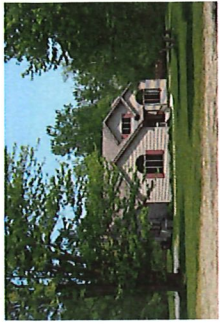


* Parcel Number * 14 124 024 20 Date of Sale 10/24/2022 Sale Price 365,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 365,000 Reasons for Adj.

Property Address 15340 TODD RD Acres 5.10 Land Value 68,675 Zoning RES 1 (2022R20706 VerifiedBy BUYER/SELL Improved? YES Miscellaneous Comments LISTED

Grantor SALISBURY KENNETH & PATRICIA Grantee KOESTER DANNY THOMAS & Class 401 Neigh. 00001 Assessment 147,100 Ratio 40.30 Appraisal Ratio 405,597

<<<<Residential Buildings>>>> Year 1993 Built 327,890 Appraisal Good 70 % 2,599 Floor Area 1,622 Ground Area 2.0 Bedrms 0 Baths 2.0 Price/ FloorArea 140.44 Ave Sty.Ht. 1.00



* Parcel Number * 14 126 003 40 Date of Sale 09/28/2021 Sale Price 279,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 279,000 Reasons for Adj.

Property Address 16297 TODD RD Acres 0.76 Land Value 27,104 Zoning AG 2 (2021R25327 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments NOT LISTED

Grantor MYSHOCK PAULA M. TRUST Grantee O'SHIELDS KEVIN LABRON & Class 401 Neigh. 00001 Assessment 108,700 Ratio 38.96 Appraisal Ratio 309,369

<<<<Residential Buildings>>>> Year 1990 Built 280,622 Appraisal Good 68 % 2,464 Floor Area 1,232 Ground Area 2.0 Bedrms 3 Baths 2.0 Price/ FloorArea 113.23 Ave Sty.Ht. 2.00



* Parcel Number * 14 127 025 40 Date of Sale 08/12/2021 Sale Price 290,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 290,000 Reasons for Adj.

Property Address 7456 BACON RD Acres 5.09 Land Value 68,587 Zoning AG 1 (* 2021R1566 VerifiedBy BUYER/SELL Improved? YES Miscellaneous Comments FSBO?

Grantor KEWEEN STEVEN Grantee WORONEC RACHEL & JASON Class 401 Neigh. 00001 Assessment 114,900 Ratio 39.62 Appraisal Ratio 321,231

<<<<Residential Buildings>>>> Year 1993 Built 222,830 Appraisal Good 70 % 1,288 Floor Area 1,288 Ground Area 1.5 Bedrms 2 Baths 1.5 Price/ FloorArea 225.16 Ave Sty.Ht. 1.00



<<<<Agricultural Buildings>>>>
Number Total Appraisal
1 29814

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.	
14 035 012 00	2634 SUMMERFIELD RD	08/23/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$69,300	32.33	\$194,189	\$26,185	\$188,815	\$149,337	1.264	1,144	\$165.05	00001 C	RESIDENTIAL	\$24,217	RESIDENTIAL	401	60	
14 035 048 10	16648 DA WEST RD	07/06/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,300	39.89	\$271,997	\$42,671	\$262,329	\$203,845	1.287	1,852	\$141.65	00001 C	RESIDENTIAL	\$31,000	RESIDENTIAL	401	60	
14 101 019 00	3635 SUMMERFIELD RD	07/22/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,900	36.57	\$249,638	\$37,814	\$227,186	\$188,288	1.207	1,344	\$169.04	00001 C	RESIDENTIAL	\$31,000	RESIDENTIAL	401	60	
14 101 025 11	15008 ALBAIN RD	02/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,800	39.89	\$197,423	\$32,123	\$152,877	\$146,933	1.040	1,248	\$122.50	00001 C	RESIDENTIAL	\$31,000	RESIDENTIAL	401	60	
14 103 022 00	270 PETERSBURG RD	07/15/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$59,800	32.50	\$160,380	\$24,261	\$159,739	\$120,995	1.320	960	\$166.39	00001 C	RESIDENTIAL	\$21,040	RESIDENTIAL	401	60	
14 111 003 00	16595 ALBAIN RD	11/28/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$240,700	52.33	\$504,888	\$296,590	\$163,410	\$185,154	0.883	1,838	\$88.91	00098 C	AGRICULTURAL LAND	\$294,660	AGRICULTURAL LAND	401	59	
14 122 006 00	17595 DA CENTER RD	04/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$112,500	33.09	\$286,479	\$98,211	\$241,789	\$162,016	1.492	1,400	\$172.71	00001 C	RESIDENTIAL	\$48,480	RESIDENTIAL	401	60	
14 130 015 60	20780 MOROCCO RD	09/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,000	34.77	\$258,910	\$42,270	\$236,730	\$192,569	1.229	1,750	\$135.27	00001 C	RESIDENTIAL	\$41,230	RESIDENTIAL	401	59	
14 140 015 00	3922 MCNEIL DR	12/16/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$82,300	37.93	\$194,663	\$20,173	\$196,827	\$155,102	1.269	1,144	\$172.05	00001 C	RESIDENTIAL	\$18,022	RESIDENTIAL	401	55	
14 150 003 00	17926 ALBAIN RD	02/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$168,343	\$45,250	\$134,750	\$109,416	1.232	1,060	\$127.12	00001 D	RESIDENTIAL	\$41,130	RESIDENTIAL	401	59	
14 150 006 00	251 CASS ST	08/26/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$90,600	44.85	\$218,551	\$26,976	\$175,024	\$170,289	1.028	1,712	\$102.23	00001 C	RESIDENTIAL	\$23,734	RESIDENTIAL	401	55	
Totals:			\$2,832,000			\$2,832,000	\$1,087,700	38.41	\$2,699,461	\$26,976	\$2,139,476	\$1,783,944	1.199	1,199	\$178.94							
							Sale Ratio ->	38.41					E.C.F. ->									
							Std. Dev. ->	6.20					Area E.C.F. ->	1.205								

USED: 1.200 ECF IN 51-60% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 035 012 00 08/23/2021 215,000 PTA 03-ARM'S LENGTH 215,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
2634 SUMMERFIELD RD 0.63 24,217 RES 1 (REALTOR YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
LAMB GRODI KELTY BABER 401 00001 69,500 32.33 205,389 95.53

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/ Ave
Single Family C 1980 179,204 60 1,144 1,144 3 1.0 187.94 1.00
Floor Area Baths FloorArea Sty.Ht.

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 035 048 10 07/06/2021 305,000 WD 03-ARM'S LENGTH 305,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
16648 IDA WEST RD 1.00 31,000 RES 1 (2021R17764 REALTOR YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
AKSAMIT MICHAEL & SHARON TRUST BAKER JOSHUA & CHELSEA 401 00001 100,300 32.89 288,450 94.57

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/ Ave
Single Family C 1972 244,614 60 1,852 1,852 3 2.0 164.69 1.00
Floor Area Baths FloorArea Sty.Ht.

<<<<Agricultural Buildings>>>>
Number Total Appraisal
1 11396

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 101 019 00 07/22/2022 265,000 WD 03-ARM'S LENGTH 265,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
3635 SUMMERFIELD RD 1.00 31,000 AG 2 (2022R15429 REALTOR YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
BISCHOFF STEVEN M. & JAMIE M. STEVENS CARL 401 00001 96,900 36.57 288,474 108.86

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/ Ave
Single Family C 0 245,704 70 1,344 1,344 4 1.0 197.17 1.00
Floor Area Baths FloorArea Sty.Ht.



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 101 025 11 02/18/2022 185,000 WD 03-ARM'S LENGTH 185,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
15008 ALBAIN RD 1.00 31,000 RES 1 (2022R04906 BUYER/SELL YES NOT LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
FRALLEY MALLORY R. FKA KOTTKE MALLORIGILBERT ZACHARIAH M 401 00001 73,800 39.89 208,443 112.67

<<<<Residential Buildings>>>>
Occupancy Class Style % Floor Ground Price/ Ave
Single Family C C 60 1,248 1,248 3 1.0 148.24 1.00



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 103 022 00 07/15/2021 184,000 WD 03-ARM'S LENGTH 184,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
270 PETERSBURG RD 0.48 21,040 RES 1 (2021R20309 REALTOR YES LISTED

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
BAKER JOSHUA R ELLIOTT CALEIGH LOUISE 401 00001 59,800 32.50 169,455 92.10

<<<<Residential Buildings>>>>
Occupancy Class Style % Floor Ground Price/ Ave
Single Family C C 60 960 960 3 1.5 191.67 1.00



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 111 003 00 11/28/2022 460,000 WD 03-ARM'S LENGTH 460,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
16595 ALBAIN RD 50.43 289,749 AG 2 (2022R22633 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
FULTZ ROBERT & JEANNE KAY MEINERT TIMOTHY & PAMELA 401 00098 240,700 52.33 516,566 112.30

<<<<Residential Buildings>>>>
Occupancy Class Style % Floor Ground Price/ Ave
Single Family C C 53 1,838 1,838 3 2.0 250.27 1.00



<<<<Agricultural Buildings>>>>
Number Total Appraisal
2 2702

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 122 008 00 04/13/2022 340,000 WD 03-ARM'S LENGTH 340,000

Property Address 17595 IDA CENTER RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 2.68 48,480 AG 2 (2022R08690 PROPERTY T YES LISTED

Grantor BRISKEY DONALD & LYNN
 Grantee SOMMERS CARL
 Class 401 Neigh. Area 00001 Assessment 112,500 Ratio 33.09 Appraisal 305,093 Ratio 89.73

<<<<Residential Buildings>>>>
 Occupancy Class Style
 Single Family C
 % Floor Area Good Baths 2.0 Price/ Ave
 59 1,400 1,400 3 2.0 FloorArea Sty.Ht.
 242.86 1.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 3 35723



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 130 015 60 09/27/2021 279,000 WD 03-ARM'S LENGTH 279,000

Property Address 20780 MOROCCO RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 2.03 42,270 AG 1 (* 2021R26034 REALTOR YES LISTED

Grantor STERN VALERIE
 Grantee KIMBLE JEFFREY W. & DAWN
 Class 401 Neigh. Area 00001 Assessment 97,000 Ratio 34.77 Appraisal 273,353 Ratio 97.98

<<<<Residential Buildings>>>>
 Occupancy Class Style
 Single Family C
 % Floor Area Good Baths 2.0 Price/ Ave
 60 1,750 1,464 3 2.0 FloorArea Sty.Ht.
 159.43 1.00



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 140 018 00 12/16/2022 217,000 WD 03-ARM'S LENGTH 217,000

Property Address 3922 MCNEIL DR
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 0.34 18,022 RES 1 (2022R23542 REALTOR YES LISTED

Grantor O'NEIL TIMOTHY & GLORIA
 Grantee DEMKOWSKI CRAIG
 Class 401 Neigh. Area 00001 Assessment 82,300 Ratio 37.93 Appraisal 209,242 Ratio 96.42

<<<<Residential Buildings>>>>
 Occupancy Class Style
 Single Family C
 % Floor Area Good Baths 1.0 Price/ Ave
 55 1,144 1,144 3 1.0 FloorArea Sty.Ht.
 189.69 1.00



Detailed Sale Report



* Parcel Number * 14 150 003 00 Date of Sale 02/24/2022 Sale Price 180,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 180,000 Reasons for Adj.

Property Address 17926 ALBAIN RD Acres 1.92 Land Value 41,120 Zoning AG 1 (* 2022R04960 VerifiedBy BUYER/SELL Improved? YES Miscellaneous Comments NOT LISTED/PRIVATE SAL

Grantor SCHWICHTENBERG RUTH Grantee MILLER MALACHI Class 401 Neigh. 00001 Assessment 64,300 Ratio 35.72 Appraisal 176,744 Ave 98.19

<<<<Residential Buildings>>>>
Occupancy Class D Style D Year Built 1900 Appraisal 131,299 % Good 59 Floor Area 1,060 Area 864 Bedrms 5 Baths 1.0 Price/FloorArea 169.81 Sty.Ht. 1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal 2 1917



* Parcel Number * 14 150 006 00 Date of Sale 08/26/2022 Sale Price 202,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 202,000 Reasons for Adj.

Property Address 251 CASS ST Acres 0.58 Land Value 23,734 Zoning RES 1 (2022R17575 VerifiedBy REALTOR Improved? YES Miscellaneous Comments LISTED

Grantor TINCHER BRENDAN S. & KRISTIN HUBLERJOHNSON JEFFREY ALAN Grantee Class 401 Neigh. 00001 Assessment 90,600 Ratio 44.85 Appraisal 239,418 Ave 118.52

<<<<Residential Buildings>>>>
Occupancy Class C Style C Year Built 1956 Appraisal 212,177 % Good 55 Floor Area 1,712 Area 1,712 Bedrms 3 Baths 1.0 Price/FloorArea 117.99 Sty.Ht. 1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal 1 2589

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Retidual	Cost Min. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.		
14 036 016 00	2605 SUMMERFIELD RD	11/29/22	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$62,000	52.54	\$145,320	\$57,501	\$60,499	\$78,061	0.775	1,218	\$48.67	00001 D		\$30,070	RESIDENTIAL	401	46		
14 109 022 10	1220 ROSE RD	11/22/21	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$76,700	39.33	\$183,464	\$38,471	\$156,529	\$128,883	1.215	2,132	\$73.42	00001 CD		\$31,000	RESIDENTIAL	401	48		
14 110 012 00	17927 ALBAIN RD	01/28/22	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$90,300	34.73	\$216,245	\$36,952	\$223,028	\$159,936	1.400	1,556	\$143.32	00001 C		\$32,210	RESIDENTIAL	401	50		
14 110 015 00	17877 ALBAIN RD	08/31/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$90,200	32.80	\$225,065	\$57,911	\$217,089	\$148,384	1.461	2,085	\$104.12	00001 C		\$39,600	RESIDENTIAL	401	45		
14 111 012 00	16100 LULU RD	07/25/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$106,300	38.65	\$250,939	\$132,340	\$145,660	\$105,421	1.353	1,222	\$116.74	00001 CD		\$125,000	RESIDENTIAL	401	46		
14 118 023 01	20320 DA CENTER RD	05/03/21	\$155,000	PTA	03-ARMY'S LENGTH	\$155,000	\$68,700	44.32	\$163,529	\$41,087	\$113,913	\$108,837	1.047	1,040	\$109.53	00001 C		\$40,185	RESIDENTIAL	401	50		
14 123 025 00	6095 TEAL RD	06/03/21	\$218,000	WD	03-ARMY'S LENGTH	\$218,000	\$91,300	41.88	\$220,089	\$51,699	\$166,401	\$149,769	1.111	1,688	\$98.00	00001 C		\$33,750	RESIDENTIAL	401	50		
14 128 008 40	18915 TODD RD	03/24/23	\$225,200	WD	03-ARMY'S LENGTH	\$225,200	\$86,900	38.59	\$207,377	\$85,813	\$136,387	\$108,057	1.290	1,616	\$86.25	00001 CD		\$83,268	RESIDENTIAL	401	45		
14 130 015 20	5855 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$65,100	39.45	\$163,015	\$30,056	\$114,944	\$109,468	1.145	1,576	\$76.89	00001 CD		\$31,000	RESIDENTIAL	401	45		
14 136 005 10	8238 SUMMERFIELD RD	11/29/21	\$170,500	WD	03-ARMY'S LENGTH	\$170,500	\$79,600	46.10	\$156,668	\$35,057	\$115,465	\$108,116	1.253	1,250	\$106.37	00001 C		\$35,037	RESIDENTIAL	401	45		
Total:										\$1,931,711	\$1,469,893	\$1,195,470		1.230			\$96.24						
										Sale. Ratio =>	99.68												
										Std. Dev. =>	5.71												
										Ave. E.C.F. =>	1.205												

USED: 1.230 ECF IN 0-50% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

Detailed Sale Report



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 036 016 00 11/29/2022 118,000 WD 03-ARM'S LENGTH 118,000

Property Address
 2605 SUMMERFIELD RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 0.97 30,070 RES 1 (2022R22912 PROPERTY T YES

Grantee
 BEGEMAN MIKE & DAVID FEDOR
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 62,000 52.54 161,770 137.09

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family D 1900 96,015 46 1,218 1,218 2 1.0 96.88 1.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 3 30555



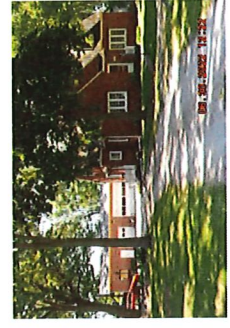
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 109 022 10 11/22/2021 195,000 WD 03-ARM'S LENGTH 195,000

Property Address
 1220 ROSE RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 1.00 31,000 AG 1 (* 2021R30106 REALTOR YES LISTED

Grantee
 MORSE SHIRLEY
 PALAZZOLO TESSA S
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 76,700 39.33 197,847 101.46

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family CD 1896 158,526 48 2,132 1,244 4 1.0 91.46 1.00

<<<<Agricultural Buildings>>>>
 Number Total Appraisal
 1 8321



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 14 110 012 00 01/28/2022 260,000 WD 03-ARM'S LENGTH 260,000

Property Address
 17927 ALBAIN RD
 Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 1.11 32,210 RES 1 (2022R03136 DEED YES LISTED

Grantee
 KOTTKE KIRSTEN LAURA & BLANE SPRADLIN LAYNE O. &
 Class Neigh. Assessment Ratio Appraisal Ratio
 401 00001 90,300 34.73 232,975 89.61

<<<<Residential Buildings>>>>
 Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
 Single Family C 1930 195,983 50 1,556 1,245 3 2.0 167.10 1.00

Detailed Sale Report



* Parcel Number * 14 110 016 00
Date of Sale 08/31/2022
Sale Price 275,000
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 275,000
Reasons for Adj.
Property Address 17877 ALBAIN RD
Acres 1.80
Land Value 39,800
Zoning RES 1 (2022R19679 REALTOR
VerifiedBy YES
Improved? YES
Miscellaneous Comments LISTED

Grantor ODNEAL BILLY & MONICA
Grantee MAGEE DAWN
Class 401
Neigh. 00001
Assessment 90,200
Ratio 32.80
Appraisal 241,652
Ratio 87.87

<<<<Residential Buildings>>>>
Occupancy Class Single Family C
Year Built 1920
Floor Area 2,085
Ground Area 1,457
Bedrms 3
Baths 1.5
Price/FloorArea 131.89
Ave Sty.Ht. 1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal 2 9639



* Parcel Number * 14 111 012 00
Date of Sale 02/25/2022
Sale Price 275,000
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 275,000
Reasons for Adj.
Property Address 16100 LULU RD
Acres 20.00
Land Value 125,000
Zoning AG 2 (2022R05472 BUYER/SELL
VerifiedBy YES
Improved? YES
Miscellaneous Comments FSBO SEE NOTES

Grantor DICKINSON PAMELA & AUTEN TERESABOYCE JILL & BABER BRIAN
Grantee
Class 401
Neigh. 00001
Assessment 106,300
Ratio 38.65
Appraisal 262,419
Ratio 95.43

<<<<Residential Buildings>>>>
Occupancy Class Single Family CD
Year Built 1947
Floor Area 1,222
Ground Area 1,222
Bedrms 3
Baths 1.0
Price/FloorArea 225.04
Ave Sty.Ht. 1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal 2 4015



* Parcel Number * 14 118 023 01
Date of Sale 05/03/2021
Sale Price 155,000
Instr. PTA
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 155,000
Reasons for Adj.
Property Address 20280 IDA CENTER RD
Acres 1.84
Land Value 40,185
Zoning AG 1 (*
VerifiedBy BUYER/SELL
Improved? YES
Miscellaneous Comments LISTED

Grantor MOORE CASSANDRA & KAITLIN WYLIECLARK MICHAEL & LESLEE
Grantee
Class 401
Neigh. 00001
Assessment 68,700
Ratio 44.32
Appraisal 174,957
Ratio 112.88

<<<<Residential Buildings>>>>
Occupancy Class Single Family C
Year Built 1969
Floor Area 1,040
Ground Area 1,040
Bedrms 3
Baths 1.0
Price/FloorArea 149.04
Ave Sty.Ht. 1.00

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 123 025 00 06/03/2021 218,000 WD 03-ARM'S LENGTH 218,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
6035 TEAL RD 1.25 33,750 AG 2 (2021R15297 REALTOR YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
MAENLE FREDERICK SIEBEL SCOT & SUSAN DOUGLAS 401 00001 91,300 41.88 237,592 108.99

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
Single Family C 1965 184,216 50 1,698 1,698 3 1.0 128.39 FloorArea Sty.Ht.
1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal
1 17388



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 126 006 40 03/24/2023 225,200 WD 03-ARM'S LENGTH 225,200

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
16915 TODD RD 7.35 83,288 AG 1 (* 2023R04141 PROPERTY T YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
JOHNSON JR. STEVEN D. LENNARD WAYNE J. AND SONS INC. 002 00001 86,900 38.59 219,011 97.25

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good % Floor Ground Price/ Ave
Single Family CD 0 132,910 45 1,616 1,088 0 1.0 139.36 FloorArea Sty.Ht.
1.00

<<<<Agricultural Buildings>>>>
Number Total Appraisal
1 2813



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 130 013 20 08/24/2021 165,000 WD 03-ARM'S LENGTH 165,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
5855 S COUNTY LINE HWY 1.00 31,000 AG 1 (* 2021R22476 DEED YES AUCTION

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
BARTA STASKO TARASZKIEWICZ WALKER PAUL & WALKER JEFFREY 401 00001 65,100 39.45 175,064 106.10

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/Ave
Single Family CD 1895 123,502 45 1,576 1,224 4 2.0 104.70 1.00
Floor Area Sty.Ht.

<<<<Agricultural Buildings>>>>

Number Total Appraisal
1 14728

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
14 136 005 10 11/30/2021 170,500 WD 03-ARM'S LENGTH 170,500

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
8233 SUMMERFIELD RD 1.37 35,037 RES 1 (2021R31843 BUYER/SELL YES LISTED

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
SEBETTO MARSHA WILDER JASON & CRAIG & NANCY 401 00001 78,600 46.10 168,020 98.55

<<<<Residential Buildings>>>>
Occupancy Class Style Year Built Appraisal Good Area Floor Ground Price/Ave
Single Family C 1955 132,983 45 1,250 1,250 3 1.0 136.40 1.00
Floor Area Sty.Ht.



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. Residual	Cost Wab. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.										
14-109 022 10	1220 ROSE RD	11/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,700	39.33	\$181,464	\$173,993	\$21,007	\$7,397	2,840	0	00001 CD	00001 CD	\$29,000	RESIDENTIAL	401	48										
14-106 027 00	20469 DEERFIELD RD	07/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,300	40.65	\$188,677	\$182,783	\$17,217	\$15,737	1,084	0	00001 D	00001 D	\$40,300	RESIDENTIAL	401	45										
14-036 016 00	2605 SUMMERFIELD RD	11/29/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$62,000	52.54	\$143,380	\$115,948	\$7,051	\$27,159	0.076	0	00001 C	00001 C	\$28,130	RESIDENTIAL	401	46										
14-123 025 00	6035 TEAL RD	06/03/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$91,300	41.88	\$218,089	\$202,478	\$15,322	\$15,456	1.004	0	00001 C	00001 C	\$31,750	RESIDENTIAL	401	50										
14-125 030 10	15265 TUNNICLIFFE	03/11/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$213,200	37.08	\$546,903	\$513,551	\$67,449	\$33,022	1.861	0	00001 C	00001 C	\$110,940	RESIDENTIAL	401	84										
14-127 025 40	7456 BACON RD	08/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$114,900	39.62	\$295,523	\$289,756	\$21,244	\$26,502	0.802	0	00001 C	00001 C	\$88,587	RESIDENTIAL	401	70										
14-130 013 20	5855 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,100	39.45	\$161,015	\$147,793	\$17,207	\$13,091	1.314	0	00001 CD	00001 CD	\$29,000	RESIDENTIAL	401	45										
Totals:											\$1,745,051	\$155,697	\$138,364																	
											40.01	E.C.F. =>	1.125																	
											5.08	Ave. E.C.F. =>	1.284																	

ECF: 1.010 APPLIED TO AG BUILDINGS IN RES NEIGHBORHOODS