

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
070-001-300-085-00	333 WEIER LN	10/04/22	\$387,000	WD
070-001-300-085-11	375 WEIER LN	10/27/22	\$300,000	WD
070-001-300-140-01	3556 N HILL ST	09/18/21	\$63,000	WD
070-001-300-165-00	3533 N HILL ST	04/21/21	\$106,000	WD
070-001-300-175-00	3543 N HILL ST	09/14/21	\$145,177	WD
070-011-100-015-00	606 W MT MARIA RD	08/16/21	\$170,000	WD
070-012-100-005-02	3420 N DUNDALE RD	04/26/22	\$249,900	WD
070-024-300-010-75	N HUBBARD LAKE RD	05/11/22	\$130,000	WD
070-032-400-019-00	1157 N RICHARDSON RD	08/15/22	\$85,000	WD
070-032-400-100-00	2060 W TRASK LAKE RD	07/07/22	\$161,000	WD
070-033-300-100-00	1030 N RICHARDSON RD	07/20/21	\$70,000	WD
070-036-100-005-01	55 W RITCHIE RD	05/13/22	\$174,900	WD
070-036-100-005-05	1357 N HUBBARD LAKE RD	02/16/22	\$200,000	WD
071-007-300-015-03	3130 N HUBBARD LAKE RD	08/15/22	\$219,000	WD
071-011-200-005-00	2260 SUCKER CREEK RD	11/05/21	\$610,000	WD
071-012-100-035-00	2780 SUCKER CREEK RD	08/18/21	\$35,100	WD
071-014-300-120-00	2257 MILLER RD	10/13/22	\$300,000	WD
071-019-300-005-20	2222 N HUBBARD LAKE RD	10/05/22	\$61,022	MLC
071-019-300-005-20	2222 N HUBBARD LAKE RD	02/21/23	\$232,000	WD
071-019-400-080-00	2104 BRUECKNER TRL	07/07/21	\$125,000	LC
071-020-200-004-00	744 MILLER RD	11/23/21	\$395,000	WD
071-022-200-005-00	1710 MILLER RD	10/21/22	\$179,100	WD
071-024-100-020-00	2886 MILLER RD	08/19/22	\$55,000	WD
071-024-100-020-00	2886 MILLER RD	11/08/22	\$100,000	LC
071-026-100-015-00	1869 N SOMERS RD	08/25/21	\$330,000	WD
071-026-300-030-01	2013 E RITCHIE RD	07/08/21	\$155,000	WD
071-027-200-005-00	1705 E FRENCH RD	10/27/21	\$459,000	WD
072-140-001-009-00	359 W MT MARIA RD	06/03/21	\$122,000	WD
072-140-001-020-00	269 W MT MARIA RD	06/24/22	\$79,900	WD
072-140-002-006-00	3441 N HUBBARD LAKE RD	05/07/21	\$67,500	WD
072-150-000-003-05	3592 KIRK DR	04/01/22	\$75,000	WD
072-150-000-006-01	3595 KIRK DR	09/30/22	\$85,000	WD
072-160-000-008-00	3518 N KOHLER RD	08/09/21	\$185,000	WD
072-170-000-086-00	340 SITZMARK DR	08/16/22	\$142,500	WD
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD
072-190-000-099-00	1151 N MONTANA RD	05/21/21	\$69,900	WD
072-191-000-140-01	1140 E STUVE RANCH RD	10/23/21	\$118,500	WD
072-200-003-004-00	3587 ELIZABETH ST	03/17/23	\$280,000	WD
072-200-006-011-00	3563 N LINE ST	06/27/22	\$60,000	WD
072-204-000-009-00	701 W LAKE ST	09/28/21	\$110,500	WD
072-204-000-015-00	713 W LAKE ST	08/18/21	\$65,000	WD
072-204-000-016-00	717 W LAKE ST	06/29/22	\$190,000	WD
072-220-001-015-00	430 SUSAN AVE	12/10/21	\$122,000	WD
072-240-000-001-00	3738 LITTLE BROOK DR	07/27/21	\$200,300	WD
073-000-012-005-00	204 N LAKE ST	09/20/22	\$58,000	LC
073-000-013-007-00	210 E ALGER ST	09/30/21	\$89,900	WD

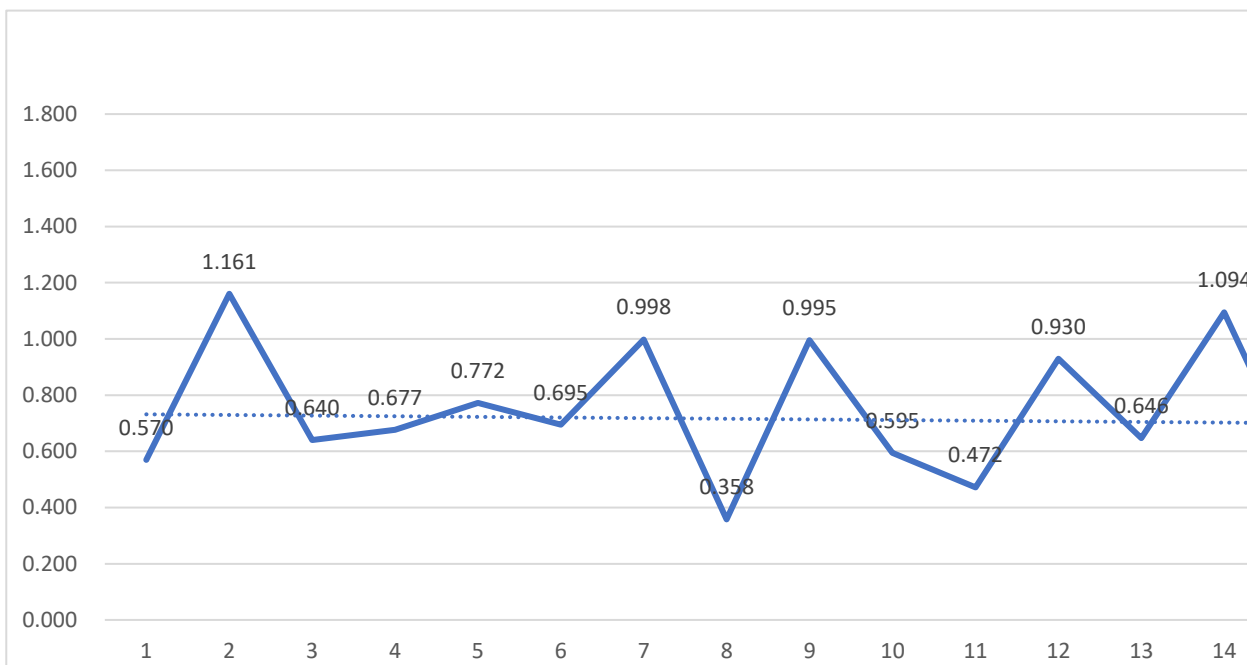
073-000-014-001-00	300 E ALGER ST	06/11/21	\$64,562	WD
073-000-019-001-01	103 N SECOND ST	02/10/22	\$121,000	WD
073-000-019-009-00	110 W MAIN ST	03/03/23	\$72,700	WD
073-000-021-006-00	203 E MAIN ST	06/24/22	\$110,000	WD
073-036-400-035-00	303 E MAIN ST	12/02/22	\$145,000	WD
073-100-000-041-00	331 E MAIN ST	01/17/22	\$45,000	WD
073-100-000-044-00	325 E MAIN ST	09/13/21	\$68,500	WD
073-100-000-128-00	1231 N ANDERSON DR	01/23/23	\$109,900	WD
Totals:			\$8,434,861	

Column1

Mean	0.671692538
Standard Error	0.043968218
Median	0.6122352
Mode	#N/A
Standard Deviation	0.323099098
Sample Variance	0.104393027
Kurtosis	0.218694691
Skewness	0.721762147
Range	1.469892508
Minimum	0.063837728
Maximum	1.533730236
Sum	36.27139706
Count	54

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$368,000	\$152,800	41.52	\$399,339
19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$58,600	19.53	\$185,073
03-ARM'S LENGTH	\$63,000	\$22,100	35.08	\$61,965
19-MULTI PARCEL ARM'S LENGTH	\$102,300	\$26,000	25.42	\$95,553
03-ARM'S LENGTH	\$145,177	\$38,100	26.24	\$120,808
03-ARM'S LENGTH	\$170,000	\$54,500	32.06	\$154,994
03-ARM'S LENGTH	\$249,900	\$64,500	25.81	\$174,178
19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$67,900	52.23	\$137,656
03-ARM'S LENGTH	\$80,875	\$23,200	28.69	\$56,475
03-ARM'S LENGTH	\$161,000	\$63,300	39.32	\$168,201
03-ARM'S LENGTH	\$70,000	\$22,400	32.00	\$84,341
03-ARM'S LENGTH	\$174,900	\$53,600	30.65	\$133,694
03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$195,216
03-ARM'S LENGTH	\$219,000	\$58,300	26.62	\$144,839
19-MULTI PARCEL ARM'S LENGTH	\$610,000	\$299,300	49.07	\$671,210
03-ARM'S LENGTH	\$35,100	\$23,600	67.24	\$60,598
03-ARM'S LENGTH	\$300,000	\$102,600	34.20	\$274,395
19-MULTI PARCEL ARM'S LENGTH	\$61,022	\$47,900	78.50	\$111,066
19-MULTI PARCEL ARM'S LENGTH	\$232,000	\$47,900	20.65	\$113,916
03-ARM'S LENGTH	\$100,000	\$54,300	54.30	\$148,409
19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$152,900	43.19	\$403,209
03-ARM'S LENGTH	\$179,100	\$68,600	38.30	\$158,901
03-ARM'S LENGTH	\$55,000	\$28,600	52.00	\$73,152
03-ARM'S LENGTH	\$100,000	\$28,600	28.60	\$73,152
03-ARM'S LENGTH	\$297,800	\$106,800	35.86	\$330,594
03-ARM'S LENGTH	\$155,000	\$70,700	45.61	\$189,918
03-ARM'S LENGTH	\$441,600	\$157,500	35.67	\$395,955
03-ARM'S LENGTH	\$122,000	\$50,500	41.39	\$132,708
03-ARM'S LENGTH	\$79,900	\$20,800	26.03	\$56,411
03-ARM'S LENGTH	\$67,500	\$29,100	43.11	\$84,713
03-ARM'S LENGTH	\$71,400	\$15,300	21.43	\$54,822
03-ARM'S LENGTH	\$85,000	\$11,900	14.00	\$38,726
19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$73,500	39.73	\$186,353
19-MULTI PARCEL ARM'S LENGTH	\$142,500	\$50,300	35.30	\$135,741
03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$119,783
19-MULTI PARCEL ARM'S LENGTH	\$69,900	\$30,900	44.21	\$91,654
03-ARM'S LENGTH	\$118,500	\$53,400	45.06	\$152,875
03-ARM'S LENGTH	\$280,000	\$95,100	33.96	\$239,663
19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$39,800	66.33	\$92,587
03-ARM'S LENGTH	\$89,100	\$25,100	28.17	\$98,528
03-ARM'S LENGTH	\$65,000	\$25,000	38.46	\$74,747
03-ARM'S LENGTH	\$190,000	\$47,000	24.74	\$120,613
03-ARM'S LENGTH	\$122,000	\$32,300	26.48	\$99,183
03-ARM'S LENGTH	\$200,300	\$38,800	19.37	\$100,613
03-ARM'S LENGTH	\$58,000	\$20,200	34.83	\$52,299
03-ARM'S LENGTH	\$89,900	\$47,500	52.84	\$128,391

03-ARM'S LENGTH	\$64,562	\$28,800	44.61	\$80,704
03-ARM'S LENGTH	\$121,000	\$45,400	37.52	\$134,240
03-ARM'S LENGTH	\$72,700	\$21,800	29.99	\$54,003
03-ARM'S LENGTH	\$110,000	\$45,600	41.45	\$112,687
03-ARM'S LENGTH	\$145,000	\$74,700	51.52	\$185,522
03-ARM'S LENGTH	\$44,500	\$37,500	84.27	\$98,441
03-ARM'S LENGTH	\$68,500	\$3,600	5.26	\$83,711
03-ARM'S LENGTH	\$109,900	\$32,000	29.12	\$78,114
	\$8,266,936	\$3,005,500		\$8,004,639
		Sale. Ratio =>	36.36	
		Std. Dev. =>	14.85	

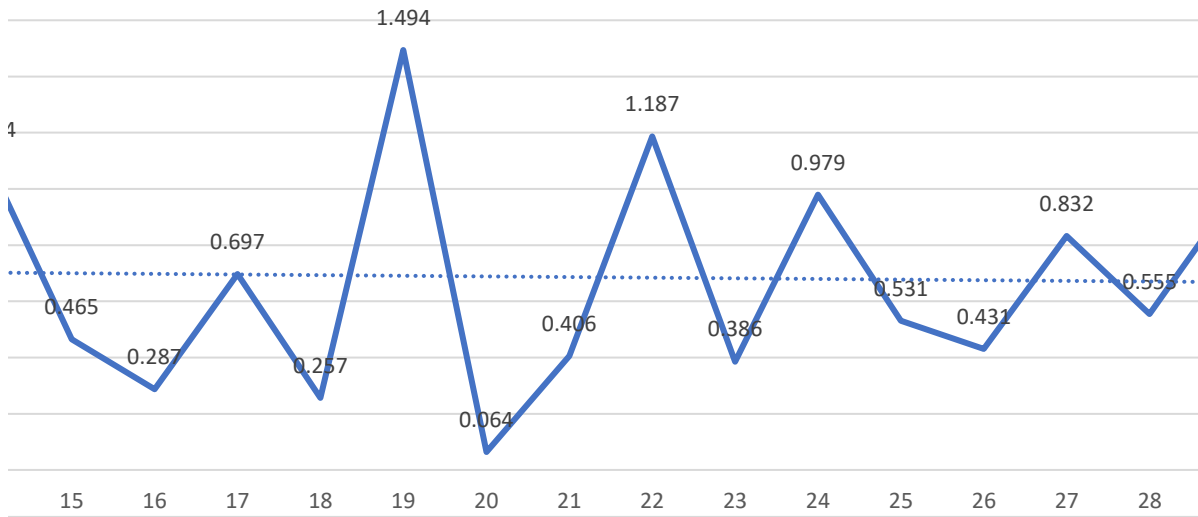


Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$44,765	\$323,235	\$567,318	0.570	4,152	\$77.85	401
\$50,995	\$249,005	\$214,525	1.161	1,552	\$160.44	401
\$18,412	\$44,588	\$69,685	0.640	720	\$61.93	401
\$14,700	\$87,600	\$129,365	0.677	768	\$114.06	401
\$17,404	\$127,773	\$165,446	0.772	728	\$175.51	401
\$20,310	\$149,690	\$215,494	0.695	1,512	\$99.00	401
\$47,275	\$202,625	\$203,045	0.998	864	\$234.52	401
\$119,760	\$10,240	\$28,634	0.358	640	\$16.00	401
\$15,277	\$65,598	\$65,917	0.995	910	\$72.09	401
\$17,325	\$143,675	\$241,402	0.595	1,800	\$79.82	401
\$25,750	\$44,250	\$93,746	0.472	1,008	\$43.90	401
\$49,200	\$125,700	\$135,190	0.930	936	\$134.29	401
\$55,975	\$144,025	\$222,786	0.646	1,620	\$88.90	401
\$46,000	\$173,000	\$158,142	1.094	1,364	\$126.83	401
\$432,100	\$177,900	\$382,576	0.465	2,960	\$60.10	401
\$13,380	\$21,720	\$75,549	0.287	720	\$30.17	401
\$51,851	\$248,149	\$356,070	0.697	1,920	\$129.24	401
\$26,117	\$34,905	\$135,918	0.257	2,052	\$17.01	401
\$28,967	\$203,033	\$135,918	1.494	2,052	\$98.94	401
\$94,493	\$5,507	\$86,266	0.064	996	\$5.53	401
\$262,798	\$91,202	\$224,658	0.406	1,470	\$62.04	401
\$136,440	\$42,660	\$35,938	1.187	400	\$106.65	401
\$25,762	\$29,238	\$75,824	0.386	720	\$40.61	401
\$25,762	\$74,238	\$75,824	0.979	720	\$103.11	401
\$112,903	\$184,897	\$348,306	0.531	1,288	\$143.55	401
\$77,400	\$77,600	\$180,029	0.431	1,709	\$45.41	401
\$258,400	\$183,200	\$220,088	0.832	1,104	\$165.94	401
\$37,680	\$84,320	\$152,045	0.555	1,416	\$59.55	401
\$13,954	\$65,946	\$67,931	0.971	480	\$137.39	401
\$30,000	\$37,500	\$87,541	0.428	720	\$52.08	401
\$9,000	\$62,400	\$73,315	0.851	570	\$109.47	401
\$6,900	\$78,100	\$50,922	1.534	440	\$177.50	401
\$42,975	\$142,025	\$229,405	0.619	1,568	\$90.58	401
\$25,258	\$117,242	\$176,773	0.663	1,536	\$76.33	401
\$40,462	\$39,538	\$126,914	0.312	1,152	\$34.32	401
\$34,679	\$35,221	\$91,160	0.386	864	\$40.77	401
\$65,944	\$52,556	\$139,090	0.378	1,260	\$41.71	401
\$43,998	\$236,002	\$313,064	0.754	2,169	\$108.81	401
\$39,251	\$20,749	\$85,338	0.243	753	\$27.56	401
\$30,000	\$59,100	\$109,645	0.539	1,050	\$56.29	401
\$37,911	\$27,089	\$58,938	0.460	581	\$46.62	401
\$30,000	\$160,000	\$144,981	1.104	1,008	\$158.73	401
\$15,577	\$106,423	\$133,770	0.796	792	\$134.37	401
\$8,356	\$191,944	\$147,611	1.300	1,272	\$150.90	401
\$20,714	\$37,286	\$50,536	0.738	528	\$70.62	401
\$28,638	\$61,262	\$159,605	0.384	1,582	\$38.72	401

\$22,368	\$42,194	\$93,338	0.452	1,058	\$39.88	401
\$30,923	\$90,077	\$165,307	0.545	1,335	\$67.47	401
\$12,889	\$59,811	\$65,782	0.909	937	\$63.83	401
\$27,143	\$82,857	\$136,870	0.605	1,275	\$64.99	401
\$31,654	\$113,346	\$246,189	0.460	1,680	\$67.47	401
\$12,972	\$31,528	\$136,750	0.231	1,410	\$22.36	401
\$11,865	\$56,635	\$114,954	0.493	752	\$75.31	401
\$15,913	\$93,987	\$99,522	0.944	1,096	\$85.75	401
\$5,450,391		\$8,300,950			\$85.05	
			E.C.F. =>	0.657	Std. Deviation=>	0.323099
			Ave. E.C.F. =>	0.672	Ave. Variance=>	25.7865

USE 0.650

2024 070 401 N

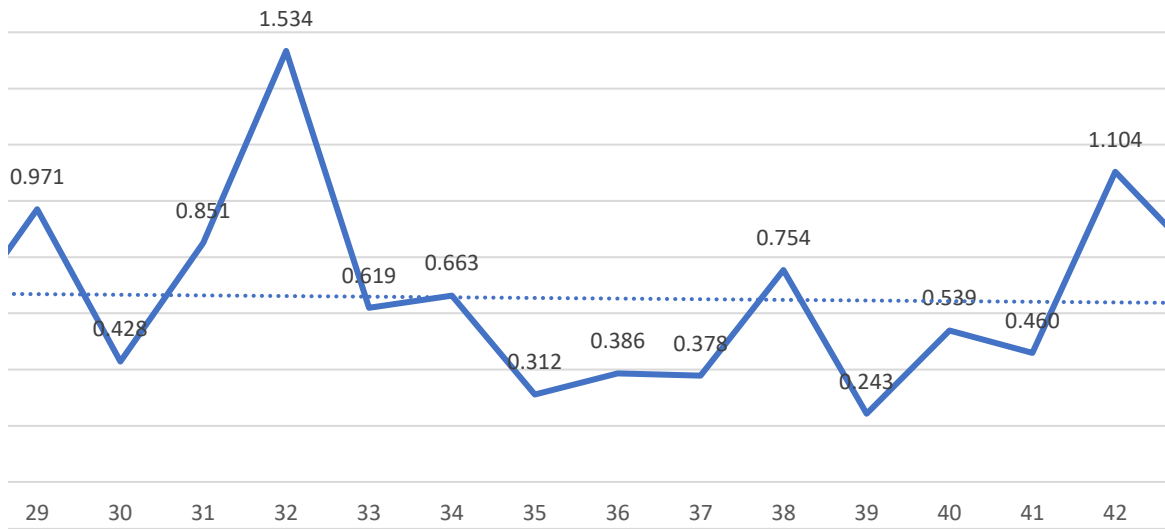


Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
10.1933	RANCH		\$25,050	No	/ /
48.9036	RANCH		\$48,619	No	/ /
3.1840	RANCH		\$14,988	No	/ /
0.5462	RANCH		\$14,700	No	/ /
10.0600	RANCH		\$15,000	No	/ /
2.2943	RANCH		\$18,000	No	/ /
32.6240	RANCH		\$46,088	No	/ /
31.4071	RANCH	BLD ON QFP	\$118,000	No	/ /
32.3471	RANCH		\$12,600	No	/ /
7.6522	RANCH		\$17,325	No	/ /
19.9670	RANCH		\$24,750	No	/ /
25.8107	RANCH		\$46,022	No	/ /
2.5219	RANCH		\$46,022	No	/ /
42.2258	RANCH		\$46,000	No	/ /
20.6687	RANCH		\$427,000	No	/ /
38.4196	RANCH		\$13,180	No	/ /
2.5217	RANCH		\$40,269	No	/ /
41.4884	RANCH		\$19,000	No	/ /
82.2093	RANCH		\$21,850	No	/ /
60.7855	RANCH		\$94,128	No	/ /
26.5733	RANCH		\$256,719	No	/ /
51.5365	RANCH		\$136,000	No	/ /
28.6089	RANCH		\$23,995	No	/ /
30.7391	RANCH		\$23,995	No	/ /
14.0845	RANCH		\$96,000	No	/ /
24.0650	RANCH		\$76,500	No	/ /
16.0702	RANCH		\$258,400	No	/ /
11.7119	RANCH		\$24,000	No	/ /
29.9084	RANCH		\$12,000	No	/ /
24.3321	RANCH		\$30,000	No	/ /
17.9427	RANCH		\$9,000	No	/ /
86.2038	RANCH		\$6,900	No	/ /
5.2590	RANCH		\$33,800	No	/ /
0.8457	RANCH		\$25,258	No	/ /
36.0158	RANCH		\$38,880	No	/ /
28.5328	RANCH		\$29,700	No	/ /
29.3835	RANCH		\$56,987	No	/ /
8.2153	RANCH		\$42,000	No	/ /
42.8552	RANCH		\$28,050	No	/ /
13.2679	RANCH		\$30,000	No	/ /
21.2071	RANCH		\$30,000	No	/ /
43.1902	RANCH		\$30,000	No	/ /
12.3877	RANCH		\$9,600	No	/ /
62.8642	RANCH		\$7,500	No	/ /
6.6118	RANCH		\$19,800	No	/ /
28.7857	RANCH		\$19,800	No	/ /

21.9635	RANCH	\$19,800	No	//
12.6786	RANCH	\$19,800	No	//
23.7532	RANCH	\$9,900	No	//
6.6324	RANCH	\$19,800	No	//
21.1290	RANCH	\$27,279	No	//
44.1141	RANCH	\$7,500	No	//
17.9015	RANCH	\$7,500	No	//
27.2695	RANCH	\$15,000	No	//
1.5094				

Coefficient of Var=> 38.3903274

ION LAKE ECF



Other Parcels in Sale	Land Table	Property Class	Building Depr.
070-001-300-085-10	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	90
070-001-300-166-00	RESIDENTIAL 401	401	69
	RESIDENTIAL 401	401	94
	RESIDENTIAL 401	401	87
	RESIDENTIAL 401	401	91
070-024-300-010-00	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	49
	RESIDENTIAL 401	401	60
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	54
	RESIDENTIAL 401	401	72
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	64
071-011-300-090-00	RESIDENTIAL 401	401	78
	RESIDENTIAL 401	401	62
071-019-300-005-01	RESIDENTIAL 401	401	84
	RESIDENTIAL 401	401	58
071-019-300-005-01	RESIDENTIAL 401	401	58
	RESIDENTIAL 401	401	61
071-020-200-011-00, 071-020-200-014-00	RESIDENTIAL 401	401	97
	RESIDENTIAL 401	401	51
	RESIDENTIAL 401	401	57
	RESIDENTIAL 401	401	57
	RESIDENTIAL 401	401	94
	RESIDENTIAL 401	401	62
	RESIDENTIAL 401	401	87
	RESIDENTIAL 401	401	71
	RESIDENTIAL 401	401	81
	RESIDENTIAL 401	401	79
	RESIDENTIAL 401	401	75
	RESIDENTIAL 401	401	69
072-200-006-021-00	RESIDENTIAL 401	401	90
072-170-000-085-00	RESIDENTIAL 401	401	80
072-190-000-100-00, 072-191-000-142-01	RESIDENTIAL 401	401	59
	RESIDENTIAL 401	401	60
	RESIDENTIAL 401	401	65
	RESIDENTIAL 401	401	87
072-160-000-012-01	RESIDENTIAL 401	401	63
	RESIDENTIAL 401	401	69
	RESIDENTIAL 401	401	68
	RESIDENTIAL 401	401	84
	RESIDENTIAL 401	401	89
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	65
	RESIDENTIAL 401	401	66

RESIDENTIAL 401	401	64
RESIDENTIAL 401	401	67
RESIDENTIAL 401	401	48
RESIDENTIAL 401	401	68
RESIDENTIAL 401	401	89
RESIDENTIAL 401	401	68
RESIDENTIAL 401	401	94
RESIDENTIAL 401	401	63

