

BLADEN

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$466,035.00				
Selling price		Number of Sales		8	
	\$449,700.00	Degrees of freedom		7	
Median		t value =		2.36	
	99.33%	Mean ratio		105.45%	
Mean		Standard Deviation		115.03%	
	105.45%	Confidence Interval		0.1 to	2.0
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	103.63%				
Average Absolute Deviation		Number of Sales	8		
	14.06%	Median ratio	99.33%		
Coefficient of Dispersion		Distance	4		
	14.15	Confidence Interval #		1.00 to	8.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	132.33%				
Standard Deviation		Wtd. mean ratio	1.04	Sum Appra^2	\$44,166,955,225
	115.03%	Number of Sales	8	Sum Sale^2	\$41,646,290,000
Coefficient of Variation		Degrees of Freedom	7	Sum Appra X Sale	\$41,732,338,500
	109.09	t value =	0.706	Sum Sale Prices	\$449,700.00
Price Related Differential		+/-	0.015		
	101.75%	Confidence Interval		1.03 to	1.05
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022			
8 less 1	7				

BLADEN

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	ADDITIONAL PARCEL ID'S	ADDITIONAL LOOKUP NUMBERS	USABILITY	SCHOOL NUMBER	ASSESSOR LOCATION	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ²	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS		BASEMENT SQUARE FOOTAGE
2022	1639	1	12/7/2021	509200	1120		1	01-0123	BLADEN	NO	315 WEST FRANCIS STREET	SALES VERIFICATION N OK	\$1,065.00	\$10,040.00	\$375.00	\$11,480.00	\$2,015.00	\$5,320.00	\$3,145.00	\$10,480.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	1.05	5.47%	0.65%	109.83%	\$100,000,000.00	\$109,830,400.00	\$104,800,000.00	4	1	1900	1461	YES	1 STORY	
2021	3554	1	10/23/2021	501800	90		2	01-0123	BLADEN	NO	402 NORTH MAIN STREET	VERIFICATION N OK	\$1,410.00	\$56,020.00	\$8,075.00	\$65,505.00	\$2,455.00	\$85,280.00	\$6,570.00	\$94,255.00	\$110,000.00	\$0.00	\$500.00	\$109,500.00	0.86	13.25%	19.37%	74.09%	\$11,990,250,000.00	\$8,884,005,025.00	\$10,320,922,500.00	4	3	1910	1764	YES	1 1/2 STORY	504
2022	986	1	12/28/2021	513600	1300		1	01-0123	BLADEN	NO	635 NORTH WEBSTER STREET	NO SALES VERIFICATION N RETURNED	\$2,100.00	\$11,850.00	\$9,535.00	\$23,485.00	\$3,145.00	\$7,535.00	\$7,195.00	\$17,875.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	0.89	9.95%	16.08%	79.88%	\$400,000,000.00	\$319,515,625.00	\$397,500,000.00	3	1.5	1900	1257	YES	1 1/2 STORY	NO BASEMENT
2022	453	1	2/18/2022	514700	1500		2	01-0123	BLADEN	NO	643 NORTH MAIN STREET	VERIFICATION N OK	\$1,005.00	\$85,310.00	\$7,380.00	\$92,965.00	\$1,900.00	\$118,200.00	\$6,010.00	\$126,110.00	\$140,000.00	\$0.00	\$2,000.00	\$138,000.00	0.91	7.94%	14.07%	83.51%	\$19,044,000,000.00	\$15,503,732,100.00	\$17,403,180,000.00	4	4	1912	1248	YES	1 STORY	624
2021	3277	1	12/7/2021	509200	1120		1	01-0123	BLADEN	NO	315 WEST FRANCIS STREET	SALES VERIFICATION N OK	\$1,065.00	\$10,040.00	\$375.00	\$11,480.00	\$2,015.00	\$5,320.00	\$3,145.00	\$10,480.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	1.16	17.12%	10.99%	135.59%	\$81,000,000.00	\$109,830,400.00	\$94,320,000.00	4	1	1900	1461	YES	1 STORY	1162
2022	1736	1	7/7/2022	514400	1460		1	01-0123	BLADEN	NO	201 WEST O STREET	VERIFICATION N OK	\$475.00	\$32,820.00	\$0.00	\$33,295.00	\$800.00	\$53,605.00	\$0.00	\$54,505.00	\$96,000.00	\$0.00	\$800.00	\$55,200.00	0.99	0.59%	6.71%	97.50%	\$3,047,040,000.00	\$2,970,795,025.00	\$3,008,676,000.00	4	2.5	1900	1300	NO	1 1/2 STORY	
2022	2763	1	10/31/2022	503500	290		1	01-0123	BLADEN	NO	310 NORTH THORNE STREET	VERIFICATION N OK	\$1,410.00	\$14,680.00	\$0.00	\$16,090.00	\$2,455.00	\$27,520.00	\$0.00	\$29,975.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	1.00	0.59%	5.53%	99.83%	\$900,000,000.00	\$898,500,625.00	\$899,250,000.00	3	2	1925	1374	NO	1 STORY	
2022	38	1	12/8/2021	512700	880		2	01-0123	BLADEN	NO	219 NORTH RAILROAD STREET	SALES VERIFICATION N OK	\$1,695.00	\$93,970.00	\$1,560.00	\$97,225.00	\$2,735.00	\$118,350.00	\$1,270.00	\$122,355.00	\$80,000.00	\$0.00	\$2,000.00	\$78,000.00	1.57	57.54%	51.41%	246.07%	\$6,084,000,000.00	\$14,970,746,025.00	\$9,543,690,000.00	2	3.5	1975	1998	YES	1 STORY	NO BASEMENT

BLUE HILL

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$3,716,495.00				
Selling price		Number of Sales	26		
	\$3,842,900.00	Degrees of freedom	25		
Median		t value =	2.06		
	97.89%	Mean ratio	99.20%		
Mean		Standard Deviation	102.91%		
	99.20%	Confidence Interval	0.6	to	1.4
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	96.71%				
Average Absolute Deviation		Number of Sales	26		
	14.78%	Median ratio	97.89%		
Coefficient of Dispersion		Distance	6		
	15.10	Confidence Interval #	8.00	to	19.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	105.91%				
Standard Deviation		Wtd. mean ratio	0.97	Sum Appra^2	\$0
	102.91%	Number of Sales	26	Sum Sale^2	\$0
Coefficient of Variation		Degrees of Freedom	25	Sum Appra X Sale	\$0
	103.75	t value =	0.684	Sum Sale Prices	\$3,842,900.00
Price Related Differential		+/-	0.000		
	102.57%	Confidence Interval	0.97	to	0.97
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022			
26 less 1	25				

BLUE HILL

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ²	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS	
2023	1048	5/17/2023	339800	10050	NO	105 WEST SALINE STREET	NO SALES VERIFICATION RETURNED	\$2,740.00	\$7,470.00	\$0.00	\$10,210.00	\$2,740.00	\$8,510.00	\$0.00	\$11,250.00	\$13,000.00	\$0.00	\$0.00	\$13,000.00	0.87	11.35%	12.66%	74.89%	\$169,000,000.00	\$126,562,500.00	\$146,250,000.00	2	1	1930	1040	NO	1
2022	1412	5/26/2022	332600	9370	NO	1106 WEST SALINE STREET	NO SALES VERIFICATION RETURNED	\$2,420.00	\$65,150.00	\$19,580.00	\$87,150.00	\$3,400.00	\$99,855.00	\$19,580.00	\$122,835.00	\$135,000.00	\$0.00	\$0.00	\$135,000.00	0.91	6.90%	8.21%	82.79%	\$18,225,000,000.00	\$15,088,437,225.00	\$16,582,725,000.00	2	3	1972	1248	YES	1 STORY
2021	3445	12/7/2021	315500	7550	NO	406 WEST SALINE STREET	NO SALES VERIFICATION ON OK	\$4,130.00	\$20,380.00	\$25,815.00	\$50,325.00	\$5,805.00	\$64,890.00	\$25,625.00	\$96,320.00	\$96,000.00	\$0.00	\$0.00	\$96,000.00	1.00	2.44%	1.14%	100.67%	\$9,216,000,000.00	\$9,277,542,400.00	\$9,246,720,000.00	3	2	1890	1164	YES	1 1/2 STORY
2021	2960	11/1/2021	301400	6040	NO	605 WEST CASS STREET	NO SALES VERIFICATION RETURNED	\$2,365.00	\$33,660.00	\$7,700.00	\$43,725.00	\$3,325.00	\$59,060.00	\$8,830.00	\$71,215.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	1.42	44.54%	43.23%	202.86%	\$2,500,000,000.00	\$5,071,576,225.00	\$3,560,750,000.00	3	2.5	1900	1214	YES	1 STORY
2023	1185	8/12/2023	307800	6700	NO	203 SW RAILWAY STREET	NO SALES VERIFICATION RETURNED	\$6,350.00	\$62,315.00	\$13,815.00	\$82,480.00	\$6,350.00	\$71,000.00	\$13,815.00	\$91,165.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00	0.73	24.96%	26.26%	53.19%	\$15,625,000,000.00	\$8,311,057,225.00	\$11,395,625,000.00	3	2.5	1890	1416	YES	1
2022	1318	5/20/2022	314200	7340	NO	310 WEST SALINE STREET	NO SALES VERIFICATION ON OK	\$2,840.00	\$35,725.00	\$5,085.00	\$43,650.00	\$3,990.00	\$60,545.00	\$5,730.00	\$70,265.00	\$55,000.00	\$0.00	\$0.00	\$55,000.00	1.28	29.86%	28.56%	163.21%	\$3,025,000,000.00	\$4,937,170,225.00	\$3,864,575,000.00	3	2.5	1900	960	YES	1 STORY
2023	1094	6/1/2023	325500	8640	NO	605 SOUTH ASH STREET	NO SALES VERIFICATION RETURNED	\$4,535.00	\$47,135.00	\$10,320.00	\$61,990.00	\$4,535.00	\$53,700.00	\$10,320.00	\$68,555.00	\$56,000.00	\$0.00	\$0.00	\$56,000.00	1.22	24.53%	23.22%	149.87%	\$3,136,000,000.00	\$4,699,788,025.00	\$3,839,080,000.00	3	2.5	1900	1072	YES	1
2022	2696	10/21/2022	306800	6600	NO	SOUTH SYCAMORE STREET	NO SALES VERIFICATION ON OK	\$2,130.00	\$83,605.00	\$1,875.00	\$87,610.00	\$2,995.00	\$128,150.00	\$1,875.00	\$133,020.00	\$185,000.00	\$0.00	\$0.00	\$185,000.00	0.72	25.99%	27.29%	51.70%	\$34,225,000,000.00	\$17,694,320,400.00	\$24,608,700,000.00	3	3	1980	1512	YES	1 STORY
2023	1614	8/18/2023	306900	6610	NO	510 W LANCASTER STREET	NO SALES VERIFICATION RETURNED	\$3,990.00	\$62,635.00	\$13,565.00	\$80,190.00	\$3,990.00	\$71,360.00	\$13,565.00	\$88,915.00	\$115,000.00	\$0.00	\$0.00	\$115,000.00	0.77	20.57%	21.88%	59.78%	\$13,225,000,000.00	\$7,905,877,225.00	\$10,225,225,000.00	3	3	1900	954	YES	1 STORY
2023	950	5/5/2023	308600	6790	NO	806 W SEWARD STREET	NO SALES VERIFICATION RETURNED	\$7,975.00	\$167,075.00	\$605.00	\$175,655.00	\$7,975.00	\$180,360.00	\$605.00	\$198,940.00	\$203,000.00	\$0.00	\$0.00	\$203,000.00	0.98	0.11%	1.20%	96.04%	\$41,209,000,000.00	\$39,577,123,600.00	\$40,384,820,000.00	3	3	1960	1850	YES	1
2022	1806	7/1/2022	310000	6930	NO	309 SOUTH SYCAMORE STREET	NO SALES VERIFICATION RETURNED	\$2,840.00	\$40,230.00	\$21,085.00	\$64,155.00	\$3,990.00	\$64,945.00	\$21,085.00	\$90,020.00	\$110,000.00	\$0.00	\$0.00	\$110,000.00	0.82	16.06%	17.36%	66.97%	\$12,100,000,000.00	\$8,103,600,400.00	\$9,902,200,000.00	3	3	1890	1062	YES	1 STORY
2021	3380	10/13/2021	314000	7400	NO	305 WEST GAGE STREET	NO SALES VERIFICATION ON OK	\$1,420.00	\$28,705.00	\$10,145.00	\$40,270.00	\$1,995.00	\$45,880.00	\$10,145.00	\$58,020.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	1.16	18.15%	16.84%	134.65%	\$2,500,000,000.00	\$3,366,320,400.00	\$2,901,000,000.00	3	3	1910	653	YES	1 STORY
2022	3233	12/29/2022	318504	905000	NO	305 SOUTH WEBSTER STREET	NO SALES VERIFICATION RETURNED	\$3,255.00	\$131,480.00	\$0.00	\$134,735.00	\$4,575.00	\$142,100.00	\$0.00	\$146,675.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	0.98	0.11%	1.41%	95.62%	\$22,500,000,000.00	\$21,513,555,625.00	\$22,001,250,000.00	3	3	1976	1248	NO	1 STORY
2023	1472	7/26/2023	319400	8070	NO	210 PAYNE STREET	NO SALES VERIFICATION RETURNED	\$3,775.00	\$115,540.00	\$1,530.00	\$120,845.00	\$3,775.00	\$131,640.00	\$1,530.00	\$136,945.00	\$186,000.00	\$0.00	\$0.00	\$186,000.00	0.74	24.27%	25.57%	54.21%	\$34,596,000,000.00	\$18,753,933,025.00	\$25,471,770,000.00	3	3	1968	1406	YES	1
2023	778	4/14/2023	327000		NO	218 WEST GAGE STREET	NO SALES VERIFICATION RETURNED	\$2,390.00	\$106,850.00	\$9,940.00	\$119,180.00	\$2,390.00	\$112,520.00	\$9,940.00	\$124,850.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00	1.00	1.99%	0.68%	99.76%	\$15,625,000,000.00	\$15,587,522,500.00	\$15,606,250,000.00	3	3	1905	1385	YES	1 story
2022	3004	12/5/2022	332700	9380	NO	110 SOUTH CHERRY STREET	NO SALES VERIFICATION RETURNED	\$2,420.00	\$56,800.00	\$8,430.00	\$67,650.00	\$3,400.00	\$87,715.00	\$8,430.00	\$99,545.00	\$135,000.00	\$0.00	\$0.00	\$135,000.00	0.74	24.15%	25.46%	54.37%	\$18,225,000,000.00	\$9,909,207,025.00	\$13,438,575,000.00	3	3	1966	962	YES	1 story
2022	2551	10/7/2022	320400	7980	NO	205 NORTH PAYNE STREET	NO SALES VERIFICATION ON OK	\$2,300.00	\$129,540.00	\$0.00	\$131,840.00	\$2,915.00	\$183,900.00	\$0.00	\$186,815.00	\$180,000.00	\$0.00	\$0.00	\$180,000.00	1.04	5.89%	4.59%	107.72%	\$32,400,000,000.00	\$34,899,844,225.00	\$33,626,700,000.00	3	3.25	1962	1036	N	1 STORY
2021	2742	10/15/2021	1701900	66185	NO	1628 ROAD Z	NO SALES VERIFICATION RETURNED	\$25,030.00	\$155,235.00	\$0.00	\$180,265.00	\$28,120.00	\$220,370.00	\$0.00	\$248,490.00	\$284,000.00	\$0.00	\$0.00	\$284,000.00	0.87	10.40%	11.70%	76.56%	\$57,600,000,000.00	\$56,354,012,100.00	\$56,973,600,000.00	3	3.25	1966	2060	NO	1 STORY
2023	2343	8/23/2022	317800	7820	NO	PO BOX 517	NO SALES VERIFICATION RETURNED	\$3,855.00	\$185,835.00	\$0.00	\$189,690.00	\$3,855.00	\$225,255.00	\$0.00	\$229,110.00	\$205,000.00	\$0.00	\$0.00	\$205,000.00	1.12	13.87%	12.57%	124.91%	\$42,025,000,000.00	\$52,491,392,100.00	\$46,967,550,000.00	3	3.5	1972	1380	YES	1 STORY

BLUE HILL

2021	3028	11/15/2021	329800	9100	NO	310 NORTH PINE STREET	NO SALES VERIFICATION RETURNED	\$1,615.00	\$88,460.00	\$1,910.00	\$91,985.00	\$2,270.00	\$138,860.00	\$1,910.00	\$143,040.00	\$126,000.00	\$0.00	\$0.00	\$126,000.00	1.14	15.63%	14.33%	128.88%	\$15,876,000,000.00	\$20,460,441,600.00	\$18,023,040,000.00	3	3.5	1954	928	YES	1 STORY
2023	889	5/3/2023	337100		NO	906 WEST SEWARD STREET	NO SALES VERIFICATION RETURNED	\$4,535.00	\$149,150.00	\$735.00	\$154,420.00	\$4,535.00	\$180,790.00	\$735.00	\$186,060.00	\$155,000.00	\$0.00	\$0.00	\$155,000.00	1.20	22.15%	20.84%	144.09%	\$24,025,000,000.00	\$34,618,323,600.00	\$28,839,300,000.00	3	3.5	1963	1188	YES	
2022	1845	7/18/2022	338600	9890	NO	1005 WEST SEWARD STREET	SALES VERIFICATION ON OK	\$2,095.00	\$106,305.00	\$7,230.00	\$115,630.00	\$2,950.00	\$163,285.00	\$7,230.00	\$173,465.00	\$145,000.00	\$0.00	\$5,000.00	\$140,000.00	1.24	26.01%	24.71%	153.52%	\$19,600,000,000.00	\$30,090,106,225.00	\$24,285,100,000.00	3	3.5	1970	1012	YES	1 STORY
2022	1859	7/19/2022	339500	10020	NO	106 WEST SALINE STREET	NO SALES VERIFICATION RETURNED	\$3,035.00	\$72,215.00	\$1,170.00	\$76,420.00	\$4,265.00	\$132,180.00	\$1,170.00	\$137,615.00	\$154,000.00	\$0.00	\$0.00	\$154,000.00	0.89	8.53%	9.84%	79.85%	\$23,716,000,000.00	\$18,937,888,225.00	\$21,192,710,000.00	3	3.5	1900	1135	YES	1/2 STORY
2022	619	3/8/2022	1702001	66195	NO	2404 ROAD 1625 701	NO SALES VERIFICATION RETURNED	\$38,840.00	\$221,125.00	\$10,170.00	\$270,135.00	\$28,120.00	\$339,645.00	\$4,085.00	\$371,830.00	\$365,000.00	\$0.00	\$0.00	\$365,000.00	1.02	3.98%	2.68%	103.78%	\$133,225,000,000.00	\$97,590,636,025.00	\$114,024,175,000.00	3	3.5	1970	2498	YES	2 STORY
2022	1986	7/29/2022	341600	10260	NO	SOUTH LIBERTY STREET 413	SALES VERIFICATION ON OK	\$5,335.00	\$90,565.00	\$490.00	\$96,390.00	\$7,500.00	\$278,660.00	\$490.00	\$286,650.00	\$295,000.00	\$0.00	\$0.00	\$295,000.00	0.97	0.72%	2.03%	94.42%	\$87,025,000,000.00	\$82,168,222,500.00	\$84,561,750,000.00	4	3	1911	2174	YES	2 STORY
2022	2122	8/19/2022	344400	10550	NO	NORTH WILLSON STREET	NO SALES VERIFICATION RETURNED	\$8,850.00	\$44,415.00	\$12,895.00	\$66,160.00	\$21,410.00	\$113,710.00	\$9,765.00	\$144,885.00	\$149,900.00	\$0.00	\$0.00	\$149,900.00	0.97	1.24%	2.54%	93.42%	\$22,470,010,000.00	\$20,991,663,225.00	\$21,718,261,500.00	4	3	1880	1551	YES	1/2 STORY

COWLES

ALL RESIDENTIAL SALES			MEAN RATIO CONFIDENCE INTERVAL			
Valuation						
	\$27,395.00					
Selling price		Number of Sales		2		
	\$34,500.00	Degrees of freedom		1		
Median		t value =		12.71		
	84.08%	Mean ratio		84.08%		
Mean		Standard Deviation		119.81%		
	84.08%	Confidence Interval		-9.9	to	11.6
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL				
	79.41%					
Average Absolute Deviation		Number of Sales		2		
	10.40%	Median ratio		84.08%		
Coefficient of Dispersion		Distance		2		
	12.37	Confidence Interval #		0.00	to	3.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL				
	143.54%					
Standard Deviation		Wtd. mean ratio	0.79	Sum Appra^2		\$419,847,025
	119.81%	Number of Sales	2	Sum Sale^2		\$715,250,000
Coefficient of Variation		Degrees of Freedom	1	Sum Appra X Sale		\$545,762,500
	142.50	t value =	0.816	Sum Sale Prices		\$34,500.00
Price Related Differential		+/-	0.041			
	105.88%	Confidence Interval		0.76	to	0.83
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022				
2	less 1					1

COWLES

PARCEL ID	ASSESSOR LOCATION	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ²	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS		
8029	cowles	\$1,030.00	\$2,885.00	\$200.00	\$4,115.00	\$2,060.00	\$6,715.00	\$200.00	\$8,975.00	\$9,500.00	\$0.00	\$0.00	\$9,500.00	0.94	10.40%	10.40%	89.25%	\$90,250,000.00	\$80,550,625.00	\$85,262,500.00	4	1	1899	908	YES	1 1/2 story	
8047	COWLES	\$1,490.00	\$2,595.00	\$8,500.00	\$12,585.00	\$2,480.00	\$6,040.00	\$9,900.00	\$18,420.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	0.74	10.40%	10.40%	54.29%	\$625,000,000.00	\$339,296,400.00	\$460,500,000.00	3	1	1900	984	YES	1 STORY	
																		\$715,250,000.00	\$419,847,025.00	\$545,762,500.00							

GUIDE ROCK

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL	
Valuation	\$219,385.00	Number of Sales	8
Selling price	\$226,250.00	Degrees of freedom	7
Median	99.06%	t value =	2.36
Mean	96.16%	Mean ratio	96.16%
		Standard Deviation	113.09%
		Confidence Interval	0.0 to 1.9
Weighted Mean / Aggregate	96.97%	MEDIAN RATIO CONFIDENCE INTERVAL	
Average Absolute Deviation	32.70%	Number of Sales	8
Coefficient of Dispersion	33.01	Median ratio	99.06%
		Distance	4
		Confidence Interval #	1.00 to 8.00
Variance of the ratios for SD- less 1	127.90%	WEIGHTED MEAN RATIO CONFIDENCE INTERVAL	
Standard Deviation	113.09%	Wtd. mean ratio	0.97
Coefficient of Variation	117.61	Sum Appra^2	\$13,823,005,075
Price Related Differential	99.17%	Number of Sales	8
		Sum Sale^2	\$11,885,062,500
		Degrees of Freedom	7
		Sum Appra X Sale	\$11,968,200,000
		t value =	0.706
		Sum Sale Prices	\$226,250.00
		+/-	0.025
		Confidence Interval	0.95 to 0.99
Number of Sales	8	SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022	
less 1	7		

INAVALE

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$40,100.00				
Selling price		Number of Sales		4	
	\$41,400.00	Degrees of freedom		3	
Median		t value =		3.18	
	96.91%	Mean ratio		96.91%	
Mean		Standard Deviation		111.92%	
	96.91%	Confidence Interval		-0.8	to 2.7
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	96.86%				
Average Absolute Deviation		Number of Sales	4		
	1.54%	Median ratio	96.91%		
Coefficient of Dispersion		Distance	3		
	1.59	Confidence Interval #		0.00	to 5.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	125.26%				
Standard Deviation		Wtd. mean ratio	0.97	Sum Appra^2	#REF!
	111.92%	Number of Sales	4	Sum Sale^2	#REF!
Coefficient of Variation		Degrees of Freedom	3	Sum Appra X Sale	#REF!
	115.48	t value =	0.741	Sum Sale Prices	\$41,400.00
Price Related Differential		+/-	#REF!		
	100.05%	Confidence Interval		#REF!	to #REF!
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022			
	4 less 1				3

INVALE

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	ASSESSOR LOCATION	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ²	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS		
2023	1514	1	8/4/2023	702700	23120	INVALE	NO	503 MAINE AVE	NO SALES VERIFICATION RETURNED	\$830.00	\$2,420.00	\$4,395.00	\$10,775.00	\$830.00	\$1,490.00	\$7,525.00	\$9,845.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.98	1.54%	1.54%	96.92%	\$100,000,000.00	\$96,924,025.00	\$98,450,000.00	3	1	1910	1178	YES	
2022	2761	1	10/31/2022	706400	23510	INVALE	NO	MINNESOTA AVE	NO SALES VERIFICATION RETURNED	\$965.00	\$6,800.00	\$1,985.00	\$9,750.00	\$1,030.00	\$6,230.00	\$2,945.00	\$10,205.00	\$10,700.00	\$0.00	\$0.00	\$10,700.00	0.95	1.54%	1.54%	90.96%	\$114,490,000.00	\$104,142,025.00	\$109,193,500.00	3	2	1912	720	YES	1 STORY
2023	1514	1	8/4/2023	702700	23120	INVALE	NO	503 MAINE AVE	NO SALES VERIFICATION RETURNED	\$830.00	\$2,420.00	\$4,395.00	\$10,775.00	\$830.00	\$1,490.00	\$7,525.00	\$9,845.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.98	1.54%	1.54%	96.92%	\$100,000,000.00	\$96,924,025.00	\$98,450,000.00	3	1	1910	1178	YES	
2022	2761	1	10/31/2022	706400	23510	INVALE	NO	MINNESOTA AVE	NO SALES VERIFICATION RETURNED	\$965.00	\$6,800.00	\$1,985.00	\$9,750.00	\$1,030.00	\$6,230.00	\$2,945.00	\$10,205.00	\$10,700.00	\$0.00	\$0.00	\$10,700.00	0.95	1.54%	1.54%	90.96%	\$114,490,000.00	\$104,142,025.00	\$109,193,500.00	3	2	1912	720	YES	1 STORY

RED CLOUD

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$3,236,440.00				
Selling price		Number of Sales		39	
	\$3,073,500.00	Degrees of freedom		38	
Median		t value =		2.02	
	96.39%	Mean ratio		108.85%	
Mean		Standard Deviation		117.31%	
	108.85%	Confidence Interval		0.7	to 1.5
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	105.30%				
Average Absolute Deviation		Number of Sales		39	
	32.05%	Median ratio		96.39%	
Coefficient of Dispersion		Distance		7	
	33.25%	Confidence Interval #		14.00	to 27.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	137.62%				
Standard Deviation		Wtd. mean	1.05	Sum Appra^2	\$446,681,137,150
	117.31%	Number of Sales	39	Sum Sale^2	\$379,248,790,000
Coefficient of Variation		Degrees of Freedom	38	Sum Appra X Sale	\$389,490,610,500
	107.78%	t value =	0.681	Sum Sale Prices	\$3,073,500.00
Price Related Differential		+/-	0.002		
	103.37%	Confidence Interval		1.05	to 1.05
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022			
	39 less 1				38

RED CLOUD

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	SCHOOL NUMBER	ASSESSOR LOCATION	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	S21 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ²	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS	
2023	1063	5/22/2023	126600	35880	91-0002	RED CLOUD	NO	814 N WEBSTER ST	NO SALES VERIFICATION RETURNED	\$905.00	\$1,610.00	\$8,525.00	\$11,040.00	\$905.00	\$1,720.00	\$8,525.00	\$11,150.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	0.74	22.06%	34.51%	55.25%	\$225,000,000.00	\$124,322,500.00	\$167,250,000.00	2	1	1886	920	YES	1
2022	2623	10/7/2022	101600	30040	91-0002	RED CLOUD	NO	702 N WEBSTERR STREET	NO SALES VERIFICATION RETURNED	\$570.00	\$8,025.00	\$8,130.00	\$16,725.00	\$1,130.00	\$15,005.00	\$8,130.00	\$24,265.00	\$47,000.00	\$0.00	\$0.00	\$47,000.00	0.52	44.76%	57.22%	26.65%	\$2,209,000,000.00	\$588,790,225.00	\$1,140,455,000.00	2	2	1890	776	YES	1 STORY
2022	1428	5/9/2022	101600	30040	91-0003	RED CLOUD	NO	703 N WEBSTERR STREET	NO SALES VERIFICATION RETURNED	\$570.00	\$8,025.00	\$8,130.00	\$16,725.00	\$1,130.00	\$15,005.00	\$8,130.00	\$24,265.00	\$37,500.00	\$0.00	\$0.00	\$37,500.00	0.65	31.68%	44.14%	41.87%	\$1,406,250,000.00	\$588,790,225.00	\$909,937,500.00	2	2	1890	776	YES	2 STORY
2022	2614	10/14/2022	172600	42650	91-0002	RED CLOUD	NO	905 N CHERRY STREET	NO SALES VERIFICATION RETURNED	\$975.00	\$49,870.00	\$16,485.00	\$67,330.00	\$1,925.00	\$67,315.00	\$16,485.00	\$85,725.00	\$95,000.00	\$0.00	\$0.00	\$95,000.00	0.90	6.15%	18.61%	81.43%	\$9,025,000,000.00	\$7,348,775,625.00	\$8,143,875,000.00	2	2	1979	1232	YES	1 STORY
2023	1095	6/2/2023	127700	35990	91-0002	RED CLOUD	NO	941 NORTH LOCUST STREET	NO SALES VERIFICATION RETURNED	\$2,185.00	\$19,285.00	\$275.00	\$21,745.00	\$2,185.00	\$20,585.00	\$830.00	\$23,600.00	\$25,100.00	\$0.00	\$0.00	\$25,100.00	0.94	2.36%	14.82%	88.40%	\$630,010,000.00	\$556,960,000.00	\$592,360,000.00	2	2	1980	1080	YES	1
2022	2719	10/25/2022	131900	36410	91-0002	RED CLOUD	NO	1005 NORTH CEDAR STREET	NO SALES VERIFICATION ON OK	\$555.00	\$12,075.00	\$2.00	\$12,632.00	\$1,095.00	\$19,200.00	\$0.00	\$20,295.00	\$21,000.00	\$0.00	\$0.00	\$21,000.00	0.97	0.25%	12.20%	93.40%	\$441,000,000.00	\$411,887,025.00	\$426,195,000.00	2	2	1950	792	NO	1 STORY
2022	536	2/28/2022	111800	31240	91-0002	RED CLOUD	NO	235 NORTH SEWARD STREET	NO SALES VERIFICATION ON OK	\$610.00	\$11,820.00	\$20,655.00	\$33,085.00	\$1,205.00	\$21,220.00	\$20,655.00	\$43,080.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	1.23	26.70%	14.24%	151.50%	\$1,225,000,000.00	\$1,855,886,400.00	\$1,507,800,000.00	2	2	1906	816	YES	1 STORY
2022	2192	9/1/2022	114600	31520	91-0002	RED CLOUD	NO	210 NORTH SEWARD STREET	NO SALES VERIFICATION RETURNED	\$830.00	\$47,060.00	\$100.00	\$47,990.00	\$1,640.00	\$63,070.00	\$100.00	\$64,810.00	\$85,000.00	\$0.00	\$0.00	\$85,000.00	0.76	20.14%	32.60%	58.14%	\$7,225,000,000.00	\$4,200,336,100.00	\$5,508,850,000.00	2	3	1997	1456	YES	1 STORY
2022	1327	5/10/2022	133200	36540	91-0002	RED CLOUD	NO	1017 NORTH ELM	NO SALES VERIFICATION ON OK	\$1,285.00	\$43,135.00	\$13,265.00	\$57,685.00	\$2,540.00	\$58,475.00	\$13,365.00	\$74,380.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00	0.93	3.41%	15.87%	86.44%	\$6,400,000,000.00	\$5,532,384,400.00	\$5,950,400,000.00	2	3	1955	1178	YES	1 STORY
2021	3268	12/7/2021	136200	37110	91-0002	RED CLOUD	NO	405 NORTH CHESTNUT STREET	NO SALES VERIFICATION RETURNED	\$970.00	\$6,620.00	\$715.00	\$8,305.00	\$1,915.00	\$3,240.00	\$2,140.00	\$7,295.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.73	23.44%	35.90%	53.22%	\$100,000,000.00	\$53,217,025.00	\$72,950,000.00	3	1	1900	1163	YES	1/2 STORY
2023	1169	6/15/2023	154100	39150	91-0002	RED CLOUD	NO	209 S VINE ST	NO SALES VERIFICATION RETURNED	\$5,820.00	\$2,675.00	\$7,310.00	\$15,805.00	\$5,820.00	\$2,855.00	\$7,310.00	\$15,985.00	\$17,000.00	\$0.00	\$0.00	\$17,000.00	0.94	2.36%	14.82%	88.42%	\$289,000,000.00	\$255,520,225.00	\$271,745,000.00	3	1	1900	896	YES	1
2023	1099	6/5/2023	164500	1645	91-0002	RED CLOUD	NO	325 N CHERRY STREET	NO SALES VERIFICATION RETURNED	\$2,185.00	\$5,535.00	\$260.00	\$7,980.00	\$2,185.00	\$5,910.00	\$580.00	\$8,675.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	0.96	0.00%	12.46%	92.91%	\$81,000,000.00	\$75,255,625.00	\$78,075,000.00	3	1	1902	1530	YES	1.5
2023	852	4/26/2023	140600		91-0002	RED CLOUD	NO	728 NORTH CHERRY STREET	NO SALES VERIFICATION RETURNED	\$1,640.00	\$14,695.00	\$7,255.00	\$23,590.00	\$1,640.00	\$17,900.00	\$7,255.00	\$26,795.00	\$59,000.00	\$0.00	\$0.00	\$59,000.00	0.45	50.97%	63.43%	20.63%	\$3,481,000,000.00	\$717,972,025.00	\$1,580,905,000.00	3	2	1915	708	YES	1/2 STORY
2023	1217	6/23/2023	148700	38680	91-0002	RED CLOUD	NO	605 N CHERRY ST	NO SALES VERIFICATION RETURNED	\$1,640.00	\$29,395.00	\$8,875.00	\$39,910.00	\$1,640.00	\$33,380.00	\$8,875.00	\$41,895.00	\$57,700.00	\$0.00	\$0.00	\$57,700.00	0.73	23.78%	36.24%	52.72%	\$3,329,290,000.00	\$1,755,191,025.00	\$2,417,341,500.00	3	2	1915	940	YES	1
2023	238	1/16/2023	108200	30810	91-0002	RED CLOUD	NO	445 NORTH SEWARD STREET	NO SALES VERIFICATION RETURNED	\$555.00	\$10,690.00	\$510.00	\$11,755.00	\$1,095.00	\$18,315.00	\$1,530.00	\$20,940.00	\$18,000.00	\$0.00	\$0.00	\$18,000.00	1.16	19.94%	7.49%	135.33%	\$324,000,000.00	\$438,483,600.00	\$376,920,000.00	3	2	1900	950	YES	1 STORY
2023	52	1/9/2023	168300	42080	91-0002	RED CLOUD	NO	525 NORTH FRANKLIN STREET	NO SALES VERIFICATION ON OK	\$1,640.00	\$30,150.00	\$4,395.00	\$36,185.00	\$1,640.00	\$75,585.00	\$4,395.00	\$81,620.00	\$70,000.00	\$0.00	\$0.00	\$70,000.00	1.17	20.21%	7.75%	135.96%	\$4,900,000,000.00	\$6,661,824,400.00	\$5,713,400,000.00	3	2	1949	1413	YES	1 STORY
2022	582	3/8/2022	107000	30670	91-0002	RED CLOUD	NO	225 WEST 5TH AVENUE	NO SALES VERIFICATION ON OK	\$415.00	\$12,140.00	\$8,510.00	\$21,065.00	\$820.00	\$21,395.00	\$8,510.00	\$30,725.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	1.23	26.51%	14.05%	151.04%	\$625,000,000.00	\$944,025,625.00	\$768,125,000.00	3	2	1922	762	YES	1 STORY
2021	3272	12/7/2021	125300	35750	91-0002	RED CLOUD	NO	841 NORTH WEBSTER STREET	NO SALES VERIFICATION ON OK	\$1,095.00	\$16,850.00	\$3,580.00	\$21,525.00	\$2,165.00	\$30,050.00	\$12,345.00	\$44,560.00	\$35,000.00	\$0.00	\$500.00	\$34,500.00	1.29	32.77%	20.31%	166.82%	\$1,190,250,000.00	\$1,985,593,600.00	\$1,537,320,000.00	3	2	1910	1252	YES	1/2 STORY
2022	827	3/29/2022	137000	37180	91-0002	RED CLOUD	NO	533 NORTH CHESTNUT STREET	NO SALES VERIFICATION ON OK	\$830.00	\$12,280.00	\$8,875.00	\$21,985.00	\$1,640.00	\$22,050.00	\$2,295.00	\$25,985.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	1.73	76.84%	64.39%	300.10%	\$225,000,000.00	\$675,220,225.00	\$389,775,000.00	3	2	1909	990	YES	1 STORY
2023	1810	0/19/2023	141600	0	91-0002	RED CLOUD	NO	835 NORTH WALNUT STREET	NO SALES VERIFICATION ON OK	\$1,485.00	\$101,255.00	\$630.00	\$103,370.00	\$1,485.00	\$108,080.00	\$630.00	\$110,195.00	\$125,700.00	\$0.00	\$0.00	\$125,700.00	0.88	8.72%	21.18%	76.85%	\$15,800,490,000.00	\$12,142,938,025.00	\$13,851,511,500.00	3	2.5	1880	1044	YES	1 STORY

RED CLOUD

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	SCHOOL NUMBER	ASSESSOR LOCATION	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	Sale ²	Appra ³	Appra X Sale	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQARE FOOT HOUSE	EXTRA BUILDINGS	
2022	1285	12/10/2021	123100		91-0002	RED CLOUD	NO	742 N ELM STREET	NO SALES VERIFICATION RETURNED	\$1,095.00	\$36,900.00	\$1,330.00	\$39,325.00	\$3,830.00	\$39,385.00	\$1,330.00	\$44,545.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	1.78	81.79%	69.33%	317.48%	\$625,000,000.00	\$1,984,257,025.00	\$1,113,625,000.00	3	2.5	1880	1044	YES	1 STORY
2022	3105	12/19/2022	148300	0	91-0002	RED CLOUD	NO	605 NORTH CHERRY STREET	NO SALES VERIFICATION RETURNED	\$3,790.00	\$87,160.00	\$100.00	\$91,050.00	\$3,790.00	\$106,160.00	\$100.00	\$110,050.00	\$185,000.00	\$0.00	\$0.00	\$185,000.00	0.59	36.90%	49.36%	35.39%	\$34,225,000,000.00	\$12,111,002,500.00	\$20,359,250,000.00	3	3	1958	1800	YES	1/2 STORY
2022	236	1/24/2022	149000	0	91-0002	RED CLOUD	NO	641 WEST 6TH STREET	NO SALES VERIFICATION RETURNED	\$1,915.00	\$67,870.00	\$13,705.00	\$83,490.00	\$1,915.00	\$82,660.00	\$13,705.00	\$98,280.00	\$155,000.00	\$0.00	\$0.00	\$155,000.00	0.63	32.98%	45.44%	40.20%	\$24,025,000,000.00	\$9,658,958,400.00	\$15,233,400,000.00	3	3	1872	1428	YES	1
2023	547	3/29/2023	1916200		91-0002	RED CLOUD	NO	HWY 136 341 EAST 7TH AVENUE	SUBURBAN RED CLOUD SALES VERIFICATION ON OK	\$41,960.00	\$58,435.00	\$18,275.00	\$118,670.00	\$41,960.00	\$62,370.00	\$14,970.00	\$119,300.00	\$165,000.00	\$0.00	\$0.00	\$165,000.00	0.72	24.09%	36.54%	52.28%	\$27,225,000,000.00	\$14,232,490,000.00	\$19,684,500,000.00	3	3	1895	1170	YES	1.5
2021	2802	10/19/2021	122100	35440	91-0002	RED CLOUD	NO	505 NORTH CHERRY STREET	SALES VERIFICATION ON OK	\$1,660.00	\$62,440.00	\$0.00	\$64,100.00	\$3,280.00	\$84,935.00	\$0.00	\$88,215.00	\$120,000.00	\$0.00	\$0.00	\$120,000.00	0.74	22.88%	35.33%	54.04%	\$14,400,000,000.00	\$7,781,886,225.00	\$10,585,800,000.00	3	3	1966	1186	NO	1 STORY
2022	1928	7/25/2022	149400	38710	91-0002	RED CLOUD	NO	1260 HIGHWAY 136	SALES VERIFICATION ON OK	\$830.00	\$45,805.00	\$8,690.00	\$55,325.00	\$2,915.00	\$63,885.00	\$11,410.00	\$78,210.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	0.87	9.49%	21.95%	75.52%	\$8,100,000,000.00	\$6,116,804,100.00	\$7,038,900,000.00	3	3	1925	1230	YES	1/2 STORY
2022	966	4/12/2022	1917300	69175	91-0002	RED CLOUD SUBURBAN	NO	707 WEST 7TH AVENUE	NO SALES VERIFICATION RETURNED	\$25,000.00	\$65,870.00	\$0.00	\$90,870.00	\$25,000.00	\$102,315.00	\$1,100.00	\$128,415.00	\$135,000.00	\$0.00	\$0.00	\$135,000.00	0.95	1.27%	13.72%	90.48%	\$18,225,000,000.00	\$16,490,412,225.00	\$17,336,025,000.00	3	3	1958	1692	NO	1 STORY
2023	344	2/28/2023	158900	39660	91-0002	RED CLOUD	NO	518 NORTH WEBSTER STREET	NO SALES VERIFICATION RETURNED	\$1,005.00	\$87,510.00	\$17,380.00	\$105,895.00	\$1,985.00	\$109,930.00	\$17,380.00	\$129,295.00	\$158,000.00	\$0.00	\$0.00	\$158,000.00	0.82	14.56%	27.01%	66.97%	\$24,964,000,000.00	\$16,717,197,025.00	\$20,428,610,000.00	3	3.25	1950	1410	YES	1 STORY
2022	989	4/13/2022	102200	30090	91-0002	RED CLOUD	NO	106 NORTH WALNUT STREET	SALES VERIFICATION ON OK	\$555.00	\$88,370.00	\$11,235.00	\$100,160.00	\$1,095.00	\$106,525.00	\$11,235.00	\$118,855.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	1.32	35.67%	23.21%	174.40%	\$8,100,000,000.00	\$14,126,511,025.00	\$10,696,950,000.00	3	3.5	1932	1840	YES	1/2 STORY
2023	1236	6/30/2023	110000	31030	91-0002	RED CLOUD	NO	634 N WALNUT STREET	NO SALES VERIFICATION RETURNED	\$1,915.00	\$69,990.00	\$13,545.00	\$85,450.00	\$1,915.00	\$74,710.00	\$13,545.00	\$90,170.00	\$60,000.00	\$0.00	\$0.00	\$60,000.00	1.50	53.89%	41.44%	225.85%	\$3,600,000,000.00	\$8,130,628,900.00	\$5,410,200,000.00	3	3.5	1942	1068	YES	1
2023	1610	8/17/2023	1914800	69020	91-0002	RED CLOUD SUBURBAN	NO	1120 HWY 136	SUBURBAN RED CLOUD	\$25,000.00	\$67,410.00	\$9,960.00	\$102,370.00	\$25,000.00	\$71,955.00	\$9,960.00	\$106,915.00	\$57,000.00	\$0.00	\$0.00	\$57,000.00	1.88	91.18%	78.72%	351.83%	\$3,249,000,000.00	\$11,430,817,225.00	\$6,094,155,000.00	3	3.5	1900	956	YES	1 STORY
2021	3273	11/30/2021	150100	38780	91-0002	RED CLOUD	NO	433 NORTH CHERRY STREET	SALES VERIFICATION ON OK	\$830.00	\$21,190.00	\$10,030.00	\$32,050.00	\$1,640.00	\$62,610.00	\$9,895.00	\$74,145.00	\$60,000.00	\$0.00	\$0.00	\$60,000.00	1.24	27.19%	14.73%	152.71%	\$3,600,000,000.00	\$5,497,481,025.00	\$4,448,700,000.00	4	2	1924	991	YES	1 STORY
2022	248	11/9/2021	165300	40420	91-0002	RED CLOUD	NO	241 NORTH CHERRY STREET	SALES VERIFICATION ON OK	\$1,110.00	\$21,285.00	\$16,325.00	\$38,720.00	\$2,185.00	\$61,430.00	\$16,325.00	\$79,940.00	\$60,000.00	\$0.00	\$0.00	\$60,000.00	1.33	36.84%	24.39%	177.51%	\$3,600,000,000.00	\$6,390,403,600.00	\$4,796,400,000.00	4	2	1910	1261	YES	1/2 STORY
2022	1543	6/17/2022	141400	37620	91-0002	RED CLOUD	NO	437 WEST 7T AVENUE	NO SALES VERIFICATION RETURNED	\$1,110.00	\$61,330.00	\$11,125.00	\$73,565.00	\$2,185.00	\$147,660.00	\$9,505.00	\$159,350.00	\$85,000.00	\$0.00	\$0.00	\$85,000.00	1.87	91.08%	78.62%	351.45%	\$7,225,000,000.00	\$25,392,422,500.00	\$13,544,750,000.00	4	3	1884	1816	YES	1/2 STORY
2022	149	1/19/2022	166600	40550	91-0002	RED CLOUD	NO	141 NORTH CHERRY STREET	SALES VERIFICATION ON OK	\$1,110.00	\$50,995.00	\$11,075.00	\$63,180.00	\$2,185.00	\$123,225.00	\$11,075.00	\$136,485.00	\$69,500.00	\$0.00	\$0.00	\$69,500.00	1.96	99.99%	87.53%	385.66%	\$4,830,250,000.00	\$18,628,155,225.00	\$9,485,707,500.00	4	3	1910	1294	YES	1/2 STORY
2023	491	3/23/2023	139400	37420	91-0002	RED CLOUD	NO	641 NORTH CHESTNUT STREET	SALES VERIFICATION ON OK	\$830.00	\$85,825.00	\$17,090.00	\$103,745.00	\$1,640.00	\$245,640.00	\$17,090.00	\$264,370.00	\$168,000.00	\$0.00	\$0.00	\$168,000.00	1.57	60.97%	48.52%	247.63%	\$28,224,000,000.00	\$69,891,496,900.00	\$44,414,160,000.00	4	3.25	1914	1993	YES	2 STORY
2022	2518	10/3/2022	168900	10115	91-0002	RED CLOUD	NO	541 N JEFFERSON ST	SALES VERIFICATION ON OK	\$1,110.00	\$120,040.00	\$21,175.00	\$142,325.00	\$2,185.00	\$247,875.00	\$23,065.00	\$273,125.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	1.09	12.86%	0.40%	119.36%	\$62,500,000,000.00	\$74,597,265,625.00	\$68,281,250,000.00	4	3.5	1915	1136	YES	1/2 STORY
2021	3320	12/10/2021	168900	42140	91-0002	RED CLOUD	NO	541 NORTH JEFFERSON STREET	SALES VERIFICATION ON OK	\$1,110.00	\$120,040.00	\$21,175.00	\$142,325.00	\$2,185.00	\$247,875.00	\$23,065.00	\$273,125.00	\$199,500.00	\$0.00	\$0.00	\$199,500.00	1.37	40.52%	28.06%	187.43%	\$39,800,250,000.00	\$74,597,265,625.00	\$54,488,437,500.00	4	3.5	1915	1704	YES	1/2 STORY

RURAL

ALL RESIDENTIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$1,407,950.00				
Selling price		Number of Sales		10	
	\$1,486,400.00	Degrees of freedom		9	
Median		t value =		2.26	
	92.00%	Mean ratio		126.10%	
Mean		Standard Deviation		160.34%	
	126.10%	Confidence Interval		0.1 to	2.4
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	94.72%				
Average Absolute Deviation		Number of Sales	10		
	58.94%	Median ratio	92.00%		
Coefficient of Dispersion		Distance	4		
	64.07	Confidence Interval #		2.00 to	9.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	257.09%				
Standard Deviation		Wtd. mean ratio	0.95	Sum Appra^2	\$274,248,190,200
	160.34%	Number of Sales	10	Sum Sale^2	\$319,265,860,000
Coefficient of Variation		Degrees of Freedom	9	Sum Appra X Sale	\$268,954,182,500
	127.15	t value =	0.700	Sum Sale Prices	\$1,486,400.00
Price Related Differential		+/-	0.016		
	97.12%	Confidence Interval		0.94 to	0.96
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2020 TO 9-30-2022			
10 less 1	9				

RURAL

BOOK	PAGE	SALE DATE	PARCEL ID	LOOKUP NUMBERS	SCHOOL NUMBER	ASSESSOR LOCATION	MH YES OR NO	ADDRESS OF PROPERTY	COMMENTS	2023 LAND VALUE	2023 HOUSE VALUE	2023 IMPROVEMENT VALUE	2023 TOTAL VALUE	2024 LAND VALUE	2024 HOUSE VALUE	2024 IMPROVEMENT VALUE	2024 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE	SALES RATIO	ABSOLUTE DEVIATION FROM MEDIAN	DEVIATION FROM MEAN	DEVIATION FROM MEAN SQUARED	QUALITY	CONDITION	DATE OF CONSTRUCTION	SQUARE FOOT HOUSE	EXTRA BUILDINGS		
2022	2045	1	8/11/2022	1205300	62035	65-0011	RURAL	NO	2460 ROAD R	NO SALES VERIFICATION RETURNED	\$51,740.00	\$24,860.00	\$24,475.00	\$101,075.00	\$51,850.00	\$32,495.00	\$29,565.00	\$113,910.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	0.46	46.43%	80.54%	20.76%	3	1.5	1927	1971	YES	1 1/2 STORY
2022	2136	1	8/19/2022	2405101	72485	01-0123	RURAL	NO	552 ROAD T	NO SALES VERIFICATION RETURNED	\$33,050.00	\$84,245.00	\$0.00	\$117,295.00	\$33,050.00	\$95,100.00	\$0.00	\$128,150.00	\$239,000.00	\$0.00	\$0.00	\$239,000.00	0.54	38.38%	72.49%	28.75%	4	2	1873	2616	NO	2 STORY
2022	2214	1	8/30/2022	1000600	60035	65-0011	RURAL	NO	2338 ROAD F GUIDE ROCK	VERIFICATION OK	\$29,615.00	\$27,405.00	\$49,795.00	\$106,815.00	\$41,585.00	\$74,740.00	\$7,320.00	\$123,645.00	\$38,000.00	\$0.00	\$0.00	\$38,000.00	3.25	233.38%	199.28%	1058.73%	3	2	1929	1718	YES	2 STORY
2022	45	1	1/6/2023	1613300	65985	91-0074	RURAL	NO	1341 ROAD 1550 RED CLOUD	VERIFICATION OK	\$32,830.00	\$152,170.00	\$0.00	\$185,000.00	\$32,830.00	\$212,270.00	\$0.00	\$245,100.00	\$135,000.00	\$0.00	\$0.00	\$135,000.00	1.82	89.56%	55.45%	329.62%	3	3	1977	1808	NO	1 STORY
2023	592	1	3/31/2023	19109	68765	91-0002	RURAL	NO	1090 ROAD J 526 NORTH CEDAR STREET	NO SALES VERIFICATION RETURNED	\$47,840.00	\$108,925.00	\$37,120.00	\$193,885.00	\$47,840.00	\$173,085.00	\$43,485.00	\$264,410.00	\$280,000.00	\$0.00	\$0.00	\$280,000.00	0.94	2.43%	31.67%	89.17%	3	3.5	1900	932	YES	1 1/2 STORY
2023	1227	1	6/26/2023	14024	63700	91-0002	RURAL	NO	415 MICHIGAN AVENUE	VERIFICATION OK	\$26,540.00	\$4,230.00	\$0.00	\$30,770.00	\$26,540.00	\$4,625.00	\$0.00	\$31,165.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	0.89	2.95%	37.06%	79.29%	0	0	0	0	YES	1 STORY
2023	1445	1	7/2/2023	1445	72310	91-0002	RURAL	NO	415 MICHIGAN AVENUE	VERIFICATION OK	\$27,515.00	\$28,420.00	\$490.00	\$56,425.00	\$27,515.00	\$36,860.00	\$1,625.00	\$56,425.00	\$63,000.00	\$0.00	\$0.00	\$63,000.00	0.90	2.43%	36.54%	80.22%	3	2	1920	832	YES	1 STORY
2023	1665	1	8/25/2023	1002601	60155	65-0011	RURAL	NO	606 ROAD 2000 1075 HIGHWAY	NO SALES VERIFICATION RETURNED	\$62,770.00	\$170,265.00	\$3,630.00	\$236,665.00	\$62,770.00	\$220,810.00	\$4,685.00	\$288,265.00	\$279,500.00	\$0.00	\$0.00	\$279,500.00	1.03	11.14%	22.97%	106.37%	3	3.5	2004	1676	YES	1 STORY
2022	2827	1	11/1/2022	1907400	68495	91-0002	RURAL RES	NO	281 402 MICHIGAN AVENUE	NO SALES VERIFICATION RETURNED	\$63,945.00	\$16,085.00	\$6,515.00	\$86,545.00	\$64,590.00	\$0.00	\$10,840.00	\$75,430.00	\$130,000.00	\$0.00	\$0.00	\$130,000.00	0.58	33.97%	68.08%	33.67%	3	1.5	1890	1584	YES	1.5 STORY
2021	2910	1	10/22/2021	2314200	72315	91-0002	SUBURBAN INVALE	NO	402 MICHIGAN AVENUE	NO SALES VERIFICATION RETURNED	\$54,440.00	\$7,575.00	\$2,050.00	\$64,065.00	\$54,440.00	\$14,845.00	\$12,165.00	\$81,450.00	\$36,900.00	\$0.00	\$0.00	\$36,900.00	2.21	128.73%	94.63%	487.22%	3	1	1910	956	YES	1 STORY