

COMMERCIAL SALES STATISTICS

ALL COMMERCIAL SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$1,096,065.00				
Selling price		Number of Sales		16	
	\$2,288,218.00	Degrees of freedom		15	
Median		t value =		2.13	
	94.67%	Mean ratio		89.48%	
Mean		Standard Deviation		36.03%	
	89.48%	Confidence Interval		0.7 to	1.1
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	47.90%				
Average Absolute Deviation		Number of Sales	16		
	26.59%	Median ratio	94.67%		
Coefficient of Dispersion		Distance	5		
	28.09	Confidence Interval #		4 to	13
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	12.98%				
Standard Deviation		Wtd. mean ratio	0.48	Sum Appra^2	\$156,041,179,275.00
	36.03%	Number of Sales	16	Sum Sale^2	\$1,423,949,518,324.00
Coefficient of Variation		Degrees of Freedom	15	Sum Appra X Sale	\$340,611,662,510.00
	40.26	t value =	1.000		
Price Related Differential		+/-	0.179		
	186.81%	Confidence Interval		0.30 to	0.66
Number of Sales		SALE RATIO STUDY 3 YEARS 10-1-2014 TO 9-30-2017			
	16 less 1				15

COMMERCIAL SALES 2018

BOOK	PAGE	SALE DATE	PARCEL ID	ASSESSOR LOCATION	2017 LAND VALUE	2017 IMPROVEMENT VALUE	2017 TOTAL VALUE	2018 LAND VALUE	2018 IMPROVEMENT VALUE	2018 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE
2014	2480	12/3/2014	118100	RED CLOUD	\$925.00	\$11,390.00	\$12,315.00	\$925.00	\$11,390.00	\$12,315.00	\$12,500.00	\$0.00	\$0.00	\$12,500.00
2015	1205	7/8/2015	103701	RED CLOUD	\$500.00	\$28,380.00	\$28,880.00	\$500.00	\$28,380.00	\$28,880.00	\$193,000.00	\$0.00	\$168,000.00	\$25,000.00
2015	1300	7/31/2015	116301	RED CLOUD	\$390.00	\$14,325.00	\$14,715.00	\$390.00	\$14,325.00	\$14,715.00	\$43,700.00	\$0.00	\$5,000.00	\$38,700.00
2015	1634	8/28/2015	118600	RED CLOUD	\$925.00	\$23,695.00	\$24,620.00	\$925.00	\$23,695.00	\$24,620.00	\$55,000.00	\$0.00	\$35,000.00	\$20,000.00
2015	1633	9/15/2015	117000	RED CLOUD	\$1,370.00	\$36,055.00	\$37,425.00	\$1,370.00	\$36,055.00	\$37,425.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00
2015	2233	11/24/2015	117600	RED CLOUD	\$4,475.00	\$111,540.00	\$116,015.00	\$4,475.00	\$111,540.00	\$116,015.00	\$505,000.00	\$0.00	\$185,000.00	\$320,000.00
2015	2232	11/25/2015	117500	RED CLOUD	\$2,635.00	\$25,680.00	\$28,315.00	\$2,635.00	\$25,680.00	\$28,315.00	\$26,000.00	\$0.00	\$1,000.00	\$25,000.00
2015	2299	12/1/2015	312701	BLUE HILL	\$2,875.00	\$82,895.00	\$85,770.00	\$2,875.00	\$82,895.00	\$85,770.00	\$85,000.00	\$0.00	\$0.00	\$85,000.00
2015	2405	12/14/2015	626600	GUIDE ROCK	\$555.00	\$2,070.00	\$2,625.00	\$555.00	\$2,070.00	\$2,625.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00
2016	1804	6/8/2016	601800	GUIDE ROCK	\$450.00	\$3,945.00	\$4,395.00	\$450.00	\$3,945.00	\$4,395.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
2016	1943	7/11/2016	306200	BLUE HILL	\$2,375.00	\$86,030.00	\$88,405.00	\$2,375.00	\$86,030.00	\$88,405.00	\$60,000.00	\$0.00	\$0.00	\$60,000.00
2016	2573	11/4/2016	604300	GUIDE ROCK	\$1,010.00	\$3,015.00	\$4,025.00	\$1,010.00	\$3,015.00	\$4,025.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
2016	2731	12/9/2016	118200	RED CLOUD	\$1,185.00	\$54,335.00	\$55,520.00	\$1,185.00	\$54,335.00	\$55,520.00	\$70,000.00	\$0.00	\$0.00	\$70,000.00
2017	1083	5/26/2017	342800	BLUE HILL	\$7,165.00	\$232,270.00	\$239,435.00	\$7,165.00	\$232,270.00	\$239,435.00	\$255,000.00	\$0.00	\$5,000.00	\$250,000.00
2017	1124	6/1/2017	352600	BLUE HILL	\$8,175.00	\$154,020.00	\$162,195.00	\$8,175.00	\$154,020.00	\$162,195.00	\$1,085,518.00	\$0.00	\$0.00	\$1,085,518.00
2017	1194	6/12/2017	307100	BLUE HILL	\$3,010.00	\$188,400.00	\$191,410.00	\$3,010.00	\$188,400.00	\$191,410.00	\$265,000.00	\$0.00	\$20,000.00	\$245,000.00