

RESIDENTIAL SALES STATISTICS

ALL RESIDENTIAL SALES			MEAN RATIO CONFIDENCE INTERVAL			
Valuation						
	\$6,007,810.00					
Selling price		Number of Sales		132		
	\$6,560,036.69	Degrees of freedom		131		
Median		t value =		1.98		
	94.26%	Mean ratio		172.48%		
Mean		Standard Deviation		804.00%		
	172.48%	Confidence Interval		0.3 to		3.1
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL				
	91.58%					
Average Absolute Deviation		Number of Sales		132		
	99.16%	Median ratio		94.26%		
Coefficient of Dispersion		Distance		12		
	105.20	Confidence Interval #		55.00 to		78.00
Variance of the ratios for SD- less 1		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL				
	6464.13%					
Standard Deviation		Wtd. mean ratio	0.92	Sum Appra^2		\$445,070,308,375.00
	804.00%	Number of Sales	132	Sum Sale^2		\$635,938,462,384.82
Coefficient of Variation		Degrees of Freedom	131	Sum Appra X Sale		\$508,736,628,313.35
	466.15	t value =	1.000			
Price Related Differential		+/-	0.033			
	188.33%	Confidence Interval		0.88 to		0.95
Number of Sales		SALES RATIO STUDY 2 YEARS 10-1-2015 TO 9-30-2017				
132	less 1					131

2018 RESIDENTIAL SALES

BOOK	PAGE	SALE DATE	PARCEL ID	ADDITIONAL PARCEL ID'S	NBHD	2017 LAND VALUE	2017 HOUSE VALUE	2017 IMPROVEMENT VALUE	2017 TOTAL VALUE	2018 LAND VALUE	2018 HOUSE VALUE	2018 IMPROVEMENT VALUE	2018 TOTAL VALUE	SELLING PRICE	521 ADJUSTMENT	ASSESSOR'S ADJUSTMENT	ADJUSTED SELLING PRICE
2017	1322	2/29/2016	509100		BLADEN	\$1,845	\$0	\$0	\$1,845	\$1,845	\$0	\$0	\$1,845	\$1,500	\$0	\$0	\$1,500
2017	1450	7/1/2017	506700		BLADEN	\$1,815	\$0	\$0	\$1,815	\$1,815	\$0	\$0	\$1,815	\$500	\$0	\$0	\$500
2017	2331	9/21/2017	503100		BLADEN	\$1,385	\$0	\$2,620	\$4,005	\$1,385	\$0	\$2,620	\$4,005	\$2,000	\$0	\$0	\$2,000
2016	1480	6/16/2016	510900		BLADEN	\$1,865	\$15,340	\$100	\$17,305	\$1,865	\$16,615	\$14,235	\$16,615	\$13,500	\$0	\$0	\$13,500
2016	1153	5/27/2016	507100		BLADEN	\$1,875	\$28,315	\$0	\$30,190	\$1,875	\$31,425	\$33,895	\$31,425	\$47,000	\$0	\$2,000	\$45,000
2017	439	2/23/2017	511700		BLADEN	\$1,850	\$34,155	\$195	\$36,200	\$1,850	\$34,470	\$195	\$31,590	\$34,000	\$0	\$0	\$34,000
2016	695	2/5/2016	514700		BLADEN	\$1,740	\$38,115	\$5,225	\$45,080	\$1,740	\$38,115	\$5,225	\$69,580	\$90,000	\$0	\$0	\$90,000
2017	1477	6/30/2017	514600	516100	BLADEN	\$4,380	\$47,075	\$8,635	\$60,090	\$4,380	\$47,075	\$8,635	\$53,115	\$57,000	\$0	\$0	\$57,000
2016	2453	8/19/2016	331800		BLUE HILL	\$2,330	\$0	\$0	\$2,330	\$2,330	\$0	\$0	\$2,330	\$2,000	\$0	\$0	\$2,000
2016	383	2/24/2016	304400		BLUE HILL	\$4,300	\$5,660	\$4,920	\$14,880	\$4,300	\$5,660	\$4,920	\$14,880	\$20,000	\$0	\$0	\$20,000
2016	2134	8/19/2016	337400		BLUE HILL	\$3,450	\$13,120	\$12,185	\$28,755	\$3,450	\$13,120	\$12,185	\$28,755	\$19,500	\$0	\$300	\$19,200
2017	2445	10/18/2016	309400		BLUE HILL	\$1,480	\$14,880	\$1,955	\$18,315	\$1,480	\$14,880	\$1,955	\$18,315	\$12,000	\$0	\$0	\$12,000
2016	2532	10/20/2016	307500		BLUE HILL	\$1,850	\$15,110	\$1,515	\$18,475	\$1,850	\$15,110	\$1,515	\$18,475	\$32,000	\$0	\$0	\$32,000
2017	382	3/2/2017	334800		BLUE HILL	\$3,365	\$20,150	\$1,055	\$24,570	\$3,365	\$20,150	\$1,055	\$24,570	\$23,000	\$0	\$0	\$23,000
2016	446	3/9/2016	314200		BLUE HILL	\$2,960	\$26,855	\$3,405	\$33,220	\$2,960	\$26,855	\$3,405	\$33,220	\$35,000	\$0	\$0	\$35,000
2015	1926	10/6/2015	312600		BLUE HILL	\$2,085	\$30,735	\$215	\$33,035	\$2,085	\$30,735	\$215	\$33,035	\$40,000	\$0	\$0	\$40,000
2017	915	4/19/2017	304600		BLUE HILL	\$5,265	\$41,425	\$1,630	\$48,320	\$5,265	\$41,425	\$1,630	\$48,320	\$65,000	\$0	\$0	\$65,000
2016	1847	7/15/2016	309800		BLUE HILL	\$1,480	\$44,870	\$5,860	\$52,210	\$1,480	\$45,200	\$7,935	\$54,615	\$37,500	\$0	\$0	\$37,500
2017	586	3/28/2017	340100		BLUE HILL	\$3,205	\$45,435	\$7,075	\$55,715	\$3,205	\$45,435	\$7,075	\$55,715	\$55,000	\$0	\$0	\$55,000
2017	182	2/3/2017	333900		BLUE HILL	\$2,290	\$45,560	\$7,100	\$54,950	\$2,290	\$45,560	\$7,100	\$54,950	\$85,000	\$0	\$0	\$85,000
2016	1719	6/30/2016	309300		BLUE HILL	\$3,720	\$49,805	\$10,290	\$63,815	\$3,720	\$49,805	\$10,290	\$63,815	\$60,000	\$0	\$0	\$60,000
2017	23	12/27/2016	332900		BLUE HILL	\$3,615	\$50,010	\$2,795	\$56,420	\$3,615	\$50,010	\$2,795	\$56,420	\$69,000	\$0	\$3,400	\$65,600
2015	2083	10/30/2015	319500		BLUE HILL	\$2,030	\$52,605	\$3,535	\$58,170	\$2,030	\$52,605	\$3,535	\$58,170	\$47,500	\$0	\$0	\$47,500
2016	1424	4/26/2016	316600		BLUE HILL	\$2,960	\$53,350	\$12,145	\$68,455	\$2,960	\$53,350	\$12,145	\$68,455	\$65,000	\$0	\$0	\$65,000
2017	980	5/12/2017	332600		BLUE HILL	\$2,525	\$55,880	\$4,645	\$63,050	\$2,525	\$55,880	\$4,645	\$63,050	\$70,000	\$0	\$0	\$70,000
2015	1967	10/15/2015	310600		BLUE HILL	\$4,350	\$61,275	\$8,845	\$74,470	\$4,350	\$61,275	\$8,845	\$74,470	\$76,500	\$0	\$0	\$76,500
2017	2329	9/29/2017	306800		BLUE HILL	\$2,220	\$69,535	\$1,920	\$73,675	\$2,220	\$69,535	\$1,920	\$73,675	\$90,000	\$0	\$0	\$90,000
2016	1999	8/11/2016	308700		BLUE HILL	\$2,525	\$69,905	\$0	\$72,430	\$2,525	\$69,905	\$0	\$72,430	\$67,000	\$0	\$0	\$67,000
2016	2282	9/22/2016	335800		BLUE HILL	\$3,365	\$70,860	\$0	\$74,225	\$3,365	\$70,860	\$0	\$74,225	\$70,000	\$0	\$0	\$70,000
2016	1626	6/20/2016	329800		BLUE HILL	\$1,680	\$73,685	\$0	\$75,365	\$1,680	\$73,685	\$0	\$75,365	\$82,900	\$0	\$2,300	\$80,600
2017	556	3/20/2017	319700		BLUE HILL	\$2,205	\$78,155	\$100	\$80,460	\$2,205	\$76,985	\$100	\$79,290	\$125,000	\$0	\$0	\$125,000
2016	582	3/4/2016	307400		BLUE HILL	\$1,480	\$81,055	\$0	\$82,535	\$1,480	\$81,055	\$0	\$82,535	\$86,000	\$0	\$0	\$86,000
2017	2243	9/15/2017	311600		BLUE HILL	\$2,960	\$91,255	\$140	\$94,355	\$2,960	\$91,255	\$140	\$94,355	\$115,000	\$0	\$4,000	\$111,000
2016	589	1/20/2016	326200		BLUE HILL	\$4,380	\$94,085	\$11,150	\$109,615	\$4,380	\$94,085	\$11,150	\$109,615	\$119,000	\$0	\$0	\$119,000
2015	2315	12/1/2015	307600		BLUE HILL	\$1,850	\$98,635	\$0	\$100,485	\$1,850	\$98,635	\$0	\$100,485	\$84,000	\$0	\$0	\$84,000
2017	1479	7/7/2017	341300		BLUE HILL	\$4,625	\$115,525	\$2,490	\$122,640	\$4,625	\$115,525	\$2,490	\$122,640	\$100,000	\$0	\$0	\$100,000
2017	220	2/7/2017	341500		BLUE HILL	\$5,065	\$123,740	\$0	\$128,805	\$5,065	\$123,740	\$0	\$128,805	\$145,000	\$0	\$0	\$145,000

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2017	1947	7/31/2017	120000		RED CLOUD	\$785	\$8,940	\$1,460	\$11,185	\$785	\$12,295	\$1,460	\$14,540	\$21,600	\$0	\$500	\$21,100
2016	1968	8/2/2016	122800		RED CLOUD	\$955	\$10,450	\$7,060	\$18,465	\$955	\$13,435	\$7,060	\$21,450	\$11,750	\$0	\$1,000	\$10,750
2017	2133	9/8/2017	114700		RED CLOUD	\$625	\$11,550	\$4,335	\$16,510	\$625	\$13,480	\$4,335	\$18,440	\$18,000	\$0	\$0	\$18,000
2016	858	4/29/2016	140400		RED CLOUD	\$940	\$10,115	\$2,000	\$13,055	\$940	\$13,490	\$2,000	\$16,430	\$20,000	\$0	\$0	\$20,000
2017	402	3/10/2017	104600		RED CLOUD	\$625	\$10,525	\$1,275	\$12,425	\$625	\$13,680	\$1,275	\$15,580	\$40,000	\$0	\$0	\$40,000
2016	2183	8/22/2016	168400		RED CLOUD	\$940	\$13,080	\$895	\$14,915	\$940	\$14,530	\$895	\$16,365	\$16,000	\$0	\$0	\$16,000
2017	163	1/27/2017	114800		RED CLOUD	\$625	\$13,210	\$0	\$13,835	\$625	\$14,675	\$0	\$15,300	\$12,000	\$0	\$0	\$12,000
2017	358	3/7/2017	112500		RED CLOUD	\$1,255	\$11,690	\$7,255	\$20,200	\$1,255	\$15,195	\$7,060	\$23,510	\$29,000	\$0	\$0	\$29,000
2016	1115	5/27/2016	144500		RED CLOUD	\$1,880	\$12,825	\$3,195	\$17,900	\$1,880	\$16,430	\$3,195	\$21,505	\$15,000	\$0	\$0	\$15,000
2017	1806	8/8/2017	125300		RED CLOUD	\$1,240	\$12,685	\$3,350	\$17,275	\$1,240	\$16,490	\$3,350	\$21,080	\$8,500	\$0	\$0	\$8,500
2016	1280	6/7/2016	108500		RED CLOUD	\$625	\$13,550	\$12,615	\$26,790	\$625	\$18,065	\$12,615	\$31,305	\$17,000	\$0	\$0	\$17,000
2016	1807	7/16/2016	168300		RED CLOUD	\$940	\$15,050	\$1,130	\$17,120	\$940	\$18,525	\$1,130	\$20,595	\$35,000	\$0	\$0	\$35,000
2016	1850	7/22/2016	124500		RED CLOUD	\$690	\$18,155	\$2,385	\$21,230	\$690	\$22,190	\$2,385	\$25,265	\$29,500	\$0	\$0	\$29,500
2016	2685	12/5/2016	138400		RED CLOUD	\$995	\$23,135	\$0	\$24,130	\$995	\$23,135	\$0	\$24,130	\$25,000	\$0	\$0	\$25,000
2016	2106	8/22/2016	122600		RED CLOUD	\$785	\$19,805	\$3,345	\$23,935	\$785	\$23,580	\$3,345	\$27,710	\$30,500	\$0	\$1,300	\$29,200
2015	1985	10/23/2015	111000		RED CLOUD	\$940	\$21,215	\$0	\$22,155	\$940	\$24,380	\$0	\$25,320	\$37,630	\$0	\$0	\$37,630
2017	1229	5/22/2017	140200		RED CLOUD	\$940	\$23,405	\$540	\$24,885	\$940	\$24,710	\$540	\$26,190	\$16,500	\$0	\$0	\$16,500
2016	754	4/15/2016	111200		RED CLOUD	\$625	\$24,095	\$175	\$24,895	\$625	\$25,365	\$175	\$26,165	\$35,000	\$0	\$0	\$35,000
2017	939	5/11/2017	111200		RED CLOUD	\$625	\$24,095	\$175	\$24,895	\$625	\$25,365	\$175	\$26,165	\$48,000	\$0	\$0	\$48,000
2017	1091	6/1/2017	139500		RED CLOUD	\$940	\$22,830	\$4,640	\$28,410	\$940	\$28,920	\$4,640	\$34,500	\$24,000	\$0	\$0	\$24,000
2017	2286	9/28/2017	107300		RED CLOUD	\$1,255	\$24,005	\$0	\$25,260	\$1,255	\$30,005	\$0	\$31,260	\$26,000	\$0	\$1,500	\$24,500
2016	2368	6/9/2016	132200		RED CLOUD	\$625	\$25,935	\$155	\$26,715	\$625	\$30,655	\$155	\$31,435	\$43,194	\$0	\$0	\$43,194
2017	2049	8/28/2017	147700		RED CLOUD	\$625	\$24,970	\$10,505	\$36,100	\$625	\$30,845	\$10,505	\$41,975	\$55,000	\$0	\$0	\$55,000
2016	779	4/15/2016	119900		RED CLOUD	\$565	\$26,515	\$0	\$27,080	\$565	\$31,340	\$0	\$31,905	\$60,000	\$0	\$0	\$60,000
2016	2136	8/24/2016	114100	11400	RED CLOUD	\$2,190	\$26,825	\$9,345	\$38,360	\$2,190	\$31,855	\$9,345	\$43,390	\$39,000	\$0	\$0	\$39,000
2016	2703	12/8/2016	150400		RED CLOUD	\$625	\$26,990	\$2,230	\$29,845	\$625	\$32,130	\$2,230	\$34,985	\$50,000	\$0	\$3,000	\$47,000
2016	435	3/7/2016	113200		RED CLOUD	\$940	\$27,635	\$3,385	\$31,960	\$940	\$32,240	\$3,385	\$36,565	\$51,000	\$0	\$6,000	\$45,000
2017	1175	6/5/2017	109100		RED CLOUD	\$625	\$29,545	\$2,875	\$33,045	\$625	\$36,495	\$2,875	\$39,995	\$60,023	\$0	\$0	\$60,023
2016	1684	7/1/2016	130100		RED CLOUD	\$1,065	\$47,785	\$8,470	\$57,320	\$1,065	\$54,070	\$8,470	\$63,605	\$69,500	\$0	\$1,500	\$68,000
2016	1165	5/31/2016	115300		RED CLOUD	\$1,255	\$45,195	\$8,110	\$54,560	\$1,255	\$55,235	\$8,110	\$64,600	\$55,000	\$0	\$0	\$55,000
2016	2112	8/22/2016	123500		RED CLOUD	\$750	\$57,340	\$1,525	\$59,615	\$750	\$64,505	\$1,525	\$66,780	\$58,500	\$0	\$0	\$58,500
2017	1950	8/15/2017	133600		RED CLOUD	\$520	\$52,265	\$1,035	\$53,820	\$520	\$66,785	\$1,035	\$68,340	\$75,000	\$0	\$2,000	\$73,000
2016	2054	8/19/2016	106200		RED CLOUD	\$1,565	\$67,470	\$2,410	\$71,445	\$1,565	\$70,680	\$2,410	\$74,655	\$59,900	\$0	\$0	\$59,900
2016	1945	8/5/2016	137700		RED CLOUD	\$1,190	\$69,530	\$12,390	\$83,110	\$1,190	\$80,065	\$12,390	\$93,645	\$70,000	\$0	\$0	\$70,000
2016	2582	11/8/2016	164800		RED CLOUD	\$1,255	\$67,310	\$0	\$68,565	\$1,255	\$80,735	\$3,750	\$85,740	\$88,500	\$0	\$0	\$88,500
2015	1905	10/15/2015	125200		RED CLOUD	\$750	\$77,705	\$1,305	\$79,760	\$750	\$81,155	\$1,305	\$83,210	\$83,500	\$0	\$1,000	\$82,500
2015	1820	10/7/2015	159800		RED CLOUD	\$1,255	\$68,440	\$1,105	\$70,800	\$1,255	\$84,645	\$1,105	\$87,005	\$80,000	\$0	\$0	\$80,000
2016	1186	6/1/2016	161303		RED CLOUD	\$1,780	\$82,000	\$7,050	\$90,830	\$1,780	\$100,220	\$7,050	\$109,050	\$155,000	\$0	\$0	\$155,000
2016	1425	6/13/2016	110200		RED CLOUD	\$1,725	\$92,020	\$3,660	\$97,405	\$1,725	\$113,930	\$3,660	\$119,315	\$130,000	\$0	\$0	\$130,000
2016	1162	6/1/2016	1916400		RED CLOUD												
2016	1162	6/1/2016	1916400		SUBURBAN	\$16,425	\$20,970	\$4,800	\$42,195	\$16,425	\$25,630	\$4,800	\$46,855	\$55,000	\$0	\$0	\$55,000
2016	2258	9/14/2016	1916700		RED CLOUD												
2016	2258	9/14/2016	1916700		SUBURBAN	\$10,000	\$41,310	\$2,705	\$54,015	\$10,000	\$46,475	\$2,705	\$59,180	\$64,500	\$0	\$0	\$64,500
2016	2258	9/14/2016	1916700		RED CLOUD												
2017	2353	7/25/2017	1801700		SUBURBAN	\$10,000	\$51,420	\$1,460	\$62,880	\$10,000	\$60,765	\$1,460	\$72,225	\$45,000	\$0	\$0	\$45,000

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2016	1778	7/12/2016	1919000		RED CLOUD SUBURBAN	\$10,000	\$59,290	\$0	\$69,290	\$10,000	\$64,650	\$8,110	\$82,760	\$77,000	\$0	\$600	\$76,400
2017	1691	7/25/2017	1801200		RED CLOUD SUBURBAN	\$62,545	\$67,770	\$17,095	\$147,410	\$62,545	\$86,085	\$17,095	\$165,725	\$135,000	\$0	\$0	\$135,000
2016	2290	9/27/2016	1916900		RED CLOUD SUBURBAN	\$5,020	\$75,485	\$2,500	\$83,005	\$5,020	\$93,460	\$2,500	\$100,980	\$125,000	\$0	\$0	\$125,000
2017	783	9/30/2016	1501000		RURAL - AG RESIDENTIAL	\$41,540	\$52,810	\$8,475	\$102,825	\$41,540	\$52,810	\$8,475	\$102,825	\$220,000	\$0	\$0	\$220,000
2017	283	2/16/2017	2508300		RURAL - AG RESIDENTIAL	\$37,890	\$88,135	\$57,965	\$183,990	\$37,890	\$88,135	\$57,965	\$183,990	\$165,000	\$0	\$0	\$165,000
2017	1787	8/1/2017	1506800	895200	RURAL - AMBOY	\$4,020	\$3,845	\$4,780	\$12,645	\$4,020	\$3,845	\$4,780	\$12,645	\$10,000	\$0	\$0	\$10,000
2017	82	1/9/2017	1810500		RURAL - RURAL RESIDENTIAL	\$19,300	\$9,345	\$8,990	\$37,635	\$19,300	\$26,735	\$8,990	\$55,025	\$65,000	\$0	\$0	\$65,000
2015	2378	12/6/2015	1505500		RURAL - RURAL RESIDENTIAL	\$19,200	\$27,005	\$6,890	\$53,095	\$19,200	\$71,200	\$6,890	\$97,290	\$110,000	\$0	\$0	\$110,000
2016	335	2/24/2016	1613300		RURAL - RURAL RESIDENTIAL	\$14,785	\$75,755	\$0	\$90,540	\$14,785	\$75,755	\$0	\$90,540	\$54,000	\$0	\$0	\$54,000
2016	829	4/28/2016	1916500		RURAL - RURAL RESIDENTIAL	\$17,605	\$80,990	\$54,120	\$152,715	\$17,605	\$80,990	\$54,120	\$152,715	\$140,000	\$0	\$0	\$140,000
2017	2297	9/28/2017	1716400		RURAL - RURAL RESIDENTIAL	\$15,765	\$74,000	\$5,975	\$95,740	\$15,765	\$102,870	\$5,975	\$124,610	\$175,000	\$0	\$0	\$175,000
2016	508	3/10/2016	1408701		RURAL - RURAL RESIDENTIAL	\$15,765	\$105,715	\$2,860	\$124,340	\$15,765	\$105,715	\$2,860	\$124,340	\$170,000	\$0	\$0	\$170,000
2016	1269	10/27/2015	1107100		RURAL - RURAL RESIDENTIAL	\$23,105	\$156,920	\$27,400	\$207,425	\$23,105	\$156,920	\$27,400	\$207,425	\$200,000	\$0	\$0	\$200,000