

COMMERCIAL IMPROVED

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	50	Median :	96	COV :	20.59	95% Median C.I. :	83.58 to 98.05
Total Sales Price :	22,337,462	Wgt. Mean :	89	STD :	19.30	95% Wgt. Mean C.I. :	82.96 to 94.60
Total Adj. Sales Price :	22,337,462	Mean :	94	Avg.Abs.Dev :	13.76	95% Mean C.I. :	88.39 to 99.09
Total Assessed Value :	19,830,539						
Avg. Adj. Sales Price :	446,749	COD :	14.41	MAX Sales Ratio :	155.44		
Avg. Assessed Value :	396,611	PRD :	105.59	MIN Sales Ratio :	55.79		

Printed : 05/19/2023

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	1	80.23	80.23	80.23		100.00	80.23	80.23	N/A	1,372,284	1,101,001
01/01/2020 To 03/31/2020	2	101.03	101.03	102.04	02.95	99.01	98.05	104.00	N/A	171,500	175,001
04/01/2020 To 06/30/2020	1	82.32	82.32	82.32		100.00	82.32	82.32	N/A	200,000	164,639
07/01/2020 To 09/30/2020	8	99.38	95.80	94.72	08.07	101.14	78.79	110.25	78.79 to 110.25	173,688	164,520
10/01/2020 To 12/31/2020	4	92.72	94.99	88.96	10.61	106.78	81.02	113.49	N/A	763,250	678,973
01/01/2021 To 03/31/2021	1	95.55	95.55	95.55		100.00	95.55	95.55	N/A	2,406,452	2,299,328
04/01/2021 To 06/30/2021	2	101.24	101.24	101.39	05.70	99.85	95.47	107.00	N/A	160,500	162,735
07/01/2021 To 09/30/2021	5	96.36	95.35	93.35	05.73	102.14	81.52	107.47	N/A	129,100	120,513
10/01/2021 To 12/31/2021	10	87.46	90.80	82.99	20.26	109.41	59.08	154.72	73.70 to 98.57	401,849	333,483
01/01/2022 To 03/31/2022	6	96.23	100.35	87.72	24.76	114.40	55.79	155.44	55.79 to 155.44	330,750	290,119
04/01/2022 To 06/30/2022	8	83.01	90.52	89.82	16.06	100.78	71.29	119.11	71.29 to 119.11	796,468	715,383
07/01/2022 To 09/30/2022	2	83.60	83.60	67.62	29.17	123.63	59.21	107.98	N/A	116,000	78,436
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	12	98.71	94.25	88.71	08.98	106.25	78.79	110.25	82.32 to 104.00	275,399	244,317
10/01/2020 To 09/30/2021	12	95.86	96.23	92.49	06.90	104.04	81.02	113.49	89.28 to 107.00	535,496	495,271
10/01/2021 To 09/30/2022	26	90.10	92.36	86.90	21.09	106.28	55.79	155.44	78.51 to 98.57	484,874	421,365
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	15	98.05	95.38	91.20	08.94	104.58	78.79	113.49	83.58 to 104.00	332,367	303,113
01/01/2021 To 12/31/2021	18	95.51	93.49	88.78	12.77	105.31	59.08	154.72	80.59 to 97.54	410,635	364,567
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

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Total Adj. Sales Price :	22,337,462	Mean :	94	Avg.Abs.Dev :	13.76	95% Mean C.I. :	88.39 to 99.09
Total Assessed Value :	19,830,539						
Avg. Adj. Sales Price :	446,749	COD :	14.41	MAX Sales Ratio :	155.44		
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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	40	95.28	92.35	87.49	14.62	105.55	55.79	154.72	82.32 to 98.57	447,801	391,766
3	10	95.96	99.30	94.00	13.61	105.64	78.66	155.44	80.59 to 107.98	442,544	415,991
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
HASTINGS	40	95.28	92.35	87.49	14.62	105.55	55.79	154.72	82.32 to 98.57	447,801	391,766
KENESAW	5	96.36	92.41	85.63	09.41	107.92	78.66	107.98	N/A	87,797	75,177
RURAL	5	95.55	106.18	94.92	17.67	111.86	80.59	155.44	N/A	797,290	756,805
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

LOCATIONS: URBAN, SUBURBAN, & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	42	95.28	91.80	86.03	13.52	106.71	55.79	154.72	82.32 to 97.54	386,885	332,826
2	4	88.07	91.64	93.31	17.83	98.21	71.29	119.11	N/A	1,328,323	1,239,521
3	4	107.35	116.26	115.32	15.45	100.82	94.88	155.44	N/A	193,750	223,440
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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<u>ALL</u>											
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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	1	97.36	97.36	97.36		100.00	97.36	97.36	N/A	311,000	302,798
03	44	95.28	91.58	86.73	13.20	105.59	55.79	154.72	81.52 to 98.05	442,151	383,476
04	5	119.11	112.09	103.23	18.30	108.58	71.29	155.44	N/A	514,368	530,961
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	5	96.36	92.41	85.63	09.41	107.92	78.66	107.98	N/A	87,797	75,177
010018	37	95.09	91.46	85.86	13.78	106.52	55.79	154.72	82.32 to 98.05	426,491	366,172
010090	8	100.00	105.13	96.53	19.55	108.91	71.29	155.44	71.29 to 155.44	764,787	738,285
010123											
100019											
180501											
400126											
500503											
650005											
910074											
<u>ALL</u>											
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YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 OR Blank	2	96.23	96.23	96.18	01.18	100.05	95.09	97.36	N/A	326,250	313,773
Prior TO 1900	1	104.62	104.62	104.62		100.00	104.62	104.62	N/A	72,500	75,849
1900 TO 1919	2	126.07	126.07	142.32	22.73	88.58	97.41	154.72	N/A	121,250	172,558
1920 TO 1939	1	107.00	107.00	107.00		100.00	107.00	107.00	N/A	165,000	176,542
1940 TO 1949	6	106.22	113.54	117.40	13.15	96.71	94.88	155.44	94.88 to 155.44	286,140	335,929
1950 TO 1959	3	95.47	92.77	94.19	08.79	98.49	78.83	104.00	N/A	182,000	171,419
1960 TO 1969	5	96.36	88.86	87.47	08.98	101.59	73.70	98.05	N/A	77,897	68,138
1970 TO 1979	8	86.43	83.91	82.22	11.85	102.06	59.08	99.38	59.08 to 99.38	526,313	432,753
1980 TO 1989	6	87.17	81.15	85.70	18.99	94.69	55.79	101.01	55.79 to 101.01	651,159	558,045
1990 TO 1999	3	96.16	94.59	81.34	09.47	116.29	80.15	107.47	N/A	980,000	797,159
2000 TO 2009	7	85.87	91.55	92.17	11.01	99.33	80.59	110.25	80.59 to 110.25	431,429	397,654
2010 TO 2014	3	80.23	88.34	82.54	17.54	107.03	71.29	113.49	N/A	889,095	733,823
2015 TO Present	3	81.02	93.09	85.63	16.96	108.71	78.51	119.74	N/A	602,633	516,048
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
___Low \$ Ranges___											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
___Ranges Excl. Low \$___											
Greater Than 4,999	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611
Greater Than 14,999	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611
Greater Than 29,999	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	97.41	94.60	95.00	07.28	99.58	73.70	107.98	N/A	41,597	39,517
60,000 TO 99,999	3	104.62	103.82	103.94	02.58	99.88	99.37	107.47	N/A	69,167	71,890
100,000 TO 149,999	5	96.54	94.74	94.22	05.77	100.55	78.51	104.45	N/A	126,080	118,789
150,000 TO 249,999	18	94.90	98.40	98.89	18.61	99.50	59.21	155.44	81.52 to 107.00	190,806	188,693
250,000 TO 499,999	8	94.99	90.10	91.65	12.24	98.31	59.08	113.49	59.08 to 113.49	301,563	276,394
500,000 TO 999,999	3	71.29	77.69	79.52	23.47	97.70	55.79	105.98	N/A	860,333	684,122
1,000,000 TO 1,999,999	6	80.81	88.04	86.43	10.43	101.86	77.99	119.11	77.99 to 119.11	1,281,187	1,107,320
2,000,000 TO 4,999,999	2	87.85	87.85	87.31	08.76	100.62	80.15	95.55	N/A	2,588,226	2,259,710
5,000,000 TO 9,999,999											
10,000,000 +											
___ALL___											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

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ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$</u>											
1 TO 4999											
5000 TO 9999											
<u>Total \$</u>											
1 TO 9999											
10000 TO 29999	1	73.70	73.70	73.70		100.00	73.70	73.70	N/A	37,500	27,636
30000 TO 59999	4	97.48	99.82	99.69	03.02	100.13	96.36	107.98	N/A	42,622	42,488
60000 TO 99999	4	102.00	101.91	101.41	04.06	100.49	96.16	107.47	N/A	76,875	77,957
100000 TO 149999	10	80.18	85.00	83.52	12.72	101.77	59.21	104.45	78.51 to 98.05	153,440	128,148
150000 TO 249999	12	94.60	91.40	89.87	11.58	101.70	59.08	110.25	82.32 to 104.00	218,375	196,263
250000 TO 499999	9	101.01	108.72	97.05	23.02	112.02	55.79	155.44	85.87 to 154.72	330,944	321,173
500000 +	10	80.81	88.12	87.10	12.46	101.17	71.29	119.11	77.99 to 105.98	1,468,858	1,279,394
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	2	96.23	96.23	96.18	01.18	100.05	95.09	97.36	N/A	326,250	313,773
10	10	101.91	105.40	105.51	10.39	99.90	85.87	155.44	94.88 to 107.98	120,049	126,658
20	34	94.90	93.42	91.13	13.90	102.51	59.08	154.72	81.02 to 98.57	497,396	453,302
30	4	65.25	66.07	70.65	13.13	93.52	55.79	77.99	N/A	893,250	631,039
<u>ALL</u>											
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
303	1	78.83	78.83	78.83		100.00	78.83	78.83	N/A	160,000	126,121
341	2	71.40	71.40	72.22	17.07	98.86	59.21	83.58	N/A	206,000	148,776
344	6	96.44	100.38	87.55	19.21	114.65	71.29	154.72	71.29 to 154.72	253,500	221,933
346	1	78.66	78.66	78.66		100.00	78.66	78.66	N/A	161,000	126,643
349	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
352	1	97.36	97.36	97.36		100.00	97.36	97.36	N/A	311,000	302,798
353	4	80.63	79.60	79.46	12.33	100.18	59.08	98.05	N/A	795,821	632,350
384	2	92.77	92.77	91.43	03.65	101.47	89.38	96.16	N/A	165,000	150,864
386	3	81.52	80.36	83.53	04.98	96.20	73.70	85.87	N/A	164,167	137,130
406	10	100.77	104.32	95.86	11.46	108.83	80.59	155.44	94.32 to 107.98	230,749	221,190
410	3	99.38	102.73	102.90	03.91	99.83	98.57	110.25	N/A	186,833	192,243
419	2	78.40	78.40	67.03	28.84	116.96	55.79	101.01	N/A	503,000	337,148
455	2	97.63	97.63	97.02	08.55	100.63	89.28	105.98	N/A	1,025,000	994,416
494	8	103.19	100.85	102.05	13.55	98.82	74.05	119.74	74.05 to 119.74	592,899	605,071
498	1	95.09	95.09	95.09		100.00	95.09	95.09	N/A	341,500	324,748
530	2	80.16	80.16	78.44	02.71	102.19	77.99	82.32	N/A	975,000	764,767
595	1	80.15	80.15	80.15		100.00	80.15	80.15	N/A	2,770,000	2,220,092
<u>ALL</u>											
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Total Adj. Sales Price :	22,337,462	Mean :	94	Avg.Abs.Dev :	13.76	95% Mean C.I. :	88.39 to 99.09
Total Assessed Value :	19,830,539						
Avg. Adj. Sales Price :	446,749	COD :	14.41	MAX Sales Ratio :	155.44		
Avg. Assessed Value :	396,611	PRD :	105.59	MIN Sales Ratio :	55.79		

Printed : 05/19/2023

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	2	96.23	96.23	96.18	01.18	100.05	95.09	97.36	N/A	326,250	313,773
10	4	96.51	98.97	96.37	03.93	102.70	94.88	107.98	N/A	121,497	117,082
20	24	96.98	98.73	90.60	12.73	108.97	74.05	155.44	89.28 to 101.01	480,165	435,021
30	19	81.52	87.91	86.48	17.47	101.65	55.79	119.74	78.51 to 105.98	495,264	428,295
40	1	59.08	59.08	59.08		100.00	59.08	59.08	N/A	265,000	156,564
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	85.20	82.59	77.57	15.92	106.47	55.79	101.01	55.79 to 101.01	564,911	438,178
02	8	89.53	93.14	84.28	22.25	110.51	59.21	154.72	59.21 to 154.72	241,625	203,643
03	19	97.54	98.24	95.41	11.76	102.97	73.70	155.44	85.87 to 105.98	293,183	279,736
04	2	88.76	88.76	81.89	09.70	108.39	80.15	97.36	N/A	1,540,500	1,261,445
05	3	82.32	85.56	78.78	07.43	108.61	77.99	96.36	N/A	662,667	522,050
06	8	103.19	100.85	102.05	13.55	98.82	74.05	119.74	74.05 to 119.74	592,899	605,071
07	1	95.09	95.09	95.09		100.00	95.09	95.09	N/A	341,500	324,748
10	1	78.66	78.66	78.66		100.00	78.66	78.66	N/A	161,000	126,643
<u>ALL</u>											
10/01/2019 To 09/30/2022	50	95.51	93.74	88.78	14.41	105.59	55.79	155.44	83.58 to 98.05	446,749	396,611