

COMMERCIAL IMPROVED

Type : Qualified

Date Range : 10/01/2018 to 09/30/2021 Posted Before : 01/31/2022

Number of Sales :	35	Median :	80	COV :	32.41	95% Median C.I. :	64.46 to 87.13
Total Sales Price :	10,136,736	Wgt. Mean :	69	STD :	25.52	95% Wgt. Mean C.I. :	59.07 to 79.29
Total Adj. Sales Price :	10,136,736	Mean :	79	Avg.Abs.Dev :	18.51	95% Mean C.I. :	70.29 to 87.19
Total Assessed Value :	7,012,918						
Avg. Adj. Sales Price :	289,621	COD :	23.15	MAX Sales Ratio :	164.47		
Avg. Assessed Value :	200,369	PRD :	113.82	MIN Sales Ratio :	29.65		

Printed : 06/06/2022

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>											
10/01/2018 To 12/31/2018	2	89.09	89.09	91.67	10.15	97.19	80.05	98.12	N/A	105,000	96,250
01/01/2019 To 03/31/2019	2	122.22	122.22	92.65	34.57	131.92	79.97	164.47	N/A	50,000	46,324
04/01/2019 To 06/30/2019	3	114.07	107.89	105.24	09.65	102.52	88.28	121.32	N/A	105,000	110,502
07/01/2019 To 09/30/2019	2	73.90	73.90	70.15	12.77	105.35	64.46	83.34	N/A	99,500	69,800
10/01/2019 To 12/31/2019	2	83.25	83.25	80.63	04.66	103.25	79.37	87.13	N/A	818,642	660,041
01/01/2020 To 03/31/2020	2	77.96	77.96	72.46	20.69	107.59	61.83	94.08	N/A	171,500	124,265
04/01/2020 To 06/30/2020	1	84.71	84.71	84.71		100.00	84.71	84.71	N/A	200,000	169,414
07/01/2020 To 09/30/2020	8	85.77	80.01	81.68	15.24	97.96	53.85	95.03	53.85 to 95.03	173,688	141,873
10/01/2020 To 12/31/2020	3	84.06	79.44	64.33	25.01	123.49	45.60	108.67	N/A	540,000	347,366
01/01/2021 To 03/31/2021	2	58.57	58.57	56.11	06.01	104.38	55.05	62.09	N/A	1,415,726	794,346
04/01/2021 To 06/30/2021	2	55.50	55.50	56.22	46.58	98.72	29.65	81.34	N/A	160,500	90,233
07/01/2021 To 09/30/2021	6	58.62	58.04	58.98	15.22	98.41	38.90	70.97	38.90 to 70.97	161,750	95,401
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	9	88.28	99.34	91.78	23.94	108.24	64.46	164.47	79.97 to 121.32	91,556	84,028
10/01/2019 To 09/30/2020	13	84.71	80.56	80.48	13.13	100.10	53.85	95.03	61.83 to 93.42	274,599	221,000
10/01/2020 To 09/30/2021	13	59.01	62.67	58.92	26.11	106.36	29.65	108.67	45.60 to 81.34	441,766	260,282
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	9	87.13	98.05	83.68	23.08	117.17	64.46	164.47	79.37 to 121.32	250,143	209,315
01/01/2020 To 12/31/2020	14	84.39	79.93	73.05	16.97	109.42	45.60	108.67	61.02 to 94.08	253,750	185,359
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

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Printed : 06/06/2022

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	27	79.97	77.33	74.21	17.88	104.20	29.65	121.32	64.46 to 87.13	258,048	191,508
3	8	73.65	83.52	58.12	44.43	143.70	38.90	164.47	38.90 to 164.47	396,182	230,276
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
HASTINGS	27	79.97	77.33	74.21	17.88	104.20	29.65	121.32	64.46 to 87.13	258,048	191,508
KENESAW	3	59.01	74.44	61.32	36.06	121.40	50.23	114.07	N/A	71,000	43,538
RURAL	5	88.28	88.96	57.89	38.21	153.67	38.90	164.47	N/A	591,290	342,318
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

LOCATIONS: URBAN, SUBURBAN, & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	30	80.01	80.73	74.58	22.05	108.25	29.65	164.47	70.90 to 87.13	233,343	174,033
2	2	71.67	71.67	57.00	23.19	125.74	55.05	88.28	N/A	1,278,226	728,610
3	3	53.85	63.62	57.71	36.66	110.24	38.90	98.12	N/A	193,333	111,566
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

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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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	34	80.01	79.91	69.95	22.31	114.24	29.65	164.47	64.46 to 88.28	290,786	203,402
04	1	38.90	38.90	38.90		100.00	38.90	38.90	N/A	250,000	97,240
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	3	59.01	74.44	61.32	36.06	121.40	50.23	114.07	N/A	71,000	43,538
010018	27	79.97	77.33	74.21	17.88	104.20	29.65	121.32	64.46 to 87.13	258,048	191,508
010090	5	88.28	88.96	57.89	38.21	153.67	38.90	164.47	N/A	591,290	342,318
010123											
100019											
180501											
400126											
500503											
650005											
910074											
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

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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											
Prior TO 1900	2	87.48	87.48	87.87	04.73	99.56	83.34	91.62	N/A	66,250	58,212
1900 TO 1919											
1920 TO 1939	1	81.34	81.34	81.34		100.00	81.34	81.34	N/A	165,000	134,214
1940 TO 1949	7	88.28	93.17	79.58	33.00	117.08	38.90	164.47	38.90 to 164.47	120,000	95,495
1950 TO 1959	3	61.83	54.13	58.92	22.24	91.87	29.65	70.90	N/A	237,000	139,630
1960 TO 1969	4	75.80	73.98	80.34	21.94	92.08	50.23	94.08	N/A	138,750	111,472
1970 TO 1979	5	92.24	85.05	61.66	17.78	137.93	45.60	114.07	N/A	349,400	215,455
1980 TO 1989	4	71.99	73.52	60.18	14.60	122.17	55.05	95.03	N/A	739,738	445,158
1990 TO 1999	3	79.97	74.08	75.60	10.77	97.99	58.22	84.06	N/A	85,000	64,264
2000 TO 2009	4	60.55	64.92	64.56	14.02	100.56	53.85	84.71	N/A	245,000	158,181
2010 TO 2014	2	94.02	94.02	86.24	15.58	109.02	79.37	108.67	N/A	896,142	772,809
2015 TO Present											
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	139.27	139.27	139.27	18.09	100.00	114.07	164.47	N/A	15,000	20,890
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369
Greater Than 14,999	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369
Greater Than 29,999	33	79.91	75.07	68.98	20.07	108.83	29.65	121.32	62.09 to 84.71	306,265	211,247
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	139.27	139.27	139.27	18.09	100.00	114.07	164.47	N/A	15,000	20,890
30,000 TO 59,999	1	50.23	50.23	50.23		100.00	50.23	50.23	N/A	38,000	19,086
60,000 TO 99,999	6	80.01	75.70	75.99	11.62	99.62	58.22	91.62	58.22 to 91.62	71,250	54,143
100,000 TO 149,999	5	84.06	82.34	81.84	13.50	100.61	64.46	98.12	N/A	122,900	100,583
150,000 TO 249,999	12	80.63	76.55	76.47	21.08	100.10	29.65	121.32	59.01 to 92.24	184,417	141,020
250,000 TO 499,999	6	79.02	77.12	78.37	25.08	98.41	38.90	108.67	38.90 to 108.67	322,500	252,741
500,000 TO 999,999											
1,000,000 TO 1,999,999	2	62.49	62.49	64.35	27.03	97.11	45.60	79.37	N/A	1,236,142	795,397
2,000,000 TO 4,999,999	1	55.05	55.05	55.05		100.00	55.05	55.05	N/A	2,406,452	1,324,800
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>											
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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
_____ Low \$ _____											
1 TO 4999											
5000 TO 9999											
_____ Total \$ _____											
1 TO 9999											
10000 TO 29999	3	114.07	109.59	89.51	33.38	122.43	50.23	164.47	N/A	22,667	20,289
30000 TO 59999	4	59.62	58.06	50.33	23.68	115.36	29.65	83.34	N/A	87,750	44,168
60000 TO 99999	8	75.47	71.13	64.44	16.96	110.38	38.90	91.62	38.90 to 91.62	126,125	81,281
100000 TO 149999	7	81.34	78.64	75.70	16.12	103.88	53.85	98.12	53.85 to 98.12	166,143	125,771
150000 TO 249999	8	89.69	90.58	88.30	11.06	102.58	70.90	121.32	70.90 to 121.32	227,750	201,103
250000 TO 499999	2	85.38	85.38	85.25	27.28	100.15	62.09	108.67	N/A	422,500	360,162
500000 +	3	55.05	60.01	59.76	20.45	100.42	45.60	79.37	N/A	1,626,245	971,864
_____ ALL _____											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	10	73.90	79.87	69.61	34.24	114.74	38.90	164.47	50.23 to 98.12	99,450	69,232
20	25	79.97	78.29	69.14	19.76	113.23	29.65	121.32	70.90 to 87.13	365,689	252,824
_____ ALL _____											
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OCCUPANCY CODE

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341	1	79.91	79.91	79.91		100.00	79.91	79.91	N/A	220,000	175,810
344	4	71.96	66.30	64.64	22.26	102.57	29.65	91.62	N/A	182,125	117,717
346	1	164.47	164.47	164.47		100.00	164.47	164.47	N/A	15,000	24,670
349	1	50.23	50.23	50.23		100.00	50.23	50.23	N/A	38,000	19,086
352	1	87.13	87.13	87.13		100.00	87.13	87.13	N/A	265,000	230,895
353	3	83.34	85.60	80.60	05.88	106.20	79.37	94.08	N/A	515,095	415,165
384	3	93.42	97.18	91.60	10.70	106.09	84.06	114.07	N/A	115,000	105,345
386	1	59.01	59.01	59.01		100.00	59.01	59.01	N/A	160,000	94,418
406	8	67.72	75.26	72.49	28.66	103.82	38.90	121.32	38.90 to 121.32	156,438	113,395
410	2	73.05	73.05	72.38	26.28	100.93	53.85	92.24	N/A	188,500	136,439
419	1	95.03	95.03	95.03		100.00	95.03	95.03	N/A	250,000	237,567
426	1	80.05	80.05	80.05		100.00	80.05	80.05	N/A	75,000	60,039
455	1	45.60	45.60	45.60		100.00	45.60	45.60	N/A	1,100,000	501,607
494	6	71.03	74.69	64.12	21.54	116.48	55.05	108.67	55.05 to 108.67	594,409	381,163
530	1	84.71	84.71	84.71		100.00	84.71	84.71	N/A	200,000	169,414
<u>ALL</u>											
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CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	3	38.90	77.67	39.94	115.53	194.47	29.65	164.47	N/A	140,333	56,054
20	21	83.34	82.05	68.43	19.37	119.90	45.60	121.32	64.46 to 94.08	303,855	207,931
30	11	73.01	72.72	74.31	14.79	97.86	53.85	91.62	58.22 to 87.13	303,162	225,292
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	7	93.42	91.91	84.06	08.63	109.34	79.37	114.07	79.37 to 114.07	305,755	257,014
02	5	73.01	69.02	68.18	19.45	101.23	29.65	91.62	N/A	189,700	129,336
03	12	63.15	71.07	61.49	28.77	115.58	38.90	121.32	53.85 to 92.24	240,708	148,005
04	1	87.13	87.13	87.13		100.00	87.13	87.13	N/A	265,000	230,895
05	2	67.47	67.47	79.20	25.55	85.19	50.23	84.71	N/A	119,000	94,250
06	6	71.03	74.69	64.12	21.54	116.48	55.05	108.67	55.05 to 108.67	594,409	381,163
07	1	80.05	80.05	80.05		100.00	80.05	80.05	N/A	75,000	60,039
10	1	164.47	164.47	164.47		100.00	164.47	164.47	N/A	15,000	24,670
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	79.97	78.74	69.18	23.15	113.82	29.65	164.47	64.46 to 87.13	289,621	200,369