

COMMERCIAL IMPROVED

Type : Qualified

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

Number of Sales :	35	Median :	97	COV :	19.23	95% Median C.I. :	89.38 to 103.47
Total Sales Price :	10,136,736	Wgt. Mean :	92	STD :	19.24	95% Wgt. Mean C.I. :	86.98 to 97.08
Total Adj. Sales Price :	10,136,736	Mean :	100	Avg.Abs.Dev :	13.38	95% Mean C.I. :	93.67 to 106.41
Total Assessed Value :	9,329,032						
Avg. Adj. Sales Price :	289,621	COD :	13.77	MAX Sales Ratio :	166.19		
Avg. Assessed Value :	266,544	PRD :	108.70	MIN Sales Ratio :	78.79		

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	91.76	91.76	95.11	12.76	96.48	80.05	103.47	N/A	105,000	99,864
01/01/2019 To 03/31/2019	2	119.69	119.69	103.93	18.82	115.16	97.17	142.21	N/A	50,000	51,964
04/01/2019 To 06/30/2019	3	114.07	112.55	111.90	03.46	100.58	105.87	117.72	N/A	105,000	117,499
07/01/2019 To 09/30/2019	2	116.89	116.89	107.27	20.73	108.97	92.66	141.12	N/A	99,500	106,733
10/01/2019 To 12/31/2019	2	83.68	83.68	81.35	04.12	102.86	80.23	87.13	N/A	818,642	665,948
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	103.49	97.93	15.81	105.68	78.79	166.19	78.79 to 166.19	173,688	170,100
10/01/2020 To 12/31/2020	3	89.28	95.53	95.16	10.85	100.39	84.13	113.19	N/A	540,000	513,860
01/01/2021 To 03/31/2021	2	94.77	94.77	89.06	08.60	106.41	86.62	102.91	N/A	1,415,726	1,260,866
04/01/2021 To 06/30/2021	2	94.55	94.55	94.98	16.39	99.55	79.05	110.05	N/A	160,500	152,450
07/01/2021 To 09/30/2021	6	93.36	93.71	91.07	06.87	102.90	81.52	107.47	81.52 to 107.47	161,750	147,311
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	9	105.87	110.48	105.54	14.88	104.68	80.05	142.21	92.66 to 141.12	91,556	96,624
10/01/2019 To 09/30/2020	13	98.05	98.44	89.85	14.02	109.56	78.79	166.19	82.32 to 104.00	274,599	246,718
10/01/2020 To 09/30/2021	13	90.36	94.42	91.45	09.86	103.25	79.05	113.19	84.13 to 107.47	441,766	404,006
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	9	105.87	108.69	88.92	16.58	122.23	80.23	142.21	87.13 to 141.12	250,143	222,421
01/01/2020 To 12/31/2020	14	98.71	99.92	96.19	13.60	103.88	78.79	166.19	83.58 to 110.25	253,750	244,073
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

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Total Adj. Sales Price :	10,136,736	Mean :	100	Avg.Abs.Dev :	13.38	95% Mean C.I. :	93.67 to 106.41
Total Assessed Value :	9,329,032						
Avg. Adj. Sales Price :	289,621	COD :	13.77	MAX Sales Ratio :	166.19		
Avg. Assessed Value :	266,544	PRD :	108.70	MIN Sales Ratio :	78.79		

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	97.17	99.30	93.51	13.63	106.19	78.79	166.19	87.13 to 104.00	258,048	241,288
3	8	99.92	102.56	88.79	13.86	115.51	81.52	142.21	81.52 to 142.21	396,182	351,783
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
HASTINGS	27	97.17	99.30	93.51	13.63	106.19	78.79	166.19	87.13 to 104.00	258,048	241,288
KENESAW	3	96.36	97.32	86.46	11.26	112.56	81.52	114.07	N/A	71,000	61,386
RURAL	5	103.47	105.71	88.96	13.74	118.83	86.62	142.21	N/A	591,290	526,021
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

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	96.86	100.17	92.93	14.56	107.79	78.79	166.19	89.28 to 102.91	233,343	216,843
2	2	96.25	96.25	87.75	10.01	109.69	86.62	105.87	N/A	1,278,226	1,121,590
3	3	103.47	101.36	100.10	06.41	101.26	90.36	110.25	N/A	193,333	193,525
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

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	97.61	100.33	92.07	13.90	108.97	78.79	166.19	89.28 to 104.00	290,786	267,739
04	1	90.36	90.36	90.36		100.00	90.36	90.36	N/A	250,000	225,902
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	3	96.36	97.32	86.46	11.26	112.56	81.52	114.07	N/A	71,000	61,386
010018	27	97.17	99.30	93.51	13.63	106.19	78.79	166.19	87.13 to 104.00	258,048	241,288
010090	5	103.47	105.71	88.96	13.74	118.83	86.62	142.21	N/A	591,290	526,021
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											
Prior TO 1900	2	153.66	153.66	154.84	08.16	99.24	141.12	166.19	N/A	66,250	102,581
1900 TO 1919											
1920 TO 1939	1	110.05	110.05	110.05		100.00	110.05	110.05	N/A	165,000	181,588
1940 TO 1949	7	103.47	105.58	100.83	13.26	104.71	80.05	142.21	80.05 to 142.21	120,000	120,991
1950 TO 1959	3	90.03	91.03	92.14	09.24	98.80	79.05	104.00	N/A	237,000	218,374
1960 TO 1969	4	94.51	93.55	91.37	03.87	102.39	87.13	98.05	N/A	138,750	126,775
1970 TO 1979	5	89.38	95.14	89.84	09.08	105.90	83.58	114.07	N/A	349,400	313,894
1980 TO 1989	4	91.58	90.74	87.80	08.78	103.35	78.79	101.01	N/A	739,738	649,468
1990 TO 1999	3	97.17	96.26	94.88	08.01	101.45	84.13	107.47	N/A	85,000	80,651
2000 TO 2009	4	92.62	94.25	96.67	13.31	97.50	81.52	110.25	N/A	245,000	236,853
2010 TO 2014	2	96.71	96.71	87.96	17.04	109.95	80.23	113.19	N/A	896,142	788,205
2015 TO Present											
<u>ALL</u>											
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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	128.14	128.14	128.14	10.98	100.00	114.07	142.21	N/A	15,000	19,222
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544
Greater Than 14,999	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544
Greater Than 29,999	33	96.54	98.34	91.92	12.73	106.98	78.79	166.19	89.28 to 102.91	306,265	281,533
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	128.14	128.14	128.14	10.98	100.00	114.07	142.21	N/A	15,000	19,222
30,000 TO 59,999	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
60,000 TO 99,999	6	103.42	115.23	114.06	22.27	101.03	80.05	166.19	80.05 to 166.19	71,250	81,269
100,000 TO 149,999	5	96.54	94.97	95.44	05.13	99.51	84.13	103.47	N/A	122,900	117,298
150,000 TO 249,999	12	94.38	95.16	94.79	13.48	100.39	78.79	117.72	81.52 to 110.05	184,417	174,812
250,000 TO 499,999	6	95.69	97.44	98.95	08.64	98.47	87.13	113.19	87.13 to 113.19	322,500	319,117
500,000 TO 999,999											
1,000,000 TO 1,999,999	2	84.76	84.76	84.26	05.34	100.59	80.23	89.28	N/A	1,236,142	1,041,524
2,000,000 TO 4,999,999	1	86.62	86.62	86.62		100.00	86.62	86.62	N/A	2,406,452	2,084,373
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
<u>Low \$</u>											
1 TO 4999											
5000 TO 9999											
<u>Total \$</u>											
1 TO 9999											
10000 TO 29999	2	128.14	128.14	128.14	10.98	100.00	114.07	142.21	N/A	15,000	19,222
30000 TO 59999	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
60000 TO 99999	6	98.27	101.55	99.18	14.69	102.39	80.05	141.12	80.05 to 141.12	75,833	75,209
100000 TO 149999	8	94.60	99.53	94.11	17.47	105.76	78.79	166.19	78.79 to 166.19	134,750	126,811
150000 TO 249999	11	99.38	98.19	96.69	10.54	101.55	82.32	117.72	83.58 to 110.25	203,364	196,629
250000 TO 499999	4	101.96	101.79	102.67	06.15	99.14	90.03	113.19	N/A	355,000	364,476
500000 +	3	86.62	85.38	85.42	03.49	99.95	80.23	89.28	N/A	1,626,245	1,389,140
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	10	104.67	114.51	106.20	17.25	107.82	90.36	166.19	92.66 to 142.21	99,450	105,612
20	25	90.03	94.26	90.49	11.65	104.17	78.79	117.72	84.13 to 101.01	365,689	330,916
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

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OCCUPANCY CODE

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341	1	83.58	83.58	83.58		100.00	83.58	83.58	N/A	220,000	183,872
344	4	84.54	103.52	92.56	29.10	111.84	78.79	166.19	N/A	182,125	168,573
346	1	142.21	142.21	142.21		100.00	142.21	142.21	N/A	15,000	21,332
349	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
352	1	87.13	87.13	87.13		100.00	87.13	87.13	N/A	265,000	230,895
353	3	98.05	106.47	83.90	20.70	126.90	80.23	141.12	N/A	515,095	432,155
384	3	89.38	95.86	88.93	11.17	107.79	84.13	114.07	N/A	115,000	102,269
386	1	81.52	81.52	81.52		100.00	81.52	81.52	N/A	160,000	130,431
406	8	103.74	102.26	101.26	06.27	100.99	90.36	117.72	90.36 to 117.72	156,438	158,412
410	2	104.82	104.82	105.00	05.19	99.83	99.38	110.25	N/A	188,500	197,928
419	1	101.01	101.01	101.01		100.00	101.01	101.01	N/A	250,000	252,531
426	1	80.05	80.05	80.05		100.00	80.05	80.05	N/A	75,000	60,038
455	1	89.28	89.28	89.28		100.00	89.28	89.28	N/A	1,100,000	982,046
494	6	101.14	101.55	93.26	07.09	108.89	86.62	113.19	86.62 to 113.19	594,409	554,319
530	1	82.32	82.32	82.32		100.00	82.32	82.32	N/A	200,000	164,639
<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	90.36	103.87	88.02	23.30	118.01	79.05	142.21	N/A	140,333	123,515
20	21	99.37	101.10	93.92	09.40	107.64	83.58	141.12	92.66 to 105.87	303,855	285,378
30	11	87.13	96.99	88.93	18.15	109.06	78.79	166.19	80.05 to 110.25	303,162	269,596
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	7	98.05	101.14	86.71	14.93	116.64	80.23	141.12	80.23 to 141.12	305,755	265,115
02	5	83.58	99.53	90.48	23.55	110.00	78.79	166.19	N/A	189,700	171,633
03	12	101.43	99.88	96.09	08.13	103.94	81.52	117.72	90.36 to 107.47	240,708	231,302
04	1	87.13	87.13	87.13		100.00	87.13	87.13	N/A	265,000	230,895
05	2	89.34	89.34	84.56	07.86	105.65	82.32	96.36	N/A	119,000	100,627
06	6	101.14	101.55	93.26	07.09	108.89	86.62	113.19	86.62 to 113.19	594,409	554,319
07	1	80.05	80.05	80.05		100.00	80.05	80.05	N/A	75,000	60,038
10	1	142.21	142.21	142.21		100.00	142.21	142.21	N/A	15,000	21,332
<u>ALL</u>											
10/01/2018 To 09/30/2021	35	97.17	100.04	92.03	13.77	108.70	78.79	166.19	89.38 to 103.47	289,621	266,544