

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
52-11-165-032-10	303 BENSINGER	08/30/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$34,100	20.18	\$170,782	\$15,471	\$153,529	\$160,445	0.957	780	\$196.83	8.1825	\$6,988	No	201
52-11-166-030-00	306 BENSINGER	04/29/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,900	28.69	\$143,946	\$54,094	\$105,906	\$92,822	1.141	3,836	\$27.61	10.2236	\$27,950	No	201
52-11-166-059-20		12/19/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$441,385	\$94,927	\$405,073	\$357,911	1.132	6,648	\$60.93	9.3051	\$44,860	No	201
52-11-166-068-20		02/09/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$391,222	\$75,982	\$124,018	\$325,861	0.995	5,460	\$59.34	4.3764	\$72,493	No	201
52-11-171-040-00	8750 CO RD 550	01/22/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$68,000	23.86	\$284,751	\$48,410	\$236,590	\$244,154	0.969	3,660	\$66.64	6.9698	\$42,660	No	201
		Totals:	\$1,514,000			\$1,514,000	\$148,000		\$1,432,086		\$1,225,116	\$1,180,994			\$81.87	0.1358			
							Sale. Ratio =>	9.78				E.C.F. =>	1.037	*Applied for 2026*		Std. Deviation=>	0.090248528		
							Std. Dev. =>	13.62				Ave. E.C.F. =>	1.039		Ave. Variance=>	7.8115	Coefficient of Var=>	7.520314898	