

TIPTON 2020 RATIO STUDY.xlsx

Township	Property Type	Number of Sales	Median	G.O.D.	PRD
Cicero	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	310	0.95	13.24	102.69%
Jefferson	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	22	0.95	9.38	101.46%
Liberty	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	49	0.96	12.55	102.79%
Madison	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	29	0.95	9.11	101.89%
Prairie	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	29	0.96	8.98	101.89%
Wildcat	Vacant Res	2	0.99	0.73	100.34%
	Improved Res	19	0.96	12.74	102.68%
County	Vacant Com	0	0.00	0.00	0.00%
	Improved Com	4	0.95	12.66	102.54%
County	Vacant Ind	0	0.00	0.00	0.00%
	Improved Ind	0	0.00	0.00	0.00%

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
County Wide Vacant Residential																	
C80-2019-5553366	80-11-14-510-019.000-002	002	500	001	Cicero	565	CwResVac			08/06/19	69,327	69,300	68,300	0	68,300	0.99	0.01
C80-2019-8180983	80-11-14-510-024.000-002	002	500	001	Cicero	565	CwResVac			04/03/19	25,000	25,000	25,000	0	25,000	1.00	0.01
												94,300		93,300	1.99	0.01	
Number of Sales	2																
Mean	99.28%																
Weighted Mean	98.94%																
Median	0.99																
Av Absolute Dev	0.72																
COD	0.73																
PRD	100.34%																

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
C80-2018-9271955	80-11-11-555-058.000-002	002	510	001	Cicero	541	None	D	G	09/07/18	35,000	35,900	10,600	36,300	46,900	1.31	0.35
C80-2018-7374778	80-11-11-525-027.000-002	002	510	001	Cicero	570	None	D+2	G	04/13/18	65,000	67,200	7,700	80,100	87,800	1.31	0.35
C80-2019-8028121	80-06-32-502-006.000-001	001	510	001	Cicero	501	None	C-1	G	11/12/19	91,000	91,000	21,500	98,400	119,900	1.32	0.36
C80-2019-1851903	80-11-11-506-052.000-002	002	510	001	Cicero	528	None	D+1	G	04/02/19	50,000	50,000	12,000	55,600	67,600	1.35	0.40
C80-2018-5572147	80-11-11-559-032.000-002	002	510	001	Cicero	540	None	C-1	G	08/02/18	77,500	79,700	13,000	95,300	108,300	1.36	0.40
C80-2017-8924318	80-11-11-522-020.000-002	002	510	001	Cicero	570	None	C+1	G	07/27/17	154,900	162,400	51,000	170,800	221,800	1.37	0.41
C80-2019-1250512	80-11-11-518-034.000-002/80-	002	510	001	Cicero	530	None	C+1	AV	01/31/19	135,000	135,000	16,500	170,900	187,400	1.39	0.43
C80-2018-6800401	80-11-11-506-034.001-002	002	510	001	Cicero	528	None	D+1	AV	10/05/18	35,900	36,800	7,200	44,200	51,400	1.40	0.44
C80-2019-3484130	80-11-11-558-008.000-002/80-	002	510	001	Cicero	528	None	D+2	G	03/11/19	49,900	49,900	7,800	62,700	70,500	1.41	0.46
C80-2017-2163816	80-11-11-529-096.010-002	002	510	001	Cicero	570	None	C-1	EX	09/08/17	87,000	91,000	14,600	114,800	129,400	1.42	0.47
C80-2018-4893312	80-11-20-300-009.020-001	001	511	001	Cicero	501	None	D+1	G	02/01/18	77,000	77,000	38,700	78,300	117,000	1.52	0.57
												40,905,300		38,543,600	299.95	39.18	
Number of Sales	310																
Mean	96.76%																
Weighted Mean	94.23%																
Median	0.95																
Av Absolute Dev	12.64																
COD	13.24																
PRD	102.69%																

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Jefferson Improved Residential																	
C80-2019-9167214	80-12-14-502-007.040-003	003	511	002	Jefferson	601	None	C+2	AV	08/22/19	246,000	246,000	21,400	160,400	181,800	0.74	0.21
C80-2017-9164250	80-12-11-100-011.000-003	003	511	002	Jefferson	601	None	D+1	G	10/06/17	120,400	125,800	24,100	68,900	93,000	0.74	0.21
C80-2018-8953056	80-12-02-200-001.080-003	003	511	002	Jefferson	601	None	C	G	06/01/18	123,900	127,800	19,500	84,600	104,100	0.81	0.13
C80-2019-4835142	80-12-06-300-022.000-003	003	510	002	Jefferson	607	None	D+1	G	08/22/19	57,000	57,000	8,000	39,600	47,600	0.84	0.11
C80-2018-4329278	80-12-11-505-007.000-003	003	510	002	Jefferson	601	None	C	EX	05/25/18	165,000	170,300	15,000	132,800	147,800	0.87	0.08
C80-2018-8900921	80-12-06-400-002.000-004	004	510	002	Jefferson	607	None	D+1	G	01/22/18	95,000	98,700	18,500	68,700	87,200	0.88	0.07
C80-2017-9325131	80-12-02-502-004.000-003	003	510	002	Jefferson	606	None	C+1	G	07/27/17	153,500	161,000	13,600	129,900	143,500	0.89	0.06
C80-2019-7111361	80-12-34-400-010.010-003	003	511	002	Jefferson	601	None	D+2	G	03/22/19	120,000	120,000	23,800	86,400	110,200	0.92	0.03
C80-2017-1634635	80-12-13-100-004.040-003	003	511	002	Jefferson	601	None	C	G	04/20/17	140,000	147,600	26,400	112,300	138,700	0.94	0.01
C80-2017-2536867	80-12-07-505-012.000-004/80-	004	510	002	Jefferson	607	None	C+1	G	10/27/17	178,500	186,300	18,400	157,600	176,000	0.94	0.00
C80-2019-3209984	80-12-06-503-010.010-004/80-	004	510	002	Jefferson	607	None	C+1	G	05/09/19	110,000	110,000	18,400	85,600	104,000	0.95	0.00
C80-2018-6105491	80-12-12-300-021.000-003	003	521	002	Jefferson	601	None	C-1	G	12/17/18	149,500	152,600	45,800	99,700	145,500	0.95	0.00
C80-2017-2572998	80-12-02-200-001.050-003	003	511	002	Jefferson	601	None	C	G	02/16/17	132,900	140,500	21,200	116,300	137,500	0.98	0.03
C80-2018-5404576	80-12-02-400-004.000-003/80-	003	510	002	Jefferson	601	None	D+2	AV	07/05/18	96,000	98,900	21,500	77,500	99,000	1.00	0.05
C80-2017-1454997	80-12-02-200-001.020-003	003	511	002	Jefferson	601	None	C	G	09/15/17	100,000	104,600	20,100	85,600	105,700	1.01	0.06
C80-2017-4816484	80-12-06-400-005.000-003	003	511	002	Jefferson	601	None	D+2	G	07/28/17	78,500	82,300	12,400	71,200	83,600	1.02	0.07
C80-2017-1654825	80-12-23-100-003.020-003	003	511	002	Jefferson	601	None	D+2	EX	02/10/17	132,000	139,600	26,000	117,500	143,500	1.03	0.08
C80-2017-8774677	80-12-11-300-012.010-003	003	511	002	Jefferson	601	None	D+2	G	03/01/17	100,000	105,700	26,700	84,300	111,000	1.05	0.10
C80-2017-7123662	80-12-34-300-007.010-003	003	541	002	Jefferson	601	None	E+2	AV	06/15/17	84,000	88,300	23,400	71,200	94,600	1.07	0.12
C80-2017-9761162	80-12-02-501-010.000-003	003	510	002	Jefferson	606	None	C-1	AV	09/21/17	92,900	97,100	11,000	93,800	104,800	1.08	0.13
C80-2018-8735857	80-12-29-300-006.030-003	003	510	002	Jefferson	601	None	C	AV	03/15/18	160,000	165,800	22,000	166,100	188,100	1.13	0.19
C80-2019-6593396	80-12-07-503-001.000-004	004	510	002	Jefferson	607	None	D+2	AV	05/31/19	79,000	79,000	6,700	84,500	91,200	1.15	0.20
												2,804,900		2,638,400	21.00	1.96	
Number of Sales	22																
Mean	95.44%																
Weighted Mean	94.06%																
Median	0.95																
Av Absolute Dev	8.90																
COD	9.38																
PRD	101.46%																

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Madison Improved Residential

C80-2018-1707920	80-10-11-400-023.000-007	007	511	004	Madison	801	None	C-1	G	05/29/18	137,000	141,400	16,000	86,300	102,300	0.72	0.23
C80-2019-8899679	80-09-06-500-021.020-007/80-	007	510	004	Madison	801	None	C+1	AV	05/01/19	297,500	297,500	38,900	193,400	232,300	0.78	0.17
C80-2019-5323773	80-07-35-100-007.010-007	007	511	004	Madison	801	None	D+2	EX	01/14/19	165,000	165,000	26,300	103,000	129,300	0.78	0.17
C80-2017-4496777	80-09-20-501-019.000-007	007	510	004	Madison	805	None	C+2	AV	06/01/17	299,000	314,500	56,700	204,600	261,300	0.83	0.12
C80-2019-7401726	80-09-20-501-019.000-007	007	510	004	Madison	805	None	C+2	AV	09/04/19	310,000	310,000	56,700	204,600	261,300	0.84	0.11
C80-2018-4781577	80-10-02-500-011.010-007	007	510	004	Madison	801	None	C	AV	06/15/18	180,000	185,600	24,200	133,300	157,500	0.85	0.10
C80-2018-7113880	80-09-32-400-006.000-007	007	511	004	Madison	801	None	C	G	12/14/18	210,000	214,400	32,700	151,000	183,700	0.86	0.09
C80-2017-1865596	80-10-09-100-035.000-007	007	511	004	Madison	801	None	D+1	G	08/16/17	100,000	104,800	22,900	67,700	90,600	0.86	0.09
C80-2018-5057167	80-10-09-100-038.000-007	007	511	004	Madison	801	None	C-1	G	03/16/18	105,300	109,100	17,400	77,400	94,800	0.87	0.08
C80-2019-3251935	80-10-10-504-018.000-007	007	510	004	Madison	803	None	D+2	G	11/20/19	149,900	149,900	10,900	119,500	130,400	0.87	0.08
C80-2018-7788295	80-08-32-400-016.010-007/80-	007	511	004	Madison	801	None	D+2	EX	07/06/18	143,000	147,300	24,300	104,600	128,900	0.88	0.08
C80-2019-8565337	80-08-31-200-006.003-007	007	511	004	Madison	801	None	C-1	G	08/22/19	85,000	85,000	16,500	62,400	78,900	0.93	0.02
C80-2019-1363746	80-10-09-500-009.000-007	007	510	004	Madison	803	None	C	AV	08/23/19	156,500	156,500	18,900	127,000	145,900	0.93	0.02
C80-2018-8063514	80-10-09-500-007.000-007	007	510	004	Madison	803	None	C+1	G	05/11/18	166,000	171,400	18,900	143,800	162,700	0.95	0.00
C80-2017-8421430	80-10-10-500-020.000-007	007	510	004	Madison	803	None	D+2	F	03/31/17	64,900	68,500	29,700	35,400	65,100	0.95	0.00
C80-2017-6253911	80-09-08-504-034.010-008	008	510	004	Madison	802	None	C	AV	04/07/17	143,450	151,300	19,700	124,500	144,200	0.95	0.00
C80-2017-4648953	80-09-32-200-001.010-007	007	511	004	Madison	801	None	D+1	G	12/22/17	123,000	128,000	24,600	97,600	122,200	0.95	0.00
C80-2017-3765187	80-10-09-500-001.000-007/80-	007	510	004	Madison	803	None	C	F	01/30/17	132,000	139,700	38,500	94,900	133,400	0.95	0.00
C80-2017-2167073	80-09-05-100-024.010-007	007	511	004	Madison	801	None	C	AV	06/30/17	200,000	210,000	31,400	170,100	201,500	0.96	0.01
C80-2017-1446422	80-09-08-503-025.020-007/80-	007	510	004	Madison	802	None	D+2	G	09/11/17	75,000	78,500	8,100	68,400	76,500	0.97	0.02
C80-2018-4883225	80-10-11-400-024.000-007	007	511	004	Madison	801	None	C	G	08/22/18	185,000	190,000	22,900	163,800	186,700	0.98	0.03
C80-2019-7591049	80-07-25-300-012.010-007	007	511	004	Madison	801	None	C	AV	09/20/19	149,000	149,000	29,300	120,500	149,800	1.01	0.06
C80-2017-9360136	80-07-26-300-011.020-007	007	511	004	Madison	801	None	C	G	10/24/17	155,000	161,800	31,200	131,500	162,700	1.01	0.06
C80-2017-7360276	80-10-11-400-024.000-007	007	511	004	Madison	801	None	C	G	11/15/17	175,000	182,400	22,900	163,800	186,700	1.02	0.07
C80-2017-8392291	80-10-11-400-027.000-007	007	511	004	Madison	801	None	C	G	01/19/17	113,000	119,700	23,200	100,500	123,700	1.03	0.08
C80-2017-9846248	80-09-05-300-027.010-007	007	511	004	Madison	801	None	C	G	10/12/17	198,000	206,800	24,800	190,200	215,000	1.04	0.09
C80-2018-5290205	80-09-08-300-031.000-007	007	531	004	Madison	801	None	D-1	AV	11/16/18	97,000	99,200	24,100	79,300	103,400	1.04	0.09
C80-2017-4477033	80-09-08-300-036.000-007	007	511	004	Madison	801	None	C+1	AV	12/07/17	135,000	140,600	16,800	145,700	162,500	1.16	0.21
C80-2017-9637268	80-09-08-300-033.000-007	007	511	004	Madison	801	None	C-1	G	11/22/17	99,900	104,100	15,400	128,300	143,700	1.38	0.43
												4,682,000			4,337,000	27.37	2.51

Number of Sales	29
Mean	94.38%
Weighted Mean	92.63%
Median	0.95
Av Absolute Dev	8.66
COD	9.11
PRD	101.89%

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Prairie Improved Residential																	
C80-2019-2894271	80-05-21-100-006.040-009/80-	009	511	005	Prairie	901	None	D+1	AV	04/26/19	149,900	149,900	34,800	79,500	114,300	0.76	0.19
C80-2019-2927168	80-05-04-100-005.100-009	009	511	005	Prairie	904	None	C+1	AV	11/22/19	265,000	265,000	26,300	192,300	218,600	0.82	0.13
C80-2019-3352191	80-05-24-200-001.260-009	009	511	005	Prairie	904	None	C	G	10/01/19	176,000	176,000	20,300	127,900	148,200	0.84	0.11
C80-2018-2160982	80-05-13-300-008.020-009	009	511	005	Prairie	904	None	C+2	AV	01/12/18	324,838	337,600	35,300	256,000	291,300	0.86	0.09
C80-2018-7297338	80-05-16-300-013.000-009	009	511	005	Prairie	904	None	C	AV	06/01/18	289,900	299,100	33,900	227,100	261,000	0.87	0.08
C80-2018-9989467	80-05-03-300-019.000-009	009	511	005	Prairie	904	None	C+1	AV	03/30/18	299,900	310,400	36,600	237,500	274,100	0.88	0.07
C80-2019-4126305	80-05-24-200-001.250-009/80-	009	511	005	Prairie	904	None	C	EX	06/04/19	187,500	187,500	26,200	142,000	168,200	0.90	0.06
C80-2018-8199267	80-05-29-100-003.010-009	009	511	005	Prairie	901	None	C-1	AV	10/15/18	129,900	133,000	23,600	98,600	122,200	0.92	0.04
C80-2017-5568151	80-05-04-100-005.100-009	009	511	005	Prairie	904	None	C+1	AV	05/22/17	225,000	236,800	26,300	192,300	218,600	0.92	0.03
C80-2018-2852765	80-04-36-100-003.020-009	009	511	005	Prairie	904	None	C+1	G	04/04/18	160,500	166,100	26,300	127,400	153,700	0.93	0.03
C80-2018-9939859	80-05-24-200-001.140-009	009	511	005	Prairie	904	None	C	G	06/20/18	191,000	196,900	26,200	156,300	182,500	0.93	0.03
C80-2019-1219918	80-05-05-400-015.000-009	009	511	005	Prairie	904	None	C	AV	01/31/19	152,000	152,000	22,100	119,600	141,700	0.93	0.02
C80-2017-8970271	80-05-07-400-014.010-009	009	511	005	Prairie	904	None	D+1	AV	10/16/17	62,500	65,300	28,300	33,500	61,800	0.95	0.01
C80-2017-9332968	80-05-36-200-003.030-009	009	511	005	Prairie	904	None	C	G	03/06/17	159,500	168,500	33,400	127,200	160,600	0.95	0.00
C80-2018-4853830	80-05-05-200-001.030-009	009	511	005	Prairie	904	None	C	G	01/25/18	164,500	170,900	26,200	137,200	163,400	0.96	0.00
C80-2019-7426322	80-05-10-300-013.000-009	009	511	005	Prairie	904	None	C	AV	02/15/19	275,000	275,000	40,300	226,700	267,000	0.97	0.01
C80-2017-9613593	80-05-10-100-004.010-009	009	511	005	Prairie	904	None	C	G	12/15/17	175,000	182,200	20,000	159,000	179,000	0.98	0.03
C80-2017-1008018	80-05-20-200-007.040-009	009	511	005	Prairie	901	None	C+1	AV	07/31/17	249,000	261,100	41,700	216,100	257,800	0.99	0.03
C80-2019-3847791	80-05-21-100-004.010-009	009	511	005	Prairie	901	None	C	G	06/17/19	210,000	210,000	26,400	182,400	208,800	0.99	0.04
C80-2017-2082664	80-05-06-200-001.020-009	009	511	005	Prairie	904	None	C+1	EX	06/19/17	195,000	204,900	39,100	169,100	208,200	1.02	0.06
C80-2019-9873966	80-05-12-400-010.020-009	009	511	005	Prairie	904	None	C-1	G	10/28/19	130,000	130,000	29,500	103,300	132,800	1.02	0.07
C80-2019-8370778	80-05-08-100-008.010-009	009	511	005	Prairie	904	None	C	AV	09/06/19	170,000	170,000	29,900	144,100	174,000	1.02	0.07
C80-2019-5899231	80-05-13-100-002.020-009	009	511	005	Prairie	904	None	D+2	EX	03/04/19	105,000	105,000	27,000	82,800	109,800	1.05	0.09
C80-2017-5615358	80-05-36-100-003.020-009	009	511	005	Prairie	901	None	C	AV	10/20/17	174,500	182,200	22,600	168,000	190,600	1.05	0.09
C80-2019-8994674	80-04-32-300-011.010-009	009	511	005	Prairie	904	None	C-1	AV	04/29/19	135,900	135,900	26,900	119,700	146,600	1.08	0.12
C80-2017-2983893	80-04-36-200-001.180-009	009	511	005	Prairie	904	None	C	G	06/05/17	170,000	178,700	31,400	164,400	195,800	1.10	0.14
C80-2018-4983221	80-04-33-200-003.050-009	009	511	005	Prairie	904	None	C-1	AV	03/28/18	100,000	103,500	30,700	89,800	120,500	1.16	0.21
C80-2017-5864572	80-04-36-200-001.020-009/80-	009	511	005	Prairie	904	None	C	G	05/22/17	162,000	170,500	26,800	178,000	204,800	1.20	0.25
C80-2018-9657330	80-05-17-500-016.020-009	009	510	005	Prairie	904	None	C	AV	11/30/18	103,000	105,200	31,000	109,300	140,300	1.33	0.38
												5,429,200			5,216,200	28.39	2.49
Number of Sales		29															
Mean		97.89%															
Weighted Mean		96.08%															
Median		0.96															
Av Absolute Dev		8.59															
COD		8.98															
PRD		101.89%															

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
Wildcat Improved Residential																	
C80-2018-2024242	80-07-15-503-013.000-011	011	510	006	Wildcat	1004	None	C-1	G	05/22/18	80,500	83,100	7,200	57,500	64,700	0.78	0.19
C80-2019-5725812	80-07-16-517-011.000-011	011	540	006	Wildcat	1004	None	E+1	G	06/10/19	97,000	97,000	25,200	50,400	75,600	0.78	0.18
C80-2018-1032892	80-07-16-507-019.000-011	011	510	006	Wildcat	1004	None	D+2	G	11/20/18	84,900	86,800	7,300	60,800	68,100	0.78	0.18
C80-2017-1548408	80-07-10-509-019.000-011	011	510	006	Wildcat	1004	None	D+2	G	08/23/17	65,960	69,100	7,200	52,400	59,600	0.86	0.10
C80-2019-3519753	80-07-15-500-019.000-011	011	510	006	Wildcat	1004	None	D+2	G	10/31/19	80,000	80,000	7,300	63,300	70,600	0.88	0.08
C80-2018-4805611	80-07-10-509-020.000-011	011	510	006	Wildcat	1004	None	D+2	EX	03/27/18	79,500	82,300	7,200	66,900	74,100	0.90	0.06
C80-2019-3425786	80-07-11-300-008.000-010	010	511	006	Wildcat	1001	None	C	EX	07/03/19	140,000	140,000	23,100	103,400	126,500	0.90	0.06
C80-2019-2654900	80-07-08-200-001.020-010	010	511	006	Wildcat	1001	None	D+1	G	06/26/19	90,000	90,000	26,100	56,300	82,400	0.92	0.05
C80-2019-9187068	80-07-03-400-010.010-010	010	511	006	Wildcat	1001	None	C+2	G	06/11/19	286,000	286,000	26,100	239,900	266,000	0.93	0.03
C80-2017-2530506	80-07-16-502-026.000-011	011	540	006	Wildcat	1004	None	E+2	AV	03/31/17	53,000	55,900	6,700	47,200	53,900	0.96	0.00
C80-2019-3277478	80-07-15-507-001.000-011	011	510	006	Wildcat	1004	None	D+2	G	08/21/19	65,000	65,000	10,800	52,000	62,800	0.97	0.00
C80-2017-8146415	80-07-16-510-015.000-011/80-	011	510	006	Wildcat	1004	None	D+1	AV	10/20/17	53,000	55,300	5,100	48,700	53,800	0.97	0.01
C80-2017-9579633	80-07-01-300-012.010-010	010	511	006	Wildcat	1001	None	D+2	G	03/31/17	93,000	98,100	23,400	79,500	102,900	1.05	0.08
C80-2018-9909119	80-07-16-502-033.010-011/80-	011	510	006	Wildcat	1004	None	D+2	AV	06/15/18	70,000	72,200	12,500	63,800	76,300	1.06	0.09
C80-2019-4017790	80-07-09-400-028.000-011	011	520	006	Wildcat	1004	None	D+1	F	06/10/19	54,000	54,000	6,400	51,400	57,800	1.07	0.11
C80-2019-6565156	80-07-16-502-005.000-011/80-	011	510	006	Wildcat	1004	None	D+2	G	10/24/19	59,900	59,900	10,100	58,100	68,200	1.14	0.17
C80-2019-1473229	80-07-10-507-029.000-011	011	510	006	Wildcat	1004	None	C-1	G	05/20/19	62,900	62,900	7,300	64,500	71,800	1.14	0.18
C80-2019-7116410	80-07-10-508-034.000-011	011	510	006	Wildcat	1004	None	D+2	AV	07/05/19	53,000	53,000	11,000	59,800	70,800	1.34	0.37
C80-2019-3128618	80-07-15-200-023.000-011	011	510	006	Wildcat	1004	None	D+2	EX	02/06/19	65,000	65,000	17,400	69,700	87,100	1.34	0.38
												1,655,600		1,593,000	18.77	2.33	
Number of Sales	19																
Mean	98.80%																
Weighted Mean	96.22%																
Median	0.96																
Av Absolute Dev	12.28																
COD	12.74																
PRD	102.68%																

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Vacant Commercial

0 Sales in the County

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
County Wide Improved Commercial																	
C80-2019-7475146	80-11-12-200-012.000-002	002	429	001	Cicero	55304	CwComImp	D+2	G	06/27/19	127,000	127,000	15,200	98,700	113,900	0.90	0.05
C80-2017-9760384	80-11-11-511-032.002-002	002	420	001	Cicero	55204	CwComImp	D	F	06/07/17	60,000	63,100	34,500	23,600	58,100	0.92	0.03
C80-2017-1863947	80-11-11-511-007.000-002	002	401	001	Cicero	55203	CwComImp	C	AV	03/03/17	150,000	158,500	29,000	126,300	155,300	0.98	0.03
C80-2019-3964596	80-09-08-504-034.000-008	008	442	004	Madison	806	CwComImp	C	AV	05/24/19	71,500	71,500	36,000	58,300	94,300	1.32	0.37
												420,100			421,600	4.12	0.48
Number of Sales	4																
Mean	102.91%																
Weighted Mean	100.36%																
Median	0.95																
Av Absolute Dev	12.03																
COD	12.66																
PRD	102.54%																

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Vacant Industrial

0 Sales in the County

SDFID	Parcel Number	DLGF Tax District	Property Class	County Tax District	Township Name	Neighborhood Code	Grouping	Grade	Condition	Date of Sale	Sale Price	Time Adjusted Sale Price	Assessed Value of Land	Assessed Value of Improvement	Total Assessed Value	Sales Ratio	Absolute Deviation
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County Wide Improved Industrial

0 Sales in the County

TIPTON 2020 RATIO STUDY.xlsx

Table with 15 columns: ID, Date, Status, ResImp, Location, Value 1, Value 2, Date 2, Value 3, Value 4, Value 5, Value 6, Value 7, Value 8, Value 9.

TIPTON 2020 RATIO STUDY.xlsx

C80-2019-8539542	80-11-11-555-014.000-002	Y	Y	ResImp	None	Cicero	541	520	002	02/07/19	105,000	9,900	109,600	119,500
C80-2019-8539542	80-11-11-555-014.010-002	Y	N	ResImp	None	Cicero	541	500	002	02/07/19	105,000	1,200	0	1,200
C80-2019-8565337	80-08-31-200-006.003-007	N	Y	ResImp	None	Madison	801	511	007	08/22/19	85,000	16,500	62,400	78,900
C80-2019-8574621	80-11-04-400-009.010-001	N	Y	ResImp	None	Cicero	501	511	001	05/31/19	237,000	37,800	164,900	202,700
C80-2019-8690455	80-11-08-501-016.070-001	N	Y	ResImp	None	Cicero	563	511	001	02/06/19	450,000	42,800	360,100	402,900
C80-2019-8717362	80-11-11-515-026.000-002	N	Y	ResImp	None	Cicero	532	510	002	04/26/19	117,000	15,300	116,000	131,300
C80-2019-8768100	80-11-11-523-029.000-002	N	Y	ResImp	None	Cicero	532	510	002	02/15/19	77,000	15,700	59,600	75,300
C80-2019-8790356	80-11-11-541-041.000-002	N	Y	ResImp	None	Cicero	549	510	002	06/06/19	134,900	13,400	92,100	105,500
C80-2019-8803060	80-11-11-523-048.000-002	N	Y	ResImp	None	Cicero	532	510	002	09/03/19	135,500	9,600	82,000	91,600
C80-2019-8899679	80-09-06-500-021.020-007	Y	Y	ResImp	None	Madison	801	510	007	05/01/19	297,500	30,500	193,400	223,900
C80-2019-8899679	80-09-06-500-021.030-007	Y	N	ResImp	None	Madison	801	501	007	05/01/19	297,500	8,400	0	8,400
C80-2019-8922250	80-11-03-300-009.000-001	N	Y	ResImp	None	Cicero	501	511	001	03/11/19	210,000	27,800	171,600	199,400
C80-2019-8990513	80-03-33-300-010.020-005	N	Y	ResImp	None	Liberty	701	511	005	10/01/19	196,000	30,800	165,500	196,300
C80-2019-8994674	80-04-32-300-011.010-009	N	Y	ResImp	None	Prairie	904	511	009	04/29/19	135,900	26,900	119,700	146,600
C80-2019-9049229	80-11-11-541-020.000-002	N	Y	ResImp	None	Cicero	547	520	002	09/12/19	82,500	18,300	87,000	105,300
C80-2019-9087971	80-11-11-518-016.000-002	N	Y	ResImp	None	Cicero	530	510	002	07/31/19	129,500	13,600	97,300	110,900
C80-2019-9167214	80-12-14-502-007.040-003	N	Y	ResImp	None	Jefferson	601	511	003	08/22/19	246,000	21,400	160,400	181,800
C80-2019-9181191	80-11-02-504-050.000-002	N	Y	ResImp	None	Cicero	527	510	002	11/11/19	89,700	11,300	66,400	77,700
C80-2019-9185669	80-11-18-300-007.010-001	N	Y	ResImp	None	Cicero	501	511	001	06/06/19	242,000	28,300	211,700	240,000
C80-2019-9187068	80-07-03-400-010.010-010	N	Y	ResImp	None	Wildcat	1001	511	010	06/11/19	286,000	26,100	239,900	266,000
C80-2019-9294241	80-06-05-505-054.000-006	N	Y	ResImp	None	Liberty	709	510	006	05/15/19	80,000	12,700	60,800	73,500
C80-2019-9311304	80-11-11-531-079.003-002	N	Y	ResImp	None	Cicero	570	510	002	09/17/19	125,000	11,100	95,600	106,700
C80-2019-9332533	80-06-12-400-019.000-005	N	Y	ResImp	None	Liberty	701	511	005	05/21/19	229,900	27,400	179,400	206,800
C80-2019-9357862	80-11-11-546-058.000-002	N	Y	ResImp	None	Cicero	547	510	002	08/29/19	72,000	16,500	60,400	76,900
C80-2019-9430836	80-11-11-555-059.010-002	N	Y	ResImp	None	Cicero	541	510	002	10/17/19	16,000	9,400	5,400	14,800
C80-2019-9430892	80-11-30-300-006.010-001	N	Y	ResImp	None	Cicero	501	511	001	04/26/19	36,000	27,500	9,300	36,800
C80-2019-9465498	80-03-31-200-002.050-005	Y	N	ResImp	None	Liberty	701	501	005	05/17/19	184,900	1,500	0	1,500
C80-2019-9465498	80-03-31-200-002.060-005	Y	Y	ResImp	None	Liberty	701	511	005	05/17/19	184,900	22,600	151,600	174,200
C80-2019-9542691	80-06-04-515-048.000-006	N	Y	ResImp	None	Liberty	709	510	006	10/31/19	83,000	12,700	72,800	85,500
C80-2019-9593086	80-03-36-508-015.000-005	N	Y	ResImp	None	Liberty	712	510	005	07/03/19	208,000	22,000	171,600	193,600
C80-2019-9624746	80-06-10-200-001.010-005	N	Y	ResImp	None	Liberty	701	511	005	09/24/19	237,000	38,200	143,200	181,400
C80-2019-9626693	80-03-36-508-021.000-005	N	Y	ResImp	None	Liberty	712	510	005	12/13/19	210,000	21,700	178,900	200,600
C80-2019-9770394	80-03-35-200-002.011-005	N	Y	ResImp	None	Liberty	701	511	005	05/15/19	122,300	26,300	125,900	152,200
C80-2019-9809118	80-11-02-511-001.000-001	N	Y	ResImp	None	Cicero	501	510	001	06/27/19	115,000	23,300	86,300	109,600
C80-2019-9873966	80-05-12-400-010.020-009	N	Y	ResImp	None	Prairie	904	511	009	10/28/19	130,000	29,500	103,300	132,800
C80-2019-9954179	80-11-02-504-034.000-002	N	Y	ResImp	None	Cicero	527	510	002	09/03/19	80,000	11,300	76,800	88,100
C80-2019-9988467	80-11-23-300-014.020-001	Y	N	ResImp	None	Cicero	501	511	001	05/31/19	150,000	900	31,500	32,400
C80-2019-9988467	80-11-23-300-014.030-001	Y	Y	ResImp	None	Cicero	501	511	001	05/31/19	150,000	29,200	123,900	153,100
C80-2019-9993168	80-11-02-517-035.020-002	Y	Y	ResImp	None	Cicero	527	510	002	05/10/19	123,900	7,400	76,900	84,300
C80-2019-9993168	80-11-02-517-036.020-002	Y	N	ResImp	None	Cicero	527	500	002	05/10/19	123,900	3,300	0	3,300