

Industrial Vacant

Sales	Median	COD	PRD
	Land order performed		

Industrial Improved

Sales	Median	COD	PRD
OAK GROVE	1	Insufficient sales to do a ratio study	

Commercial Vacant

Sales	Median	COD	PRD
	Land order performed		

Commercial Improved

Sales	Median	COD	PRD
Center	2	Insufficient sales to do a ratio study	
Oak Grove	1	Insufficient sales to do a ratio study	
Richland	2	Insufficient sales to do a ratio study	

Residential Vacant

Sales	Median	COD	PRD
	Land order performed		

Residential Improved

Sales	Median	COD	PRD	
Bolivar	18	0.9390	10.0580	1.0150
Center	41	0.9400	13.0289	1.0133
Gilboa	0			
Grant	19	0.9340	13.7081	0.9990
Hickory Grove	3	0.9700	8.6630	1.0100
Oak Grove	19	0.9356	13.1621	1.0053
Parish Grove	0			
Pine	3	0.9700	8.6630	1.0100
Richland	12	0.9700	12.3099	1.0284
Union	1	0.9700	8.6630	1.0100
York	2	0.9700	8.6630	1.0100

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
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insufficient sales to
be able to perform a
ratio study

Land Order
was performed

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
04-12-17-333-002.000-011		10402-010								
04-12-17-333-001.001-010	Oxford (Oak)	10401-011	399	10	11/21/2023	\$790,000	\$212,400	\$418,300	\$561,500	0.7108

insufficient sales to
be able to perform a ratio
study

Parcel Number Township Neighborhood Property Class Taxing District Sale Date Sale Price Land AV Improve AV Total AV Ratio

insufficient sales to
be able to perform a
ratio study

Land Order
was performed

Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
Center/Fowler										
04-08-16-111-086.000-004										
04-08-16-111-085.000-004	Fowler (Cent	04401-004	499	004	1/25/2023	\$487,500	\$53,900	\$242,100	\$296,000	0.6072
04-08-15-331-011.000-004	Fowler (Cent	04401-004	499	004	6/27/2023	\$105,000	\$19,600	\$78,800	\$98,400	0.9371

insufficient sales to be able to perform a ratio study

Oak Grove/Oxford										
04-12-18-444-094.000-011	Oxford (Oak	10401-011	447	11	2/15/2023	\$13,000	\$4,200	\$9,800	\$14,000	1.0769

insufficient sales to be able to perform a ratio study

Richland/Earl Park										
04-04-23-332-051.000-015	Earl Park (Ric	14401-015	499	015	1/23/2023	\$35,000	\$5,000	\$26,300	\$31,300	0.8943
04-04-23-332-056.000-015	Earl Park (Ric	14401-015	499	015	10/25/2023	\$6,000	\$2,300	\$5,600	\$6,900	1.1500

insufficient sales to be able to perform a ratio study

Parcel Number Township Neighborhood Property Class Taxing District Sale Date Sale Price Land AV Improve AV Total AV Ratio

Land Order
was performed

Parcel Number	Township	Neighborhood	Property Class	Assessing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio
BOLIVAR										
04-11-33-441-018.000-002	Otterbein (Boliv	02101-002	510	002	2/7/2023	\$200,000	\$10,700	\$194,400	\$205,100	1.03
04-11-33-441-027.004-002	Otterbein (Boliv	02101-002	510	002	2/24/2023	\$175,000	\$10,700	\$154,200	\$164,900	0.94
04-11-28-444-012.000-002	Otterbein (Boliv	02105-002	511	002	3/15/2023	\$240,000	\$17,700	\$179,400	\$197,100	0.82
04-11-33-441-028.000-002	Otterbein (Boliv	02101-002	510	002	3/20/2023	\$160,500	\$10,700	\$145,700	\$156,400	0.97
04-11-33-111-051.001-002	Otterbein (Boliv	02105-002	510	002	3/23/2023	\$230,000	\$14,200	\$201,000	\$215,200	0.94
04-12-23-611-007.000-001	BOLIVAR TOWN	01302-001	511	001	5/19/2023	\$401,800	\$36,100	\$455,600	\$491,700	1.22
04-11-28-444-060.001-002	Otterbein (Boliv	02105-002	510	002	5/23/2023	\$155,000	\$9,100	\$120,500	\$129,600	0.84
04-11-28-444-011.000-002	Otterbein (Boliv	02105-002	511	002	6/9/2023	\$150,000	\$16,700	\$140,800	\$157,500	1.05
04-11-33-111-001.001-002	Otterbein (Boliv	02105-002	510	002	6/30/2023	\$250,000	\$9,200	\$209,300	\$218,500	0.87
04-11-33-111-089.000-002	Otterbein (Boliv	02105-002	510	002	9/1/2023	\$227,400	\$8,400	\$201,300	\$209,700	0.92
04-11-28-444-007.000-002	Otterbein (Boliv	02105-002	511	002	9/22/2023	\$130,000	\$17,900	\$129,900	\$147,800	1.14
04-11-28-444-041.000-002	Otterbein (Boliv	02105-002	511	002	9/28/2023	\$37,000	\$11,900	\$29,600	\$41,500	1.12
04-11-33-112-004.000-002	Otterbein (Boliv	02105-002	510	002	10/23/2023	\$203,500	\$14,100	\$173,100	\$187,200	0.92
04-11-28-443-078.000-002	Otterbein (Boliv	02102-002	510	002	11/10/2023	\$160,000	\$9,000	\$128,600	\$137,600	0.86
04-11-33-114-005.000-002	Otterbein (Boliv	02105-002	510	002	11/17/2023	\$125,000	\$6,400	\$118,100	\$124,500	1.00
04-11-28-443-003.000-002	Otterbein (Boliv	02102-002	510	002	11/20/2023	\$159,900	\$10,300	\$153,200	\$163,500	1.02
04-12-23-611-029.000-001	BOLIVAR TOWN	01302-001	511	001	12/27/2023	\$500,000	\$34,500	\$333,300	\$367,800	0.74
04-11-33-441-021.000-002	Otterbein (Boliv	02101-002	510	002	12/26/2023	\$142,000	\$10,700	\$110,600	\$121,300	0.85

Median 0.94
COD 10.05
PRD 1.02

Center Township

04-08-15-222-071.000-004	Fowler (Center',04121-004	510	004	1/13/2023	\$145,000	\$10,900	\$109,600	\$138,500	0.96
04-08-15-222-061.000-004	Fowler (Center',04121-004	510	004	2/3/2023	\$222,000	\$10,900	\$152,700	\$195,600	0.88
04-08-15-441-035.000-004	Fowler (Center',04101-004	511	004	1/12/2023	\$309,400	\$19,500	\$202,700	\$254,500	0.82
04-08-16-111-056.000-004	Fowler (Center',04116-004	510	004	5/1/2023	\$75,000	\$28,200	\$45,400	\$93,200	1.24
04-08-15-441-003.000-004	Fowler (Center',04106-004	510	004	4/23/2023	\$160,000	\$13,800	\$145,000	\$183,400	1.15
04-08-15-222-114.000-004	Fowler (Center',04121-004	510	004	4/23/2023	\$145,000	\$6,100	\$146,400	\$174,800	1.21
04-08-15-442-038.000-004	Fowler (Center',04106-004	510	004	4/19/2023	\$160,000	\$9,800	\$140,700	\$172,900	1.08
04-08-16-114-005.000-004	Fowler (Center',04116-004	540	004	5/9/2023	\$119,000	\$15,400	\$87,200	\$121,500	1.02
04-08-15-221-079.000-004	Fowler (Center',04106-004	510	004	5/25/2023	\$155,000	\$7,000	\$123,100	\$149,700	0.97
04-08-15-113-012.000-004	Fowler (Center',04111-004	510	004	6/12/2023	\$162,000	\$10,300	\$142,300	\$181,200	1.12
04-08-15-100-020.000-004	Fowler (Center',04106-004	510	004	6/16/2023	\$179,000	\$13,700	\$128,800	\$163,000	0.91
04-08-15-113-031.000-004	Fowler (Center',04111-004	510	004	6/16/2023	\$255,000	\$15,000	\$211,300	\$267,400	1.05
04-08-15-224-013.000-004	Fowler (Center',04121-004	510	004	6/20/2023	\$228,000	\$8,900	\$196,700	\$256,800	1.13
04-08-16-111-002.000-004	Fowler (Center',04121-004	510	004	6/16/2023	\$169,500	\$10,900	\$135,100	\$175,700	1.04
04-08-15-224-028.000-004	Fowler (Center',04121-004	510	004	6/30/2023	\$195,900	\$12,700	\$185,500	\$232,900	1.19
04-08-15-442-031.000-004	Fowler (Center',04101-004	510	004	6/23/2023	\$135,000	\$12,700	\$83,300	\$117,800	0.87
04-08-16-111-032.000-004	Fowler (Center',04116-004	510	004	7/14/2023	\$145,000	\$10,200	\$106,400	\$116,600	0.80
04-08-15-224-089.000-004	Fowler (Center',04121-004	510	004	7/17/2023	\$93,000	\$8,900	\$65,800	\$83,600	0.90
04-08-15-223-041.000-004	Fowler (Center',04121-004	510	004	7/31/2023	\$245,000	\$10,900	\$172,500	\$229,100	0.94
04-09-31-400-009.000-003	CENTER TOWN',03301-003	511	003	8/25/2023	\$341,500	\$26,600	\$212,500	\$292,400	0.86
04-08-10-332-016.000-004	Fowler (Center',04101-004	510	004	8/25/2023	\$225,000	\$9,800	\$197,300	\$238,100	1.06
04-08-15-113-049.000-004	Fowler (Center',04106-004	510	004	8/31/2023	\$175,000	\$11,900	\$116,600	\$161,300	0.92
04-08-15-114-015.000-004	Fowler (Center',04106-004	510	004	8/31/2023	\$305,000	\$19,000	\$175,400	\$246,200	0.81
04-08-15-112-044.000-004	Fowler (Center',04111-004	510	004	9/1/2023	\$164,500	\$14,400	\$159,100	\$208,400	1.27
04-08-15-223-062.000-004	Fowler (Center',04121-004	510	004	9/25/2023	\$120,000	\$8,100	\$89,000	\$110,600	0.92
04-08-15-441-006.000-004	Fowler (Center',04106-004	510	004	10/2/2023	\$160,000	\$11,200	\$107,000	\$136,200	0.85
04-08-15-222-024.000-004	Fowler (Center',04121-004	510	004	9/28/2023	\$92,000	\$7,900	\$88,500	\$112,500	1.22
04-08-15-112-003.000-004	Fowler (Center',04121-004	510	004	10/3/2023	\$285,000	\$28,200	\$234,500	\$305,400	1.07
04-08-16-114-020.000-004	Fowler (Center',04116-004	510	004	10/6/2023	\$195,000	\$7,400	\$182,900	\$218,300	1.12
04-08-15-100-016.000-004	Fowler (Center',04106-004	510	004	10/11/2023	\$165,000	\$14,700	\$89,000	\$127,200	0.77
04-08-15-222-102.000-004	Fowler (Center',04121-004	510	004	11/3/2023	\$172,000	\$8,400	\$111,900	\$137,400	0.80
04-08-25-331-010.001-003	CENTER TOWN',03301-003	511	003	11/10/2023	\$134,000	\$23,800	\$76,100	\$122,000	0.91
04-08-16-112-021.002-004	Fowler (Center',04101-004	510	004	11/16/2023	\$249,900	\$8,200	\$167,300	\$201,100	0.80
04-08-15-224-052.000-004	Fowler (Center',04121-004	510	004	11/20/2023	\$127,500	\$10,200	\$67,500	\$102,400	0.80
04-08-15-221-068.000-004	Fowler (Center',04121-004	510	004	11/20/2023	\$179,000	\$8,900	\$155,100	\$188,100	1.05
04-08-16-111-062.000-004	Fowler (Center',04116-004	510	004	11/20/2023	\$169,900	\$5,100	\$143,100	\$170,000	1.00
04-08-16-113-001.000-004	Fowler (Center',04116-004	510	004	11/20/2023	\$140,000	\$12,500	\$106,100	\$136,000	0.97
04-08-16-111-063.000-004	Fowler (Center',04116-004	510	004	12/18/2023	\$160,000	\$5,100	\$111,000	\$134,300	0.84
04-08-10-100-002.000-003	CENTER TOWN',03301-003	511	004	8/21/2023	\$500,000	\$39,100	\$332,500	\$371,600	0.74
04-08-15-224-015.000-004	Fowler (Center',04121-004	510	004	12/22/2023	\$175,000	\$9,900	\$158,400	\$168,300	0.96
04-08-15-442-041.000-004	Fowler (Center',04106-004	510	004	12/22/2023	\$135,000	\$9,800	\$101,100	\$126,900	0.94

Median	0.94
COD	13.03
PRD	1.01

Grant Township									
04-14-24-112-076.000-007	BOSWELL (Grar 07103-007	510	007	5/17/2023	\$103,000	\$5,400	\$61,000	\$69,000	0.67
04-14-24-111-032.000-007	BOSWELL (Grar 07101-007	510	007	7/11/2023	\$94,900	\$4,800	\$51,000	\$55,800	0.59
04-14-24-111-058.001-007	BOSWELL (Grar 07101-007	599	007	9/26/2023	\$40,000	\$1,700	\$28,400	\$28,400	0.71
04-14-24-111-042.000-007	BOSWELL (Grar 07101-007	510	007	11/8/2023	\$180,000	\$4,800	\$137,100	\$137,100	0.76
04-14-24-114-022.000-007	BOSWELL (Grar 07103-007	510	007	8/15/2023	\$120,000	\$5,400	\$83,000	\$92,100	0.77
04-14-24-114-077.000-007	BOSWELL (Grar 07103-007	510	007	2/23/2023	\$110,000	\$5,400	\$79,900	\$89,200	0.81
04-14-13-444-029.000-007	BOSWELL (Grar 07101-007	511	007	12/19/2023	\$149,000	\$4,800	\$122,900	\$127,700	0.86
04-14-24-113-051.000-007	BOSWELL (Grar 07106-007	540	007	7/17/2023	\$110,000	\$8,900	\$78,900	\$91,700	0.83
04-14-24-111-041.000-007	BOSWELL (Grar 07101-007	510	007	7/27/2023	\$203,000	\$4,800	\$172,900	\$177,700	0.88
04-14-13-443-038.000-007	BOSWELL (Grar 07101-007	540	007	5/31/2023	\$103,000	\$9,500	\$86,700	\$96,200	0.93
04-14-24-113-047.000-007	BOSWELL (Grar 07106-007	510	007	5/12/2023	\$190,000	\$10,600	\$159,500	\$177,900	0.94
04-14-13-444-012.000-007	BOSWELL (Grar 07101-007	510	007	12/8/2023	\$23,000	\$6,700	\$15,000	\$21,700	0.94
04-14-24-112-002.000-007	BOSWELL (Grar 07106-007	510	007	4/4/2023	\$105,000	\$4,800	\$1,045,900	\$104,900	1.00
04-14-13-443-027.000-007	GRANT TOWNS 07101-007	599	006	2/14/2023	\$7,000	\$6,800	\$600	\$7,400	1.06
04-14-24-113-062.000-007	BOSWELL (Grar 07106-007	510	007	5/15/2023	\$177,000	\$10,800	\$169,500	\$188,600	1.07
04-14-24-114-010.000-007	BOSWELL (Grar 07103-007	511	007	4/12/2023	\$120,000	\$5,500	\$107,700	\$118,300	0.99
04-14-24-113-025.000-007	BOSWELL (Grar 07106-007	511	007	2/8/2023	\$169,900	\$8,400	\$166,300	\$182,900	1.08
04-13-32-800-002.004-006	GRANT TOWNS 06302-006	511	006	1/9/2023	\$115,000	\$21,300	\$107,400	\$128,700	1.12
04-14-13-443-018.000-007	BOSWELL (Grar 07101-007	540	007	2/28/2023	\$72,000	\$4,800	\$76,100	\$80,900	1.12

Median	0.93
COD	13.71
PRD	1.00

Oak Grove

04-12-19-400-039.003-010	OAK GROVE TO 10302-010	511	010	5/3/2023	\$430,000	\$40,800	\$361,500	\$402,300	0.94
04-12-17-333-004.005-011	Oxford (Oak Gr 10302-011	511	011	2/10/2023	\$140,000	\$18,400	\$145,100	\$163,500	1.17
04-12-18-441-043.000-011	Oxford (Oak Gr 11102-011	510	011	3/13/2023	\$139,900	\$7,200	\$87,000	\$94,000	0.67
04-12-18-441-027.000-011	Oxford (Oak Gr 11102-011	510	011	7/13/2023	\$195,000	\$17,300	\$165,300	\$182,600	0.94
04-12-18-441-037.000-011	Oxford (Oak Gr 11102-011	510	011	10/27/2023	\$220,000	\$12,000	\$222,000	\$234,000	1.06
04-12-18-442-010.000-011	Oxford (Oak Gr 11104-011	510	011	9/29/2023	\$161,500	\$7,800	\$102,900	\$110,700	0.69
04-12-18-441-060.000-011	Oxford (Oak Gr 11104-011	510	011	7/8/2023	\$133,505	\$8,900	\$85,900	\$94,800	0.71
04-12-18-443-102.000-011	Oxford (Oak Gr 11104-011	510	011	5/26/2023	\$224,900	\$7,800	\$167,900	\$175,700	0.78
04-12-19-111-048.000-011	Oxford (Oak Gr 11104-011	540	011	7/21/2023	\$115,000	\$7,800	\$95,300	\$103,100	0.90
04-12-18-444-133.000-011	Oxford (Oak Gr 11104-011	510	011	10/3/2023	\$63,000	\$8,200	\$48,000	\$56,200	0.89
04-12-20-222-016.000-011	Oxford (Oak Gr 11104-011	510	011	12/6/2023	\$115,000	\$7,800	\$95,000	\$102,800	0.89
04-12-18-443-040.000-011	Oxford (Oak Gr 11104-011	510	011	3/2/2023	\$180,000	\$7,800	\$173,600	\$181,400	1.01
04-12-18-441-004.000-011	Oxford (Oak Gr 11104-011	511	011	2/6/2023	\$139,000	\$11,700	\$130,600	\$142,300	1.02
04-12-18-443-021.000-011	Oxford (Oak Gr 11104-011	511	011	7/28/2023	\$130,000	\$12,500	\$122,200	\$134,700	1.04
04-12-19-111-030.000-011	Oxford (Oak Gr 11104-011	510	011	8/14/2023	\$155,000	\$13,100	\$149,800	\$162,900	1.05
04-12-19-112-008.000-011	Oxford (Oak Gr 11104-011	510	011	9/25/2023	\$65,000	\$7,800	\$62,600	\$70,400	1.08
04-12-18-111-021.000-011	Oxford (Oak Gr 11105-011	510	011	2/24/2023	\$185,000	\$20,700	\$123,500	\$144,200	0.78
04-12-18-111-022.000-011	Oxford (Oak Gr 11105-011	510	011	11/10/2023	\$255,000	\$20,700	\$179,100	\$199,800	0.78
04-12-18-444-003.000-011	Oxford (Oak Gr 11105-011	511	011	4/5/2023	\$145,700	\$16,000	\$132,600	\$148,600	1.02

Median 0.94
 COD 13.16
 PRD 1.01

Richland Township

04-04-15-900-001.005-014									
04-04-15-900-001.003-014	RICHLAND TOW 14301-014	511	014	10/3/2023	\$345,000	\$33,600	\$197,800	\$231,400	0.67
04-04-23-331-011.000-015	Earl Park (Richl: 15101-015	510	015	8/1/2023	\$180,000	\$8,800	\$123,000	\$131,800	0.73
04-04-23-334-006.000-015	Earl Park (Richl: 15101-015	685	015	9/13/2023	\$140,000	\$13,400	\$151,100	\$164,500	1.18
04-04-23-331-084.000-015	Earl Park (Richl: 15101-015	510	015	6/8/2023	\$166,580	\$1,900	\$138,700	\$140,600	0.84
04-04-25-100-001.000-014	RICHLAND TOW 14301-014	511	014	7/17/2023	\$314,900	\$26,500	\$243,100	\$269,600	0.86
04-04-23-331-038.000-015	Earl Park (Richl: 15101-015	510	015	3/10/2023	\$165,000	\$10,900	\$134,800	\$145,700	0.88
04-04-23-334-014.000-015	Earl Park (Richl: 15101-015	510	015	11/30/2023	\$59,000	\$6,600	\$49,600	\$56,200	0.95
04-03-19-100-001.004-014	RICHLAND TOW 14301-014	511	014	10/5/2023	\$375,000	\$30,200	\$340,100	\$370,300	0.99
04-04-23-332-024.000-015	Earl Park (Richl: 15101-015	510	015	5/24/2023	\$150,000	\$8,100	\$141,100	\$149,200	0.99
04-03-07-100-002.001-014	RICHLAND TOW 14301-014	511	014	12/13/2023	\$305,000	\$34,300	\$287,900	\$322,200	1.06
04-04-23-334-037.000-015	Earl Park (Richl: 15101-015	540	015	5/26/2023	\$50,000	\$8,800	\$44,200	\$53,000	1.06
04-04-23-331-033.000-015	Earl Park (Richl: 15101-015	510	015	2/22/2023	\$154,000	\$8,800	\$160,300	\$169,100	1.10

Median 0.97
 COD 12.31
 PRD 1.03

Remaining Townships

Gilboa, Hickory Grove, Parish Grove, Pine, Union and York

04-03-11-500-002.001-016	UNION TOWNS 16301-016	511	016	7/9/2023	\$315,000	\$34,800	\$275,000	\$309,800	0.98
04-04-06-223-020.000-017	YORK TOWNSH 17101-017	510	017	7/18/2023	\$80,000	\$10,800	\$73,100	\$83,900	1.05
04-05-01-100-002.000-017	YORK TOWNSH 17301-017	511	017	5/30/2023	\$115,000	\$17,700	\$82,500	\$100,200	0.87
04-10-18-300-005.002-013	PINE TOWNSHI 13301-013	511	013	10/5/2023	\$225,000	\$51,000	\$184,000	\$235,000	1.04
04-10-31-500-002.004-013	PINE TOWNSHI 13301-013	511	013	6/2/2023	\$325,000	\$47,000	\$275,400	\$322,400	0.99
04-10-31-511-002.000-013	PINE TOWNSHI 13301-013	511	013	3/16/2023	\$441,499	\$41,600	\$306,200	\$347,800	0.79
04-14-21-400-007.001-008	HICKORY GROV 08301-008	511	008	1/30/2023	\$157,000	\$27,400	\$98,200	\$125,600	0.80
04-14-33-400-007.000-008	HICKORY GROV 08301-008	511	008	4/12/2023	\$150,000	\$24,500	\$103,500	\$128,000	0.85
04-15-12-400-006.000-008	HICKORY GROV 08301-008	511	008	5/26/2023	\$170,000	\$31,900	\$133,000	\$164,900	0.97

Median 0.97
 COD 8.66
 PRD 1.01

