

Industrial Vacant	Sales	Median	PRD	COD
County Wide	0	No sales to analyze data		
Industrial Improved	Sales	Median	PRD	COD
County Wide	5	0.931	1.031	17.061
Commercial Vacant	Sales	Median	PRD	COD
County Wide	2	Not enough sales to analyze data		
Commercial Improved	Sales	Median	PRD	COD
CENTRE TOWNSHIP	0	No sales to analyze data		
CLAY TOWNSHIP	0	No sales to analyze data		
GERMAN TOWNSHIP	0	No sales to analyze data		
GREENE TOWNSHIP	0	No sales to analyze data		
HARRIS TOWNSHIP	1	Not enough sales to analyze data		
LIBERTY TOWNSHIP	0	No sales to analyze data		
LINCOLN TOWNSHIP	0	No sales to analyze data		
MADISON TOWNSHIP	1	Not enough sales to analyze data		
OLIVE TOWNSHIP	2	Not enough sales to analyze data		
PENN TOWNSHIP	11	0.8979	0.9893	15.2691
PORTAGE TOWNSHIP	9	0.9424	0.9994	9.3550
UNION TOWNSHIP	0	No sales to analyze data		
WARREN TOWNSHIP	0	No sales to analyze data		
Residential Vacant	Sales	Median	PRD	COD
CENTRE TOWNSHIP	2	Not enough sales to analyze data		
CLAY TOWNSHIP	4	Not enough sales to analyze data		
GERMAN TOWNSHIP	1	Not enough sales to analyze data		
GREENE TOWNSHIP	0	No sales to analyze data		
HARRIS TOWNSHIP	3	Not enough sales to analyze data		
LIBERTY TOWNSHIP	1	Not enough sales to analyze data		
LINCOLN TOWNSHIP	0	No sales to analyze data		
MADISON TOWNSHIP	0	No sales to analyze data		
OLIVE TOWNSHIP	0	No sales to analyze data		
PENN TOWNSHIP	1	Not enough sales to analyze data		
PORTAGE TOWNSHIP	16	0.9283	0.9752	12.8009
UNION TOWNSHIP	0	No sales to analyze data		
WARREN TOWNSHIP	1	Not enough sales to analyze data		
Residential Improved	Sales	Median	PRD	COD
CENTRE TOWNSHIP	203	0.9288	1.0206	13.3829
CLAY TOWNSHIP	423	0.9482	1.0146	12.3727
GERMAN TOWNSHIP	115	0.9245	1.0314	13.0120
GREENE TOWNSHIP	32	0.8965	1.0018	12.2902
HARRIS TOWNSHIP	287	0.9339	1.0118	10.6449
LIBERTY TOWNSHIP	47	0.9159	1.0009	12.0617
LINCOLN TOWNSHIP	32	0.9203	1.0001	15.0709
MADISON TOWNSHIP	11	0.9408	1.0337	13.1407
OLIVE TOWNSHIP	42	0.9360	0.9843	11.1420
PENN TOWNSHIP	192	0.8987	1.0119	14.2472
PORTAGE TOWNSHIP	851	0.9600	1.0142	14.1016
UNION TOWNSHIP	28	0.9013	1.0092	12.2233
WARREN TOWNSHIP	74	0.9208	0.9939	12.7308

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1. Introduction
2. Methodology
3. Results
4. Discussion
5. Conclusion

The following text is a placeholder for the main body of the document, which would contain the detailed analysis and findings of the study.

1. Introduction
2. Methodology
3. Results
4. Discussion
5. Conclusion

The following text is a placeholder for the main body of the document, which would contain the detailed analysis and findings of the study.

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SDFID	Parcel Number	MultiParcel	Primary	Study Section	Groupin g	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV	Ratio	AbD
HARRIS TOWNSHIP																
C71-2023-0201522	71-05-17-102-012.000-011	N	Y	ComImp	None	HARRIS TOWNSHIP	7111118-011	460	011	03/23/23	\$ 500,000	106,200	276,200	382,400	0.7648	
OLIVE TOWNSHIP																
C71-2023-0200622	71-01-34-232-023.000-018	N	Y	ComImp	None	OLIVE TOWNSHIP	7118005-018	420	018	01/06/23	\$ 79,000	11,600	65,600	77,200	0.9772	
C71-2023-1104136	71-01-34-232-021.000-018	Y	Y	ComImp	None	OLIVE TOWNSHIP	7118005-018	420	018	09/27/23	\$ 120,000	14,300	86,500	110,700	0.9225	
C71-2023-1104136	71-01-34-232-022.000-018	Y	N	ComImp	None	OLIVE TOWNSHIP	7118005-018	400	018	09/27/23		9,900	-			
MADISON TOWNSHIP																
C71-2023-1106116	71-14-21-200-003.000-016	N	Y	ComImp	None	MADISON TOWNSHIP	7116004-016	420	016	10/27/23	\$ 150,000	15,700	64,400	90,000	0.6000	
PENN TOWNSHIP																
C71-2023-1104812	71-09-16-257-015.000-023	N	Y	ComImp	None	PENN TOWNSHIP	7123030-023	420	023	09/15/23	\$ 100,000	16,900	70,400	87,300	0.8730	0.0249
C71-2023-0202182	71-09-04-178-004.000-022	N	Y	ComImp	None	PENN TOWNSHIP	7122024-022	447	022	06/13/23	\$ 600,000	99,600	367,300	466,900	0.7782	0.1197
C71-2023-0201493	71-09-15-276-003.000-023	Y	Y	ComImp	None	PENN TOWNSHIP	7123034-023	452	023	04/26/23	\$ 142,000	22,300	38,200	127,500	0.8979	0.0000
C71-2023-0201493	71-09-15-276-001.000-023	Y	N	ComImp	None	PENN TOWNSHIP	7123033-023	452	023	04/26/23		33,500	-			
C71-2023-0201493	71-09-15-276-002.000-023	Y	N	ComImp	None	PENN TOWNSHIP	7123033-023	452	023	04/26/23		33,500	-			
C71-2023-0201250	71-04-34-376-007.000-022	N	Y	ComImp	None	PENN TOWNSHIP	7122017-022	429	022	03/27/23	\$ 950,000	265,300	831,300	1,096,600	1.1543	0.2564
C71-2023-1105801	71-10-16-176-004.000-030	N	Y	ComImp	None	PENN TOWNSHIP	7130002-030	420	030	12/21/23	\$ 100,000	61,500	49,900	111,400	1.1140	0.2161
C71-2023-1105087	71-09-17-479-022.000-023	N	Y	ComImp	None	PENN TOWNSHIP	7123034-023	455	023	10/18/23	\$ 65,000	33,400	34,600	68,000	1.0462	0.1483
C71-2023-1105562	71-09-21-202-015.000-023	N	Y	ComImp	None	PENN TOWNSHIP	7123030-023	429	023	12/07/23	\$ 110,000	35,700	74,800	110,500	1.0045	0.1067
C71-2023-0202013	71-10-18-179-013.000-023	N	Y	ComImp	None	PENN TOWNSHIP	7123030-023	430	023	06/01/23	\$ 499,000	67,400	341,300	408,700	0.8190	0.0788
C71-2023-0200975	71-10-06-327-009.000-031	N	Y	ComImp	None	PENN TOWNSHIP	7131014-031	429	031	02/24/23	\$ 175,000	7,200	135,600	142,800	0.8160	0.0819
C71-2023-0200676	71-09-16-276-004.000-023	Y	Y	ComImp	None	PENN TOWNSHIP	7123034-023	456	023	01/25/23	\$ 175,000	18,500	3,900	206,600	1.1806	0.2827
C71-2023-0200676	71-09-16-276-003.000-023	Y	N	ComImp	None	PENN TOWNSHIP	7123030-023	429	023	01/25/23		16,500	167,700			
C71-2023-0201260	71-09-09-302-002.000-023	N	Y	ComImp	None	PENN TOWNSHIP	7123090-023	499	023	03/30/23	\$ 170,000	34,600	85,300	119,900	0.7053	0.1926
											3,086,000			2,946,200	11	
												Mean Ratio:			0.9445	
												Median Ratio:			0.8979	
												Weighted Mean Ratio:			0.9547	
												PRD:			0.9893	
												COD:			15.2691	
PORTAGE TOWNSHIP																
C71-2023-1104065	71-08-12-307-006.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126130-026	455	026	08/14/23	\$ 80,000	12,900	51,200	64,100	0.8013	0.1411
C71-2023-1105907	71-08-01-359-004.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126094-026	429	026	11/21/23	\$ 92,500	45,600	29,300	74,900	0.8097	0.1326
C71-2023-0201602	71-08-12-109-001.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126122-026	447	026	04/24/23	\$ 585,000	10,000	486,100	496,100	0.8480	0.0943
C71-2023-0201606	71-09-17-227-001.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126124-026	444	026	04/28/23	\$ 215,000	29,300	157,600	186,900	0.8693	0.0731
C71-2023-1106048	71-08-11-203-034.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126066-026	401	026	12/14/23	\$ 85,000	2,300	77,800	80,100	0.9424	0.0000
C71-2023-1105994	71-08-12-106-005.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126081-026	449	026	11/09/23	\$ 1,500,000	106,200	1,348,100	1,454,300	0.9695	0.0272
C71-2023-1105988	71-08-09-277-045.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126168-026	429	026	10/24/23	\$ 145,000	22,000	123,500	145,500	1.0034	0.0611
C71-2023-1105535	71-08-24-177-004.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126122-026	447	026	12/14/23	\$ 110,000	7,600	107,500	115,100	1.0464	0.1040
C71-2023-0203154	71-08-02-301-024.000-026	N	Y	ComImp	None	PORTAGE TOWNSHIP	7126122-026	429	026	06/14/23	\$ 42,000	7,300	39,000	46,300	1.1024	0.1600
											2,854,500			2,663,300	9	
												Mean Ratio:			0.9325	
												Median Ratio:			0.9424	
												Weighted Mean Ratio:			0.9330	
												PRD:			0.9994	
												COD:			9.3550	

SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV	Ratio
C71-2023-1104140	71-16-25-202-001.000-015	N	Y	ComVac	GroupedCommVac	LINCOLN TOWNSHIP	7115007-015	400	015	08/15/23 \$	49,000	205,800	-	205,800	4.2000
C71-2023-1104005	71-12-29-483-012.000-035	N	Y	ComVac	GroupedCommVac	LIBERTY TOWNSHIP	7135014-035	400	035	08/29/23 \$	35,000	16,300	-	28,000	0.8000
C71-2023-1104005	71-12-29-483-013.000-035	N	Y	ComVac	GroupedCommVac	LIBERTY TOWNSHIP	7135014-035	400	035	08/29/23		11,700	-		

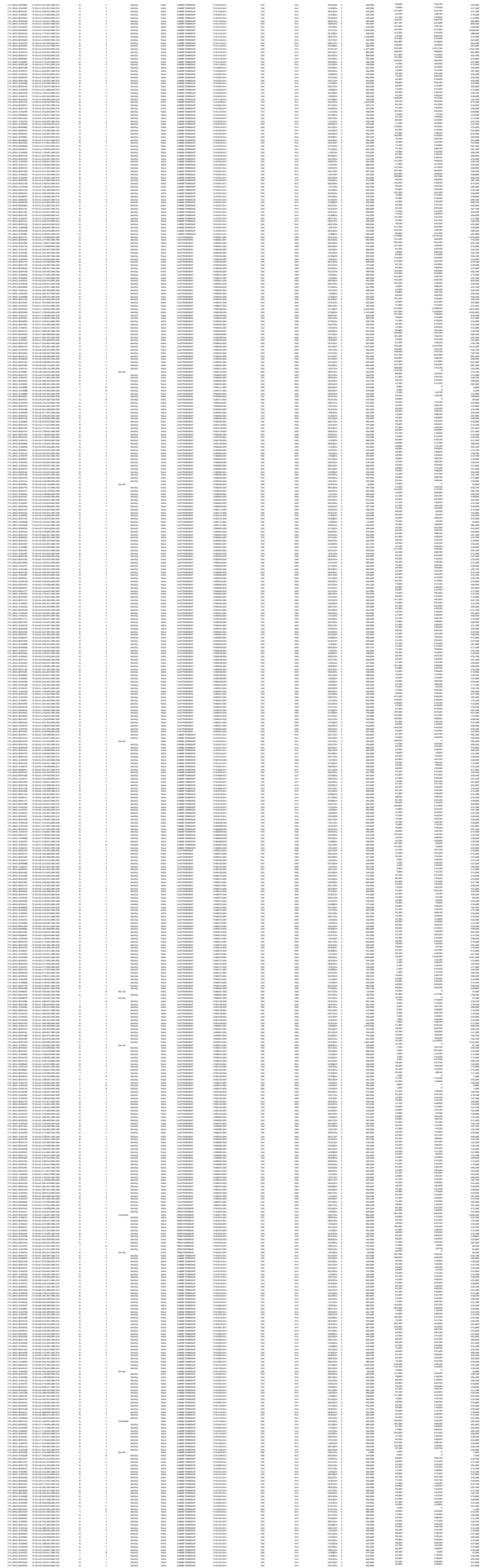
SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV	Ratio	AbD	
C71-2023-1105179	71-09-17-428-003.000-023	N	Y	Ind Imp	GroupedIndImp	PENN TOWNSHIP	7123013-023	340	023	10/27/23	\$ 200,000	33,400	146,100	179,500	0.8975	0.0336	
C71-2023-1105591	71-08-11-378-001.000-026	N	Y	Ind Imp	GroupedIndImp	PENN TOWNSHIP	7126005-026	399	026	12/14/23	\$ 265,500	19,800	226,400	246,200	0.9273	0.0038	
C71-2023-0201404	71-09-02-126-004.000-022	N	Y	Ind Imp	GroupedIndImp	PENN TOWNSHIP	7122005-022	350	022	04/20/23	\$ 420,678	50,400	341,300	391,700	0.9311	0.0000	
C71-2023-0200623	71-08-11-153-014.000-026	N	Y	Ind Imp	GroupedIndImp	PORTAGE TOWNSHIP	7126026-026	399	026	01/13/23	\$ 7,500	5,300	3,000	8,300	1.1067	0.1756	
C71-2023-0200815	71-09-02-251-006.000-022	N	Y	Ind Imp	GroupedIndImp	PORTAGE TOWNSHIP	7122005-022	399	022	02/07/23	\$ 225,000	30,500	309,800	340,300	1.5124	0.5813	
												1,118,678		1,166,000		5	
															Mean Ratio:	1.0750	
															Median Ratio:	0.9311	
															Weighted Mean Ratio:	1.0423	
															PRD:	1.0314	
															COD:	17.0613	

SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV
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SDFID	Parcel Number	MultiParcel	Primary	Study Section	Grouping	Township Name	Neighborhood	Property Class	Taxing District	Sale Date	Study Sale Price	Current Land AV	Current Improvement AV	Current Total AV	Ratio	AbD
CENTRE TOWNSHIP																
C71-2023-0202171	71-13-14-402-007.000-001	N	Y	Res Vac	None	CENTRE TOWNSHIP	7101017-001	500	001	04/28/23	\$ 55,000	19,400	-	19,400	0.3527	
C71-2023-1105565	71-08-26-451-009.000-002	N	Y	Res Vac	None	CENTRE TOWNSHIP	7102067-002	500	002	11/09/23	\$ 33,900	700	-	700	0.0206	
CLAY TOWNSHIP																
C71-2023-0200879	71-04-30-309-005.000-006	Y	Y	Res Vac	None	CLAY TOWNSHIP	7106001-006	500	006	02/15/23	\$ 60,000	22,100	-	45,000	0.7500	
C71-2023-0200879	71-04-30-309-001.000-006	Y	N	Res Vac	None	CLAY TOWNSHIP	7106001-006	500	006	02/15/23		22,900	-			
C71-2023-1103611	71-04-31-426-005.000-003	N	Y	Res Vac	None	CLAY TOWNSHIP	7103076-003	500	003	08/09/23	\$ 100,000	57,100	-	57,100	0.5710	
C71-2023-1103897	71-04-18-200-156.000-003	N	Y	Res Vac	None	CLAY TOWNSHIP	7103533-003	500	003	08/21/23	\$ 163,000	153,700	-	153,700	0.9429	
C71-2023-0202855	71-04-19-226-118.000-003	N	Y	Res Vac	None	CLAY TOWNSHIP	7103050-003	500	003	07/07/23	\$ 40,000	54,900	-	54,900	1.3725	
HARRIS TOWNSHIP																
C71-2023-0201988	71-05-17-476-008.000-011	N	Y	Res Vac	None	HARRIS TOWNSHIP	7111043-011	500	011	03/31/23	\$ 3,000	2,000	-	2,000	0.6667	
C71-2023-0202110	71-04-22-151-016.000-011	N	Y	Res Vac	None	HARRIS TOWNSHIP	7111050-011	500	011	05/15/23	\$ 100,000	106,000	-	106,000	1.0600	
C71-2023-1103960	71-05-16-201-006.000-011	N	Y	Res Vac	None	HARRIS TOWNSHIP	7111133-011	500	011	08/30/23	\$ 90,000	16,800	-	16,800	0.1867	
GERMAN TOWNSHIP																
C71-2023-1103818	71-03-17-251-022.000-008	N	Y	Res Vac	None	GERMAN TOWNSHIP	7108074-008	500	008	08/15/23	\$ 75,000	1,400	-	1,400	0.0187	
LIBERTY TOWNSHIP																
C71-2023-0203597	71-12-28-305-004.000-035	N	Y	Res Vac	None	LIBERTY TOWNSHIP	7135001-035	500	035	06/22/23	\$ 27,000	35,400	-	35,400	1.3111	
PENN TOWNSHIP																
C71-2023-1105074	71-04-36-451-011.000-031	N	Y	Res Vac	None	PENN TOWNSHIP	7131027-031	500	031	10/10/23	\$ 50,000	48,700	-	48,700	0.9740	
WARREN TOWNSHIP																
C71-2023-1105783	71-07-23-203-002.000-029	N	Y	Res Vac	None	WARREN TOWNSHIP	7129081-029	500	029	12/11/2023		3,500	-	3,500	1.0000	
PORTAGE TOWNSHIP																
C71-2023-1104941	71-08-06-378-017.000-025	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7125043-025	500	025	10/19/23	\$ 12,000	9,100	-	9,100	0.7583	0.1700
C71-2023-0200724	71-08-13-402-023.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126245-026	500	026	02/01/23	\$ 2,000	1,600	-	1,600	0.8000	0.1283
C71-2023-0200725	71-08-13-402-021.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126245-026	500	026	02/01/23	\$ 2,000	1,600	-	1,600	0.8000	0.1283
C71-2023-0200727	71-08-13-402-024.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126245-026	500	026	02/02/23	\$ 2,000	1,600	-	1,600	0.8000	0.1283
C71-2023-0203543	71-08-02-154-021.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126386-026	500	026	07/11/23	\$ 9,500	8,000	-	8,000	0.8421	0.0862
C71-2023-0200722	71-08-13-402-022.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126245-026	500	026	02/02/23	\$ 2,000	1,700	-	1,700	0.8500	0.0783
C71-2023-0200698	71-08-09-255-013.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126221-026	500	026	01/30/23	\$ 900	800	-	800	0.8889	0.0394
C71-2023-0202206	71-09-17-104-025.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126299-026	500	026	05/12/23	\$ 10,000	8,900	-	8,900	0.8900	0.0383
C71-2023-0202198	71-08-11-161-002.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126395-026	500	026	06/04/23	\$ 3,000	2,900	-	2,900	0.9667	0.0383
C71-2023-1105318	71-08-03-182-016.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126429-026	500	026	11/07/23	\$ 6,000	6,000	-	6,000	1.0000	0.0717
C71-2023-1104910	71-08-03-258-034.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126429-026	500	026	09/30/23	\$ 5,500	5,600	-	5,600	1.0182	0.0898
C71-2023-1104996	71-08-02-303-011.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126386-026	500	026	10/18/23	\$ 6,000	6,400	-	6,400	1.0667	0.1383
C71-2023-1104403	71-08-06-352-001.000-025	Y	Y	Res Vac	None	PORTAGE TOWNSHIP	7125043-025	500	025	08/25/23	\$ 19,900	12,600	-	21,600	1.0854	0.1571
C71-2023-1104403	71-08-06-352-002.000-025	Y	N	Res Vac	None	PORTAGE TOWNSHIP	7125043-025	500	025	08/25/23		9,000	-			
C71-2023-0203767	71-08-03-481-006.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126395-026	500	026	07/28/23	\$ 3,200	3,500	-	3,500	1.0938	0.1654
C71-2023-0200726	71-08-13-402-020.000-026	N	Y	Res Vac	None	PORTAGE TOWNSHIP	7126245-026	500	026	02/02/23	\$ 2,000	2,200	-	2,200	1.1000	0.1717
C71-2023-0202935	71-08-02-331-040.000-026	Y	Y	Res Vac	None	PORTAGE TOWNSHIP	7126386-026	500	026	06/09/23	\$ 9,000	5,800	-	10,800	1.2000	0.2717
C71-2023-0202935	71-08-02-331-038.000-026	Y	N	Res Vac	None	PORTAGE TOWNSHIP	7126386-026	500	026	06/09/23		5,000	-			
												95,000		92,300	16	
												Mean Ratio:		0.9475		
												Median Ratio:		0.9283		
												Weighted Mean Ratio:		0.9716		
												PRD:		0.9752		
												COD:		12.8009		

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