

Sales Ratio Analysis

Municipality: Jay Reval 2025

County: Franklin

Weighted Average	100%	=	13,184,740 /	13,157,635
Average Ratio	100%	=	39.83 /	40
Average Deviation	5	=	286 /	58
Quality Rating	5	=	5 /	100%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
<input type="radio"/> 1	009	096	4712	70	3/10/2025	\$150,000	\$60,650	\$69,270	0.87	13
<input type="radio"/> 2	014	098	4699	197	12/30/2024	\$62,000	\$52,880	\$1,740	0.88	11
<input type="radio"/> 3 Rural Residential (nonwa	003	002	4716	264	3/26/2025	\$125,000	\$52,090	\$60,780	0.90	9
<input type="radio"/> 4	016	081	4688	277	11/21/2024	\$229,000	\$44,630	\$162,360	0.90	9
<input type="radio"/> 5	014	029	4708	119	2/14/2025	\$200,000	\$52,710	\$129,100	0.91	9
<input type="radio"/> 6 Rural Residential (nonwa	021	078	4647	98	7/3/2024	\$259,000	\$43,810	\$193,420	0.92	8
<input type="radio"/> 7 Rural Residential (nonwa	017	019	4658	219	8/9/2024	\$225,000	\$44,080	\$166,470	0.94	6
<input type="radio"/> 8	013	077	4684	112	11/5/2024	\$88,900	\$32,170	\$51,450	0.94	6
<input type="radio"/> 9 Rural Residential (nonwa	015	045	4674	44	9/30/2024	\$185,000	\$39,920	\$136,400	0.95	4
<input checked="" type="radio"/> 10	023	048	4632	251	5/1/2024	\$300,000	\$47,610	\$238,660	0.95	4
<input checked="" type="radio"/> 11 Rural Residential (nonwa	009	017	4674	16	9/30/2024	\$280,000	\$61,530	\$207,300	0.96	4
<input checked="" type="radio"/> 12	018	028	4686	297	11/15/2024	\$290,000	\$43,400	\$235,190	0.96	3
<input checked="" type="radio"/> 13 Rural Residential (nonwa	004	115-B	4660	54	8/15/2024	\$359,000	\$81,090	\$264,670	0.96	3
<input checked="" type="radio"/> 14	010	035	4674	183	10/1/2024	\$310,000	\$71,680	\$227,480	0.97	3
<input checked="" type="radio"/> 15 Rural Residential (nonwa	013	003	4687	48	11/18/2024	\$205,000	\$53,640	\$144,300	0.97	3
<input checked="" type="radio"/> 16 Rural Residential (nonwa	017	044	4646	176	7/1/2024	\$232,500	\$44,080	\$180,800	0.97	3
<input checked="" type="radio"/> 17 Rural Residential (nonwa	021	026	4618	35	3/1/2024	\$230,000	\$43,150	\$179,710	0.97	3
<input checked="" type="radio"/> 18	031	020	3457	101	3/28/2025	\$230,000	\$41,900	\$181,690	0.97	2
<input checked="" type="radio"/> 19	015	111	4716	193	3/25/2025	\$140,000	\$40,950	\$95,210	0.97	2
<input checked="" type="radio"/> 20 Rural Residential (nonwa	010B	004	4652	178	7/23/2024	\$167,000	\$52,600	\$110,010	0.97	2
<input checked="" type="radio"/> 21 Rural Residential (nonwa	011	034	4629	134	4/22/2024	\$180,000	\$63,800	\$111,470	0.97	2
<input checked="" type="radio"/> 22 Rural Residential (nonwa	015	151	4669	166	9/13/2024	\$230,000	\$41,930	\$182,130	0.97	2
<input checked="" type="radio"/> 23 Rural Residential (nonwa	016	005	4647	319	7/8/2024	\$177,000	\$44,080	\$128,790	0.98	2
<input checked="" type="radio"/> 24 Rural Residential (nonwa	029	045	4712	17	3/27/2025	\$290,000	\$44,360	\$239,310	0.98	2
<input checked="" type="radio"/> 25 Rural Residential (nonwa	015	070	4681	298	10/29/2024	\$200,000	\$42,910	\$154,120	0.99	1
<input checked="" type="radio"/> 26 Rural Residential (nonwa	021	062	4689	33	11/22/2024	\$230,000	\$44,490	\$182,130	0.99	1
<input checked="" type="radio"/> 27 Rural Residential (nonwa	011	061-A	4647	118	7/3/2024	\$112,000	\$50,500	\$59,950	0.99	1
<input checked="" type="radio"/> 28 Rural Residential (nonwa	016	064	4655	320	8/1/2024	\$199,700	\$45,590	\$151,490	0.99	1
<input checked="" type="radio"/> 29 Rural Residential (nonwa	016	100	4638	92	5/31/2024	\$375,000	\$49,270	\$322,340	0.99	0
<input checked="" type="radio"/> 30 Rural Residential (nonwa	016	069	4612	293	1/31/2024	\$249,900	\$42,910	\$205,360	0.99	0
<input checked="" type="radio"/> 31	013	061-A	4677	300	10/16/2024	\$342,000	\$52,950	\$287,330	0.99	0
<input checked="" type="radio"/> 32	028	002	4698	95	12/26/2024	\$155,000	\$42,420	\$111,890	1.00	0
<input checked="" type="radio"/> 33 Rural Residential (nonwa	015	054	4638	213	5/31/2024	\$220,000	\$40,430	\$178,950	1.00	0
<input checked="" type="radio"/> 34	007	046	4688	239	11/21/2024	\$395,000	\$77,340	\$317,620	1.00	0
<input checked="" type="radio"/> 35 Rural Residential (nonwa	023	046	4645	322	6/28/2024	\$375,000	\$55,890	\$319,810	1.00	1
<input checked="" type="radio"/> 36 Rural Residential (nonwa	021	086	4656	6	8/1/2024	\$222,000	\$42,660	\$180,110	1.00	1
<input checked="" type="radio"/> 37 Rural Residential (nonwa	016	131	4649	85	7/12/2024	\$325,000	\$38,080	\$288,730	1.01	1
<input checked="" type="radio"/> 38 Commercial and Industri	020	012	4712	39	3/7/2025	\$105,000	\$44,630	\$61,020	1.01	1
<input checked="" type="radio"/> 39 Rural Residential (nonwa	004	071	4684	196	11/6/2024	\$369,900	\$78,680	\$293,510	1.01	1
<input checked="" type="radio"/> 40 Rural Residential (nonwa	014	022	4661	31	8/19/2024	\$310,000	\$52,140	\$259,970	1.01	1
<input checked="" type="radio"/> 41 Rural Residential (nonwa	004	026	4616	293	2/27/2024	\$242,735	\$55,650	\$190,940	1.02	2
<input checked="" type="radio"/> 42	010	065			5/15/2024	\$250,000	\$63,980	\$191,710	1.02	3
<input checked="" type="radio"/> 43 Rural Residential (nonwa	016	133	4647	96	7/3/2024	\$250,000	\$43,150	\$212,840	1.02	3

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<input checked="" type="radio"/> 44	014	113	4676	001	10/8/2024	\$264,000	\$66,950	\$205,160	1.03	4
<input checked="" type="radio"/> 45	010A	036-ON			10/1/2024	\$12,000	\$0	\$12,420	1.04	4
<input checked="" type="radio"/> 46 Rural Residential (nonwa	004	058-A	4644	94	6/24/2024	\$440,000	\$62,190	\$399,610	1.05	5
<input checked="" type="radio"/> 47	015	156	4709	221	2/24/2025	\$226,000	\$42,170	\$196,780	1.06	6
<input checked="" type="radio"/> 48 Rural Residential (nonwa	015	046	4618	54	3/1/2024	\$157,000	\$48,320	\$117,750	1.06	6
<input checked="" type="radio"/> 49	013B	020	4707	184	2/11/2025	\$270,000	\$52,070	\$234,430	1.06	7
<input type="radio"/> 50	025	032	4687	86	11/18/2024	\$210,000	\$43,150	\$180,940	1.07	7
<input type="radio"/> 51 Rural Residential (nonwa	030	010	4636	23	5/15/2024	\$252,000	\$52,710	\$220,760	1.09	9
<input type="radio"/> 52 Rural Residential (nonwa	026	043	4644	337	6/25/2024	\$270,000	\$43,810	\$249,250	1.09	9
<input type="radio"/> 53 Rural Residential (nonwa	022	030	4648	202	7/9/2024	\$40,000	\$34,080	\$9,940	1.10	10
<input type="radio"/> 54 Rural Residential (nonwa	005	045	4662	1	8/22/2024	\$199,000	\$78,760	\$142,150	1.11	11
<input type="radio"/> 55 Rural Residential (nonwa	010	018	4638	254	5/31/2024	\$225,000	\$70,880	\$185,700	1.14	14
<input type="radio"/> 56	030	006	4681	240	10/28/2024	\$260,000	\$57,240	\$239,510	1.14	15
<input type="radio"/> 57	026	055	4687	237	11/19/2024	\$190,000	\$43,810	\$174,980	1.15	16
<input type="radio"/> 58 Rural Residential (nonwa	013C	054	4652	180	7/23/2024	\$70,000	\$40,500	\$48,780	1.28	28

BuildingValue > 0 AND Sale Date between 1/1/2024 and 12/31/2025