

Sales Ratio Analysis

Municipality:

County:

Weighted Average	96%	=	24,904,799 /	25,966,750
Average Ratio	96%	=	48.01 /	50
Average Deviation	6	=	414 /	72
Quality Rating	6	=	6 /	96%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
<input type="radio"/> 1 Building Only	R14	031-002			10/30/2025	\$95,000	\$0	\$71,538	0.75	21
<input type="radio"/> 2 Building Only	R14	031-028			4/29/2025	\$104,500	\$0	\$82,131	0.79	17
<input type="radio"/> 3 Rural Residential (nonwa	R10	050-E	19685	591	6/26/2025	\$345,000	\$108,800	\$176,858	0.83	13
<input type="radio"/> 4 Rural Residential (nonwa	R09	068-A	19336	246	10/22/2025	\$402,000	\$96,661	\$241,136	0.84	12
<input type="radio"/> 5 Building Only	R14	031-044			6/10/2025	\$135,000	\$0	\$116,121	0.86	10
<input type="radio"/> 6 Rural Residential (nonwa	R14	067-001A01	19731	762	9/2/2025	\$475,000	\$140,600	\$268,060	0.86	10
<input type="radio"/> 7 Rural Residential (nonwa	R13	018			10/10/2025	\$275,000	\$125,360	\$111,629	0.86	10
<input type="radio"/> 8 Rural Residential (nonwa	U11	010	19724	695	8/22/2025	\$450,000	\$107,720	\$281,037	0.86	10
<input type="radio"/> 9 Rural Residential (nonwa	R09	031-001	19668	115	5/30/2025	\$395,000	\$134,600	\$206,762	0.86	10
<input type="radio"/> 10 Rural Residential (nonwa	R10	044	19669	606	6/2/2025	\$435,000	\$98,504	\$282,182	0.88	9
<input type="radio"/> 11 Rural Residential (nonwa	R12	018-B003	19687	667	6/30/2025	\$310,000	\$121,400	\$151,124	0.88	8
<input checked="" type="radio"/> 12 Rural Residential (nonwa	R02	048-001	19743	593	9/17/2025	\$485,000	\$135,920	\$292,002	0.88	8
<input checked="" type="radio"/> 13 Rural Residential (nonwa	R14	075-002	19711	39	8/4/2025	\$335,000	\$144,120	\$151,861	0.88	8
<input checked="" type="radio"/> 14 Rural Residential (nonwa	R16	023-C	19700	492	7/18/2025	\$432,500	\$136,400	\$245,866	0.88	8
<input checked="" type="radio"/> 15 Rural Residential (nonwa	R07	003-007A	17722	282	10/28/2025	\$525,000	\$110,240	\$355,737	0.89	7
<input checked="" type="radio"/> 16 Rural Residential (nonwa	R14	029-012B	19801	484	12/5/2025	\$264,000	\$96,200	\$139,075	0.89	7
<input checked="" type="radio"/> 17 Waterfront	U06	020	19726	619	8/25/2025	\$650,000	\$390,000	\$196,150	0.90	6
<input checked="" type="radio"/> 18 Rural Residential (nonwa	R06	034	19752	885	9/30/2025	\$595,000	\$143,600	\$395,787	0.91	5
<input checked="" type="radio"/> 19 Rural Residential (nonwa	R15	002-012	19670	406	6/2/2025	\$475,000	\$107,720	\$323,810	0.91	5
<input checked="" type="radio"/> 20 Rural Residential (nonwa	R06	029-E004	19630	320	4/1/2025	\$316,575	\$124,280	\$164,848	0.91	5
<input checked="" type="radio"/> 21 Building Only	R14	031-047			2/11/2025	\$124,900	\$0	\$114,714	0.92	4
<input checked="" type="radio"/> 22 Building Only	R14	031-043			1/24/2025	\$124,900	\$0	\$115,717	0.93	3
<input checked="" type="radio"/> 23 Waterfront	U06	012	19661	380	5/19/2025	\$545,000	\$281,876	\$223,579	0.93	3
<input checked="" type="radio"/> 24 Rural Residential (nonwa	R05	015-B	19752	317	9/30/2025	\$590,000	\$134,672	\$413,137	0.93	3
<input checked="" type="radio"/> 25 Building Only	R14	031-035A			4/3/2025	\$124,900	\$0	\$116,219	0.93	3
<input checked="" type="radio"/> 26 Building Only	R14	031-016			11/28/2025	\$125,000	\$0	\$116,615	0.93	3
<input checked="" type="radio"/> 27 Rural Residential (nonwa	R08	021-001003	18049	37	11/3/2025	\$425,000	\$105,589	\$291,614	0.93	3
<input checked="" type="radio"/> 28 Rural Residential (nonwa	R06	041	19688	36	6/30/2025	\$475,000	\$121,184	\$324,385	0.94	2
<input checked="" type="radio"/> 29 Rural Residential (nonwa	R11	028-005	19734	149	9/2/2025	\$395,000	\$140,600	\$233,976	0.95	1
<input checked="" type="radio"/> 30 Rural Residential (nonwa	R11	028-016	19632	713	4/7/2025	\$375,000	\$140,600	\$215,888	0.95	1
<input checked="" type="radio"/> 31 Rural Residential (nonwa	R05	015-005	19818	914	1/5/2026	\$359,000	\$121,400	\$220,121	0.95	1
<input checked="" type="radio"/> 32 Rural Residential (nonwa	R06	034-B	19731	796	9/2/2025	\$475,000	\$124,280	\$328,234	0.95	1
<input checked="" type="radio"/> 33 Rural Residential (nonwa	R16	029-004	19695	152	7/11/2025	\$465,000	\$121,544	\$323,079	0.96	0
<input checked="" type="radio"/> 34 Rural Residential (nonwa	R14	002	19832	707	1/27/2026	\$265,000	\$96,200	\$157,193	0.96	0
<input checked="" type="radio"/> 35 Building Only	R14	031-036A			2/28/2025	\$124,900	\$0	\$120,087	0.96	0
<input checked="" type="radio"/> 36 Building Only	R14	031-045			8/22/2025	\$85,000	\$0	\$81,731	0.96	0
<input checked="" type="radio"/> 37 Rural Residential (nonwa	R04	019-004	19706	252	7/28/2025	\$324,900	\$119,888	\$193,690	0.97	0
<input checked="" type="radio"/> 38 Rural Residential (nonwa	U04	005-A	19609	833	2/21/2025	\$305,000	\$103,200	\$191,476	0.97	1
<input checked="" type="radio"/> 39 Rural Residential (nonwa	R09	061-B	19702	529	7/22/2025	\$399,000	\$128,552	\$257,676	0.97	1
<input checked="" type="radio"/> 40 Rural Residential (nonwa	R10	040	19622	384	3/18/2025	\$415,000	\$114,200	\$287,979	0.97	1
<input checked="" type="radio"/> 41 Rural Residential (nonwa	R10	032-006B01	19725	156	8/22/2025	\$565,000	\$111,680	\$436,771	0.97	1
<input checked="" type="radio"/> 42 Rural Residential (nonwa	R03	055	19601	38	2/3/2025	\$339,000	\$128,600	\$200,484	0.97	1
<input checked="" type="radio"/> 43 Rural Residential (nonwa	R03	054	19728	150	8/27/2025	\$465,000	\$145,250	\$306,170	0.97	1

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
44 Rural Residential (nonwa	R10	010-C			12/23/2025	\$356,000	\$104,984	\$243,023	0.98	2
45 Rural Residential (nonwa	R09	002-A	19751	67	9/29/2025	\$375,000	\$107,000	\$260,554	0.98	2
46 Rural Residential (nonwa	R14	065-A	2014	466	11/3/2025	\$342,000	\$155,500	\$180,687	0.98	2
47 Rural Residential (nonwa	R10	032-006B	19742	068	9/16/2025	\$480,000	\$117,296	\$356,635	0.99	3
48 Rural Residential (nonwa	R12	010-007			3/25/2025	\$498,950	\$121,400	\$372,192	0.99	3
49 Rural Residential (nonwa	R09	077			2/2/2026	\$704,875	\$214,400	\$483,437	0.99	3
50 Rural Residential (nonwa	R08	021-001008	19716	894	8/12/2025	\$365,000	\$106,395	\$255,280	0.99	3
51 Building Only	R14	031-040			3/13/2025	\$182,500	\$0	\$181,678	1.00	4
52 Rural Residential (nonwa	R03	028-001	13541	176	1/29/2026	\$585,000	\$147,530	\$436,914	1.00	4
53 Rural Residential (nonwa	R16	014	19640	224	4/18/2025	\$315,000	\$116,360	\$199,182	1.00	4
54 Rural Residential (nonwa	R02	019-A	6372	325	12/9/2025	\$425,000	\$134,600	\$291,851	1.00	4
55 Rural Residential (nonwa	R10	082	19743	361	9/17/2025	\$353,000	\$128,600	\$226,840	1.01	5
56 Rural Residential (nonwa	R15	002-015	19619	635	3/12/2025	\$289,000	\$113,120	\$182,477	1.02	6
57 Rural Residential (nonwa	U09	010	19633	544	4/7/2025	\$475,000	\$106,597	\$382,500	1.03	7
58 Rural Residential (nonwa	R14	083	10776	276	10/3/2025	\$229,000	\$82,520	\$153,761	1.03	7
59 Rural Residential (nonwa	R15	018	19738	813	9/11/2025	\$230,000	\$96,200	\$141,435	1.03	7
60 Rural Residential (nonwa	R14	029-008C	19624	414	3/21/2025	\$184,000	\$96,200	\$94,011	1.03	7
61 Waterfront	U10	033	19752	656	9/30/2025	\$325,000	\$175,476	\$161,791	1.04	8
62 Rural Residential (nonwa	R02	023-001	19648	893	5/1/2025	\$750,000	\$121,400	\$658,441	1.04	8
63 Rural Residential (nonwa	R09	045	19750	739	9/29/2025	\$496,350	\$107,000	\$412,367	1.05	9
64 Commercial and Industria	R15	002-AE	19744	652	9/18/2025	\$110,000	\$23,100	\$92,013	1.05	9
65 Rural Residential (nonwa	R12	024-001	19595	433	1/24/2025	\$275,000	\$112,400	\$175,512	1.05	9
66 Rural Residential (nonwa	R12	015-B	19667	12	5/28/2025	\$390,000	\$137,600	\$272,741	1.05	9
67 Rural Residential (nonwa	R03	057-B	19687	883	6/30/2025	\$385,000	\$128,600	\$276,850	1.05	9
68 Commercial and Industria	R10	022-B	17162	409	10/8/2025	\$133,000	\$73,136	\$67,038	1.05	9
69 Building Only	R14	031-025			5/27/2025	\$175,000	\$0	\$185,612	1.06	10
70 Rural Residential (nonwa	R06	029-A	19748	045	9/23/2025	\$396,000	\$155,600	\$266,961	1.07	11
71 Rural Residential (nonwa	R12	010-007	18986	820	10/1/2025	\$451,000	\$121,400	\$372,192	1.09	13
72 Rural Residential (nonwa	R13	023	7262	228	12/2/2025	\$300,000	\$114,560	\$216,161	1.10	14

BuildingValue > 0 AND Sale Date between 1/1/2025 and 12/31/2026