

OSHKOSH COMMERCIAL SALES 7/1/02 to 6/3005

BK/PG	ASSESSED VA	SALE PRICE	SALES RATIO
1 34-411	\$9,060	\$15,000	60.4
2 34-456	\$8,860	\$6,000	147.67
3 34-473	\$1,832	\$1,500	122.13
4 34-541	\$5,455	\$5,000	109.1
5 35-28	\$4,683	\$7,000	66.9
6 35-124	\$5,455	\$4,900	111.33
7 35-156	\$17,770	\$20,000	88.86
8 35-256	\$86,367	\$73,500	117.51
9 35-446	\$13,869	\$15,000	92.46
10 35-538	\$25,660	\$30,000	85.53
11 35-549	\$95,541	\$110,500	86.46
12 36-39	\$33,982	\$40,000	84.96
Median			90.66

< (\$628 dollars more asd. value or less sales price would have been a 92% sales ratio)

(= Sales that determine median)

Because we had twelve commercial sales, the median of 90.66 was determined by using the two high-lighted sales. A difference of as little as \$628 in the assessed value or sale price would have put the first sale at 92%. Our median would then be 92.23%, which is within the required range of value.

