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Albion sales and ratios March 19, 2020

PID	Year	Lot value	Improvement value	Total value	sale price	ratios	ratios arrayed	
4612	1948	15340	83010	98350	75000	131.13	55.24	
4974	1965	66000	275080	341080	245000	139.22	70.24	
4782	1920	19900	116070	135970	125000	108.78	72.11	
4463.1	2006	25075	290460	315535	307750	102.53	73.75	
4351	1927	17950	118650	136600	128000	106.72	79.57	
4810	1978	19900	117100	137000	190000	72.11	79.78	
4309	1910	23190	28590	51780	42500	121.84	84.22	
4151	1969	21850	96510	118360	120000	98.63	87.49	
4802	1920	19180	29075	48255	44000	109.67	89.43	
4771	1925	19900	58605	78505	75000	104.67	89.45	
4898	1915	28950	52385	81335	59000	137.86	89.63	
4428	1970	15135	85755	100890	100000	100.89	90.58	
4149	1952	30395	69845	100240	98000	102.29	91.93	
4541	1989	27645	287360	315005	309500	101.78	93.25	
4554	1994	19900	224900	244800	212000	115.47	93.69	
4170	1986	12830	109595	122425	166000	73.75	94.41	
4393	1920	16345	93000	109345	122000	89.63	94.63	
4751	1912	19900	90190	110090	138000	79.78	95.60	
4142	1973	16780	121880	138660	148000	93.69	95.78	
4237	1915	13025	155455	168480	166000	101.49	96.97	
4765	1925	14400	93930	108330	100000	108.33	97.27	
4726	1917	19900	87855	107755	93000	115.87	98.15	
4318	1920	23365	229985	253350	265000	95.60	98.34	
4156	1955	14255	129815	144070	146500	98.34	98.63	
4874	1989	41130	254045	295175	330000	89.45	98.73	
4302	1900	29855	164975	194830	198500	98.15	98.90	
4550	1900	19900	113775	133675	131000	102.04	99.75	
4304	1920	11740	63910	75650	72500	104.34	100.04	
4392	1960	16345	137480	153825	172000	89.43	100.89	
4168	1900	14255	105790	120045	120000	100.04	101.49	
4573	1971	19900	151460	171360	120000	142.80	101.78	101.91
4750	1925	19900	81475	101375	102500	98.90	102.04	median
4590	1985	19900	201015	220915	234000	94.41	102.29	
4773	1920	28475	125355	153830	145000	106.09	102.53	
4348	1957	17950	151220	169170	165000	102.53	102.53	
4732	1935	17370	177375	194745	215000	90.58	102.53	
4569	1920	19900	191430	211330	165000	128.08	102.87	
4561	1905	20265	59360	79625	76000	104.77	103.92	
4175	1900	28510	64285	92795	95400	97.27	104.34	
4772	1950	29850	216970	246820	250000	98.73	104.67	
4274	1920	17520	198865	216385	200000	108.19	104.77	
4707	1948	17750	63660	81410	85000	95.78	106.07	
4362	1969	19105	120550	139655	140000	99.75	106.09	
4126&4125	1920	35880	119920	155800	185000	84.22	106.72	
4636	1979	19900	87220	107120	152500	70.24	107.56	
4838	1983	25030	261355	286385	270000	106.07	107.89	
4145	1915	19825	133965	153790	150000	102.53	108.19	
4162	1984	31800	78245	110045	102000	107.89	108.33	
4376	1920	17675	133740	151415	160000	94.63	108.78	
4974	1965	66000	275080	341080	287000	118.84	109.67	
4789	1920	21275	17445	38720	41525	93.25	115.47	
4466&4463.04	1985	31405	141415	172820	188000	91.93	115.63	
4311&4308	1905	36085	197785	233870	160000	146.17	115.87	
4281	1950	11680	111760	123440	120000	102.87	118.84	
4713	1914	19900	47420	67320	55000	122.40	121.84	
4791&4792	1925	39800	112830	152630	132000	115.63	122.40	
4743	2000	39805	307070	346875	322500	107.56	128.08	
4735	1917	14400	165000	179400	185000	96.97	131.13	
4548	1963	14475	95330	109805	138000	79.57	137.86	
4556	1910	19900	72635	92535	167500	55.24	139.22	
4774	1976	21275	137080	158355	181000	87.49	142.80	
4605	1977	19900	68430	88330	85000	103.92	146.17	
								102.40 mean

Grey shade indicates some improvements have separate depreciation

Blue print (1960 & newer dwellings) were not reviewed

PID 4573: new tool shed & cc pad 2020 added value.

IF no adjustment to lot values, but a 6% decrease to all improvements

PID	Year	Lot value	Improvement value	94% of		updated value	sale price	ratios	
				improvement value	value rounded			ratios	arrayed
4612	1948	15340	83010	78029.4	78030	93370	75000	124.49	52.64
4974	1965	66000	275080	258575.2	258575	324575	245000	132.48	66.81
4782	1920	19900	116070	109105.8	109105	129005	125000	103.20	68.41
4463.1	2006	25075	290460	273032.4	273035	298110	307750	96.87	69.79
4351	1927	17950	118650	111531	111530	129480	128000	101.16	75.42
4810	1978	19900	117100	110074	110075	129975	190000	68.41	75.86
4309	1910	23190	28590	26874.6	26875	50065	42500	117.80	80.33
4151	1969	21850	96510	90719.4	90720	112570	120000	93.81	82.94
4802	1920	19180	29075	27330.5	27330	46510	44000	105.70	84.64
4771	1925	19900	58605	55088.7	55090	74990	75000	99.99	84.83
4898	1915	28950	52385	49241.9	49240	78190	59000	132.53	85.05
4428	1970	15135	85755	80609.7	80610	95745	100000	95.75	85.63
4149	1952	30395	69845	65654.3	65655	96050	98000	98.01	87.41
4541	1989	27645	287360	270118.4	270120	297765	309500	96.21	88.75
4554	1994	19900	224900	211406	211405	231305	212000	109.11	89.25
4170	1986	12830	109595	103019.3	103020	115850	166000	69.79	89.62
4393	1920	16345	93000	87420	87420	103765	122000	85.05	90.4
4751	1912	19900	90190	84778.6	84780	104680	138000	75.86	90.73
4142	1973	16780	121880	114567.2	114565	131345	148000	88.75	91.28
4237	1915	13025	155455	146127.7	146128	159153	166000	95.88	91.62
4765	1925	14400	93930	88294.2	88295	102695	100000	102.70	93.02
4726	1917	19900	87855	82583.7	82585	102485	93000	110.20	93.16
4318	1920	23365	229985	216185.9	216185	239550	265000	90.40	93.23
4156	1955	14255	129815	122026.1	122025	136280	146500	93.02	93.52
4874	1989	41130	254045	238802.3	238800	279930	330000	84.83	93.81
4302	1900	29855	164975	155076.5	155075	184930	198500	93.16	94.13
4550	1900	19900	113775	106948.5	106950	126850	131000	96.83	94.59
4304	1920	11740	63910	60075.4	60075	71815	72500	99.06	94.75
4392	1960	16345	137480	129231.2	129230	145575	172000	84.64	95.75
4168	1900	14255	105790	99442.6	99445	113700	120000	94.75	95.88
4573	1971	19900	151460	142372.4	142370	162270	120000	135.23	96.21 96.52 \$4,395
4750	1925	19900	81475	76586.5	76585	96485	102500	94.13	96.83 median
4590	1985	19900	201015	188954.1	188955	208855	234000	89.25	96.87
4773	1920	28475	125355	117833.7	117835	146310	145000	100.90	97.03
4348	1957	17950	151220	142146.8	142145	160095	165000	97.03	97.17
4732	1935	17370	177375	166732.5	166735	184105	215000	85.63	97.28
4569	1920	19900	191430	179944.2	179945	199845	165000	121.12	98.01
4561	1905	20265	59360	55798.4	55800	76065	76000	100.09	99.06
4175	1900	28510	64285	60427.9	60430	88940	95400	93.23	99.09
4772	1950	29850	216970	203951.8	203950	233800	250000	93.52	99.99
4274	1920	17520	198865	186933.1	186935	204455	200000	102.23	100.09
4707	1948	17750	63660	59840.4	59840	77590	85000	91.28	100.26
4362	1969	19105	120550	113317	113315	132420	140000	94.59	100.9
4126&4125	1920	35880	119920	112724.8	112725	148605	185000	80.33	101.16
4636	1979	19900	87220	81986.8	81985	101885	152500	66.81	101.84
4838	1983	25030	261355	245673.7	245675	270705	270000	100.26	102.23
4145	1915	19825	133965	125927.1	125925	145750	150000	97.17	102.7
4162	1984	31800	78245	73550.3	73550	105350	102000	103.28	103.2
4376	1920	17675	133740	125715.6	125715	143390	160000	89.62	103.28
4974	1965	66000	275080	258575.2	258575	324575	287000	113.09	105.7
4789	1920	21275	17445	16398.3	16400	37675	41525	90.73	109.11
4466&4463.04	1985	31405	141415	132930.1	132930	164335	188000	87.41	110.2
4311&4308	1905	36085	197785	185917.9	185920	222005	160000	138.75	110.5
4281	1950	11680	111760	105054.4	105055	116735	120000	97.28	113.09
4713	1914	19900	47420	44574.8	44575	64475	55000	117.23	117.23
4791&4792	1925	39800	112830	106060.2	106060	145860	132000	110.50	117.8
4743	2000	39805	307070	288645.8	288645	328450	322500	101.84	121.12
4735	1917	14400	165000	155100	155100	169500	185000	91.62	124.49
4548	1963	14475	95330	89610.2	89610	104085	138000	75.42	132.48
4556	1910	19900	72635	68276.9	68275	88175	167500	52.64	132.53
4774	1976	21275	137080	128855.2	128855	150130	181000	82.94	135.23
4605	1977	19900	68430	64324.2	64325	84225	85000	99.09	138.75
									97.33 mean

Grey shade indicates some improvements have separate depreciation

Blue print (1960 & newer dwellings) were not reviewed

PID 4573: new tool shed & cc pad 2020 added value.

IF no adjustment to lot values, but a 6% decrease to improvements 1959 and prior

PID	Year	Lot value	Improvement value	94% of		updated value	sale price	ratios	
				improvement value	value rounded			ratios	arrayed
4612	1948	15340	83010	78029.4	78030	93370	75000	124.49	52.64
4782	1920	19900	116070	109105.8	109105	129005	125000	103.20	70.24
4351	1927	17950	118650	111531	111530	129480	128000	101.16	72.11
4309	1910	23190	28590	26874.6	26875	50065	42500	117.80	73.75
4802	1920	19180	29075	27330.5	27330	46510	44000	105.70	75.86
4771	1925	19900	58605	55088.7	54505	74405	75000	99.21	79.57
4898	1915	28950	52385	49241.9	49240	78190	59000	132.53	80.33
4149	1952	30395	69845	65654.3	65655	96050	98000	98.01	85.05
4393	1920	16345	93000	87420	87420	103765	122000	85.05	85.63
4751	1912	19900	90190	84778.6	84780	104680	138000	75.86	87.49
4237	1915	13025	155455	146127.7	146128	159153	166000	95.88	89.43
4765	1925	14400	93930	88294.2	88295	102695	100000	102.70	89.45
4726	1917	19900	87855	82583.7	82585	102485	93000	110.20	89.62
4318	1920	23365	229985	216185.9	216185	239550	265000	90.40	90.4
4156	1955	14255	129815	122026.1	122025	136280	146500	93.02	90.73
4302	1900	29855	164975	155076.5	155075	184930	198500	93.16	91.28
4550	1900	19900	113775	106948.5	106950	126850	131000	96.83	91.62
4304	1920	11740	63910	60075.4	60075	71815	72500	99.06	91.93
4168	1900	14255	105790	99442.6	99445	113700	120000	94.75	93.02
4750	1925	19900	81475	76586.5	76585	96485	102500	94.13	93.16
4773	1920	28475	125355	117833.7	117835	146310	145000	100.90	93.23
4348	1957	17950	151220	142146.8	142145	160095	165000	97.03	93.52
4732	1935	17370	177375	166732.5	166735	184105	215000	85.63	93.69
4569	1920	19900	191430	179944.2	179945	199845	165000	121.12	94.13
4561	1905	20265	59360	55798.4	55800	76065	76000	100.09	94.41
4175	1900	28510	64285	60427.9	60430	88940	95400	93.23	94.75
4772	1950	29850	216970	203951.8	203950	233800	250000	93.52	95.88
4274	1920	17520	198865	186933.1	186935	204455	200000	102.23	96.83
4707	1948	17750	63660	59840.4	59840	77590	85000	91.28	97.03
4126&4125	1920	35880	119920	112724.8	112725	148605	185000	80.33	97.17
4145	1915	19825	133965	125927.1	125925	145750	150000	97.17	97.28 97.65
4376	1920	17675	133740	125715.6	125715	143390	160000	89.62	98.01 median
4789	1920	21275	17445	16398.3	16400	37675	41525	90.73	98.63
4311&4308	1905	36085	197785	185917.9	185920	222005	160000	138.75	99.06
4281	1950	11680	111760	105054.4	105055	116735	120000	97.28	99.21
4713	1914	19900	47420	44574.8	44575	64475	55000	117.23	99.75
4791&4792	1925	39800	112830	106060.2	106060	145860	132000	110.50	100.09
4735	1917	14400	165000	155100	155100	169500	185000	91.62	100.89
4556	1910	19900	72635	68276.9	68275	88175	167500	52.64	100.9
4774	1976	21275	137080			158355	181000	87.49	101.16
4605	1977	19900	68430			88330	85000	103.92	101.78
4974	1965	66000	275080			341080	245000	139.22	102.23
4463.1	2006	25075	290460			315535	307750	102.53	102.53
4810	1978	19900	117100			137000	190000	72.11	102.7
4151	1969	21850	96510			118360	120000	98.63	103.2
4428	1970	15135	85755			100890	100000	100.89	103.92
4541	1989	27645	287360			315005	309500	101.78	105.7
4554	1994	19900	224900			244800	212000	115.47	106.07
4170	1986	12830	109595			122425	166000	73.75	107.56
4142	1973	16780	121880			138660	148000	93.69	107.89
4874	1989	41130	254045			295175	330000	89.45	110.2
4392	1960	16345	137480			153825	172000	89.43	110.5
4573	1971	19900	151460			171360	120000	142.80	115.47
4590	1985	19900	201015			220915	234000	94.41	117.23
4362	1969	19105	120550			139655	140000	99.75	117.8
4636	1979	19900	87220			107120	152500	70.24	118.84
4838	1983	25030	261355			286385	270000	106.07	121.12
4162	1984	31800	78245			110045	102000	107.89	124.49
4974	1965	66000	275080			341080	287000	118.84	132.53
4466&4463.04	1985	31405	141415			172820	188000	91.93	138.75
4743	2000	39805	307070			346875	322500	107.56	139.22
4548	1963	14475	95330			109805	138000	79.57	142.8
								99.22	mean

Grey shade indicates some improvements have separate depreciation

Blue print (1960 & newer dwellings) were not reviewed

PID 4573: new tool shed & cc pad 2020 added value.

Pg 4

IF no adjustment to lot values, but a 6% decrease to improvements 1959 and prior (years divided)

PID	Year	Lot value	Improvement value	94% of		updated value	sale price	ratios	
				improvement value	value rounded			ratios	arrayed
4302	1900	29855	164975	155076.5	155075	184930	198500	93.16	52.64
4550	1900	19900	113775	106948.5	106950	126850	131000	96.83	75.86
4168	1900	14255	105790	99442.6	99445	113700	120000	94.75	80.33
4175	1900	28510	64285	60427.9	60430	88940	95400	93.23	85.05
4561	1905	20265	59360	55798.4	55800	76065	76000	100.09	85.63
4311&4308	1905	36085	197785	185917.9	185920	222005	160000	138.75	89.62
4309	1910	23190	28590	26874.6	26875	50065	42500	117.80	90.4
4556	1910	19900	72635	68276.9	68275	88175	167500	52.64	90.73
4751	1912	19900	90190	84778.6	84780	104680	138000	75.86	91.28
4713	1914	19900	47420	44574.8	44575	64475	55000	117.23	91.62
4898	1915	28950	52385	49241.9	49240	78190	59000	132.53	93.02
4237	1915	13025	155455	146127.7	146128	159153	166000	95.88	93.16
4145	1915	19825	133965	125927.1	125925	145750	150000	97.17	93.23
4726	1917	19900	87855	82583.7	82585	102485	93000	110.20	93.52
4735	1917	14400	165000	155100	155100	169500	185000	91.62	94.13
4782	1920	19900	116070	109105.8	109105	129005	125000	103.20	94.75
4802	1920	19180	29075	27330.5	27330	46510	44000	105.70	95.88
4393	1920	16345	93000	87420	87420	103765	122000	85.05	96.83
4318	1920	23365	229985	216185.9	216185	239550	265000	90.40	97.03
4304	1920	11740	63910	60075.4	60075	71815	72500	99.06	97.17 median
4773	1920	28475	125355	117833.7	117835	146310	145000	100.90	97.28
4569	1920	19900	191430	179944.2	179945	199845	165000	121.12	98.01
4274	1920	17520	198865	186933.1	186935	204455	200000	102.23	99.06
4126&4125	1920	35880	119920	112724.8	112725	148605	185000	80.33	99.21
4376	1920	17675	133740	125715.6	125715	143390	160000	89.62	100.09
4789	1920	21275	17445	16398.3	16400	37675	41525	90.73	100.9
4771	1925	19900	58605	55088.7	54505	74405	75000	99.21	101.16
4765	1925	14400	93930	88294.2	88295	102695	100000	102.70	102.23
4750	1925	19900	81475	76586.5	76585	96485	102500	94.13	102.7
4791&4792	1925	39800	112830	106060.2	106060	145860	132000	110.50	103.2
4351	1927	17950	118650	111531	111530	129480	128000	101.16	105.7
4732	1935	17370	177375	166732.5	166735	184105	215000	85.63	110.2
4612	1948	15340	83010	78029.4	78030	93370	75000	124.49	110.5
4707	1948	17750	63660	59840.4	59840	77590	85000	91.28	117.23
4772	1950	29850	216970	203951.8	203950	233800	250000	93.52	117.8
4281	1950	11680	111760	105054.4	105055	116735	120000	97.28	121.12
4149	1952	30395	69845	65654.3	65655	96050	98000	98.01	124.49
4156	1955	14255	129815	122026.1	122025	136280	146500	93.02	132.53
4348	1957	17950	151220	142146.8	142145	160095	165000	97.03	138.75
									99.08 mean

1960 and newer IF no decrease to lot or improvements values (years divided)

PID	Year	Lot value	Improvement value	94% of		updated value	sale price	ratios	
				improvement value	value rounded			ratios	arrayed
4392	1960	16345	137480			153825	172000	89.43	70.24
4548	1963	14475	95330			109805	138000	79.57	72.11
4974	1965	66000	275080			341080	245000	139.22	73.75
4974	1965	66000	275080			341080	287000	118.84	79.57
4151	1969	21850	96510			118360	120000	98.63	87.49
4362	1969	19105	120550			139655	140000	99.75	89.43
4428	1970	15135	85755			100890	100000	100.89	89.45
4573	1971	19900	151460			171360	120000	142.80	91.93
4142	1973	16780	121880			138660	148000	93.69	93.69
4774	1976	21275	137080			158355	181000	87.49	94.41
4605	1977	19900	68430			88330	85000	103.92	98.63
4810	1978	19900	117100			137000	190000	72.11	99.75 median
4636	1979	19900	87220			107120	152500	70.24	100.89
4838	1983	25030	261355			286385	270000	106.07	101.78
4162	1984	31800	78245			110045	102000	107.89	102.53
4590	1985	19900	201015			220915	234000	94.41	103.92
4466&4463.04	1985	31405	141415			172820	188000	91.93	106.07
4170	1986	12830	109595			122425	166000	73.75	107.56
4541	1989	27645	287360			315005	309500	101.78	107.89
4874	1989	41130	254045			295175	330000	89.45	115.47
4554	1994	19900	224900			244800	212000	115.47	118.84
4743	2000	39805	307070			346875	322500	107.56	139.22
4463.1	2006	25075	290460			315535	307750	102.53	142.8
									99.45 mean

Grey shade indicates some improvements have separate depreciation

Blue print (1960 & newer dwellings) were not reviewed

PID 4573: new tool shed & cc pad 2020 added value.

