

**Real Property System
Sales Analysis Report**
Sales listed for Neighborhood Code - 28310
In location Sequence
Median AV/SP Ratio: 0.8894 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2022

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Farmington	10.00-1-53.111	1.60 ac 281 Co Rd 28	210	04/12/21	\$128,000	111,800	\$130,700	0.8734 -0.0160	28310 Y	5635-000-09 543601	J	Y	N	111,800 Y
Farmington	42.00-1-2.100	3.70 ac 1384 Co Rd 8	210	03/26/21	\$125,000	121,800	\$127,800	0.9744 0.0850	28310 Y	5552-030-10 324801	J	Y	N	121,800 Y
Farmington	10.00-1-19.100	7.80 ac 145 Ellsworth Rd	210	09/02/21	\$323,500	194,100	\$327,600	0.6000 -0.2894	28310 Y	1011-000-09 543601	J	Y	N	194,100 Y
Farmington	17.00-1-36.000	1.00 ac 6082 Loomis Rd	210	09/01/20	\$132,000	105,000	\$136,300	0.7955 -0.0939	28310 Y	2210-000-10 324801	J	Y	N	105,000 Y
Farmington	29.00-1-64.000	2.50 ac 1118 Mertensia Rd	210	06/04/21	\$370,000	335,000	\$376,500	0.9054 0.0160	28310 Y	2502-010-10 324801	J	Y	N	335,000 Y
Farmington	29.00-2-13.200	1.50 ac 5676 St Rt 96	210	03/18/22	\$80,000	122,600	\$80,300	1.5325 0.6431	28310 Y	5841-010-10 324801	J	Y	N	122,600 Y
Farmington	29.00-2-52.000	5.80 ac 5774 St Rt 96	210	07/15/21	\$130,000	127,200	\$132,100	0.9785 0.0891	28310 Y	5839-010-10 324801	J	Y	N	127,200 Y
Farmington	29.00-2-51.000	1.90 ac 5780 St Rt 96	210	04/02/21	\$135,000	108,900	\$137,800	0.8067 -0.0827	28310 Y	5838-000-10 324801	J	Y	N	108,900 Y

Real Property System
Sales Analysis Report
Sales listed for Neighborhood Code - 28315
In location Sequence
Median AV/SP Ratio: 0.9175 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2022

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
322800 Farmington	43.00-1-23.000	2.50 ac 4523 Shortsville Rd	210	08/21/20	\$224,000	186,500	\$231,700	0.8326 -0.0849	28315 Y	3509-000-20 323601	J	Y	N	186,500 Y
322800 Farmington	17.00-1-54.100	2.20 ac 765 Weigert Rd	210	04/26/21	\$160,000	146,800	\$163,300	0.9175 0	28315 Y	4902-000-10 324801	J	Y	N	146,800 Y
322800 Farmington	19.00-1-11.100	54.50 ac 743 Yellow Mills Rd	241	12/09/20	\$299,000	275,900	\$307,300	0.9227 0.0052	28315 Y	5208-000-20 323601	J	Y	N	275,900 Y

Real Property System
Sales Analysis Report
Sales listed for Neighborhood Code - 28320
In location Sequence
Median AV/SP Ratio: 0.7776 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2022

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Farmington	1.20-1-18.100	5642 Allen Padgham Rd	210	07/23/21	\$157,500	113,900	\$160,000	0.7232 -0.0544	28320 Y	0112-000-10 324801	J Y	N		113,900 Y
Farmington	1.20-1-12.000	140 Hook Rd	210	11/23/21	\$89,900	130,700	\$90,700	1.4538 0.6762	28320 Y	2048-000-10 324801	J N	N		130,700 Y
Farmington	1.20-1-22.100	167 Hook Rd	210	12/15/20	\$97,500	79,000	\$100,200	0.8103 0.0327	28320 Y	2043-000-10 324801	J Y	N		79,000 Y
Farmington	1.18-1-30.000	1.70 ac 6071 Pannell Rd	210	02/04/21	\$185,000	137,800	\$189,500	0.7449 -0.0327	28320 Y	2902-000-10 324801	J Y	N		137,800 Y

Real Property System
Sales Analysis Report

RPS395/V04/L001
Roll Year - 2022

Sales listed for Neighborhood Code - 28330
In location Sequence

Median AV/SP Ratio: 0.8342 using AV at Sale
Sales have not been adjusted

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Farmington	29.17-1-5.000	1445 Mertensia Rd	210	09/15/20	\$155,000	129,300	\$160,100	0.8342	28330 0 Y	2520-000-10 324801	J	Y	N	129,300 Y