

Sale #	Address	Municipality	Use @ Time of Sale	Sale Price	Building Sq. Ft.	\$/Sq.Ft.	Sale Concession	Adj	Sale Date	Adj	Location Desirability	Adj	Building Size	Adj	Condition	Adj	Bld Quality	Adj	Heating/Cooling	Adj	Total Adjustments	\$/AvgSq./sq. Ft.	Value Indication	
Subject	46 North, 23 Market & 6 Arterial E	C/O Auburn	Police/Fire	N/A	26,303	N/A	N/A		Nov-14		Good		26,303		Normal		Normal		Geothermal		N/A	N/A	N/A	
1	7160 N. Main St.	V/O Ovid	Fire/Town Office	\$75,000	10,162	7.38	N/A	=	Jun-13	=	Excellent	-7%	10,162	-5%	Normal		Economy	10%	Typical	10%	8%	8.00	\$210,424	
2	3223 Lawndale St.	T/O Union	Post Office	\$60,000	2,862	20.96	N/A	=	Apr-13	=	Normal	23%	2,862	-10%	Normal		Economy	10%	Typical	10%	33%	27.88	\$733,328	
3	103 Hoffman St.	C/O Elmira	Office	\$74,900	3,478	21.52	N/A	=	Sep-12	=	Fair	38%	3,478	-10%	Normal		Economy	10%	Typical	10%	48%	31.85	\$837,751	
4	4911 Route 13	V/O Cuyler	Police/Fire	\$305,000	9,300	32.80	N/A	=	Nov-13	=	Normal	10%	9,300	-5%	Normal		Normal		Typical	10%	15%	37.72	\$992,149	
5	376-386 Lexington Ave.	C/O Rochester	Post Office	\$272,064	5,564	48.90	N/A	=	Sep-10	=	Normal	12%	5,564	-10%	Normal		Normal		Typical	10%	12%	54.77	\$1,440,615	
6	376-386 Lexington Ave.	C/O Rochester	Post Office	\$315,000	5,565	56.60	N/A	=	Sep-10	=	Normal	12%	5,565	-10%	Normal		Normal		Typical	10%	12%	63.40	\$1,667,610	
7	3320 Chili Ave.	T/O Chili	Police/Fire	\$390,000	15,628	24.96	N/A	=	Feb-11	=	Excellent	-27%	15,628	-5%	Normal		Economy	10%	Typical	10%	12%	27.96	\$735,432	
8	8461 Mill Pond Way	V/O McConnellsville	Post Office	\$190,000	2,716	69.96	N/A	=	Jun-11	=	Excellent	-14%	2,716	-10%	Normal		Normal		Typical	10%	-14%	60.16	\$1,582,388	
9	258 North St.	T/O Caledonia	Post Office	\$325,000	2,940	110.54	N/A	=	Apr-10	=	Normal	17%	2,940	-10%	Good	-10	Normal		Typical	10%	7%	118.28	\$3,111,119	
																						37.72	\$992,149	Med
																						47.78	\$1,256,757	Avg

VALUE INDICATOR: \$992,149 TO \$1,256,757