2025 Assessment Year
Mass Appraisal Report
Marshall County, Iowa

Format of this Mass Appraisal Report

This is a mass appraisal report, which is intended to comply with the reporting requirements stated in USPAP Standard 6, pertaining to mass appraisal reports. It is also designed to comply with Iowa Code 441.21(3). A well written mass appraisal report defines the properties that were appraised, the methodology that was used, results that were achieved, and who performed the analysis. It provides an overview of the mass appraisal for the taxpayers, tax authorities, appeal boards, courts, and others who use assessment data.

Mass Appraisal vs Single Property Appraisal

Appraisal valuation whether it be mass or single property comes down to market value as determined by the interaction of supply and demand. The sales prices of similar properties are used to determine the values of unsold properties. Mass appraisal is the appraisal of groups of properties as of a given date using standardized procedures and statistical testing. Single property appraisal will typically have three to five sales that have their values adjusted for the differences between the subject and comparable properties. Mass appraisal adjustments are derived from statistical analysis of all normal sales in the area. The market analysis and adjustments may be different, but they are both based on the same principles: supply and demand, highest and best use, anticipation, balance, change, competition, contribution, substitution, surplus productivity, and variable proportions. The six steps to the appraisal process are also the same, yet some of the steps are handled differently.

Effective Date: January 1, 2025

Report Date: April 1, 2025

Summary

Sales Ratio Study – Validation

The following table illustrates the results of the model comparing the 2024 actual sales ratios and the adjusted sales ratios for 2025 valuation:

Residential Sale Price Ratio Study		
Assessment Year	**Median Ratio**	**Total Valuation**
2024	85.05	$2,165,782,643
2025	101.44	$2,475,668,908
% of Change	+16.39%	+14.31%

Median ratio needs to be between 95-105% to be in compliance

2025

Number of parcels in the population: 15,084

***105% Valuation:** $2,662,473,631

***100% Equalization:** $2,529,349,949

***2025 Total Value:** $2,447,863,004

***95% Valuation:** $2,408,904,714

**This analysis excluded parcels with building permits, class changes, new parcels, commercial sections, and vacant lots.*

Compliance

With our 2024 median ratio being less than 95%, our total value was out of compliance with Iowa Code Section 441.47. The total value must be between the 95% valuation and the 105% valuation. As you can see, the 2025 total value complies. The 2025 total value shown is before the informal and formal appeal changes were made. Those changes are typically a net decrease in value. If the value drops below the 95% valuation figure, the residential class in this jurisdiction will receive an equalization order that will bring the 2025 total value to the 100% equalization figure shown above.

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Intended Use

The purpose of this report is to explain and document methods, data, and analysis used in determining the market value of the identified properties as of the identified date.

Intended Users

This mass appraisal report is intended for use only by the Marshall County Assessor and those agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended. The use of this report, analysis, and conclusions is limited to the administration of ad valorem property taxes in accordance with Iowa State law. As such, it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report. It is also to comply with standards of the International Association of Assessing Officers (IAAO) and the Iowa State Association of Assessors (ISAA). To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Data Base, separate studies, Assessor's procedures, or Assessor's field maps.

Effective Date of the Appraisal

January 1, 2025, Iowa Code 441.46

Date of the Report

April 1, 2025, Iowa Code 441.28

Extraordinary Assumptions

An extraordinary assumption is defined by USPAP as: *an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.*

It is assumed that the information on the individual property record cards is true, complete, and not misleading.

Hypothetical Conditions

A hypothetical condition is defined by USPAP as: *a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.*

There were not any Hypothetical Conditions for this report.

Jurisdictional Exceptions

A Jurisdictional Exception is defined in USPAP as: *an assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.*

Iowa Code 441.21

8. a. *Any normal and necessary repairs to a building, not amounting to structural replacements or modification, shall not increase the taxable value of the building. This paragraph applies only to repairs of two thousand five hundred dollars or less per building per year.*

b. *Notwithstanding paragraph "a", any construction or installation of a solar energy system on property classified as agricultural, residential, commercial, or industrial property shall not increase the actual, assessed, and taxable values of the property for five full assessment years.*

c. "solar energy system" means either of the following: (1) *A system of equipment capable of collecting and converting incident solar radiation or wind energy into thermal, mechanical or electrical energy and transforming these forms of energy by a separate apparatus to storage or to a point of use which is constructed or installed after January 1, 1978.* (2) *A system that uses the basic design of the building to maximize solar heat gain during the cold season and to minimize solar heat gain in the hot season and that uses natural means to collect, store, and distribute solar energy which is constructed or installed after January 1, 1981.*

d. *In assessing and valuing the property for tax purposes, the assessor shall disregard any market value added by a solar energy system to a building. The director of revenue shall adopt rules, after consultation with the economic development authority, specifying the types of equipment and structural components to be included under the guidelines provided in this subsection.*

Definition of Market Value

The Code of Iowa, Section 441.21.

b. (1*) The actual value of all property subject to assessment and taxation shall be the fair and reasonable market value of such property except as otherwise provided in this section. "Market value" is defined as the fair and reasonable exchange in the year in which the property is listed and valued between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and each being familiar with all the facts relating to the particular property. Sale prices of the property or comparable property in normal transactions reflecting market value, and the probable availability or unavailability of persons interested in purchasing the property, shall be taken into consideration in arriving at its market value. In arriving at market value, sale prices of property in abnormal transactions not reflecting market value shall not be taken into account, or shall be adjusted to eliminate the effect of factors which distort market value, including but not limited to sales to immediate family of the seller, foreclosure or* *other forced sales, contract sales, discounted purchase transactions or purchase of adjoining land or other land to be operated as a unit.*

Real Estate Valued

The final value estimate is for real property only; personal property such as trade fixtures, furniture or going concern value is not included in the final value estimate.

Property Rights Appraised

Fee Simple—In land ownership, complete interest in a property, subject only to governmental powers such as eminent domain. Also fee simple absolute. (Glossary for Property Appraisal and Assessment, 2nd ed. Kansas City: IAAO, 2013)

Properties Valued

All improved properties that were classed as residential for the 2025 assessment year were included in the revaluation for this mass appraisal report.

Highest and Best Use

- **As if vacant:** In general the highest and best use of land is for single family residential and multi-family development.

- **As if improved:** The subject properties are considered to be developed to their highest and best use.

Properties are assumed to currently be used at their highest and best use.

Scope of Work

Iowa Code (revaluation duty of assessor) 441.17(2)

441.17.2 *Duties of assessor. The assessor shall: Cause to be assessed, in accordance with section 441.21, all the property in the assessor's county or city, except property exempt from taxation, or the assessment of which is otherwise provided for by law.*

441.47 *Adjusted valuations. The department of revenue on or about August 15, 1977, and every two years thereafter shall order the equalization of the levels of assessment of each class of property in the several assessing jurisdictions by adding to or deducting from the valuation of* *each class of property such percentage in each case as may be necessary to bring the same to its taxable value as fixed in this chapter and chapters 427 to 443. The department shall adjust to actual value the valuation of any class of property as set out in the abstract of assessment when the valuation is at least five percent above or below actual value as determined by the department. For purposes of such value adjustments and before such equalization the director shall adopt, in the manner prescribed by chapter 17A, such rules as may be necessary to determine the level of assessment for each class of property in each county. The rules shall cover: 1. The proposed use of the assessment-sales ratio study set out in section 421.17, subsection 6. 2. The proposed use of any statewide income capitalization studies. 3. The proposed use of other methods that would assist the department in arriving at the accurate level of assessment of each class of property in each assessing jurisdiction.*

Every odd assessment year is considered a reassessment year, so a revaluation is done in these years.

The Iowa Department of Revenue is responsible for “equalizing” assessments every two years. Following is a general explanation of the purpose of equalization. The Department compares the assessors' abstracts to a “sales assessment ratio study” it has completed independently of the assessors. If the assessment (by property class) is 5% or more above or below the sales ratio study, the Department increases or decreases the assessment. (There is not a sales ratio study for agricultural and industrial property.) Equalization occurs on an entire class of property, not on individual property. Also, equalization occurs on an assessing jurisdiction basis, not on a statewide basis. Equalization is important because it helps maintain equitable assessments among classes of property and among assessing jurisdictions. This contributes to a fairer distribution of state aid, such as aid to schools.

All sales are assigned a Non-Usable Transaction Code (NUTC) once the sale reaches our office from the recorder’s office. The Iowa Department of Revenue creates the list of codes and has instructions on when to apply each code. Our Office Manager conducts the first sales verification on the sales to see if they are normal arm’s length transactions or not. The Chief Deputy Assessor conducts a second round of verification with an attempt of direct contact with the buyer or seller. Any transactions not considered to be normal are not to be used for equalization purposes.

Sales ratio studies are conducted on a regular basis throughout every year. The studies are more frequent and detailed during reassessment years. Around February and March of the reassessment year the analysis intensifies, as almost all the sales data from the previous year should have been recorded by this time. The studies are performed for the entire county, individual towns, rural areas, and individual map areas or neighborhoods. The purpose of the ratio studies are to help determine and correct inconsistencies between assessed values and sales prices on a mass scale.

The vast majority of the properties did not have an inspection completed for this assessment year. Any properties with a permit or sale for the current year had an exterior inspection completed at minimum. Some of these also had an interior inspection, including field reviews that were requested by the property owner and our reappraisal work in the southeast corner of the county. The property records were updated in the CAMA system per the findings of the appraisers.

The Iowa Real Property Appraisal manual was used to calculate the replacement cost of all improvements to the land. Construction cost data is collected whenever possible to supplement the state manual.

Depreciation tables are analyzed every two years to determine if a change is necessary. The tables are based on the age of the improvement by condition.

Vacant land sales are analyzed every reassessment year.

Improved sales from the previous year are used for equalization purposes, so they are also used for reassessment purposes. If an area has very few sales, multiple years of sales are used for analysis.

Sales information, including the deed/contract and declaration of value (DOV), is received from the county recorder's office. Part of this process includes updating ownership information, sales data, sales verification, and the determination of whether this sale is usable for equalization purposes or not. Verification of sales data is done through the buyer, seller, or an agent involved in the transaction. MLS data, other listing services, and sales questionnaires are also used for verification.

The valuation model utilized for this report is a market adjusted cost approach. All properties are valued using the cost approach, then adjusted to the market through various tables, such as manual level/grade, condition/age, and map area factors. Some properties will also receive extra obsolescence, based on market reactions. The income approach was not used, due to the residential class being primarily owner occupied and very little rental data is available.

Sales are screened for accuracy. Sales ratio studies are performed for many property characteristics, such as, total living area, year built, condition, grade, style, occupancy, etc. These studies have statistical measures for the median, mean, coefficient of dispersion (COD), weighted mean, and price related differential (PRD).

Approaches to Value

The valuation model utilized for the revaluation is best described as a cost approach to value model. This does not mean that value conclusions are not based on comparable sales. In fact, the calibration of the models used in the revaluation are entirely based on comparable sales. The income approach is considered for those types of properties which rely on rental income to create value.

Cost Approach

The cost approach to value is applied to all improved real property utilizing the Iowa Real Property Appraisal Manual. Cost tables in this manual are adjusted utilizing the table-driven manual level adjustments. The manual level is determined by comparing the cost in this manual to actual construction cost data and an analysis of newer structures. The cost models include the derivation of RCN of all improvements. These include base rates, per unit adjustments and lump sum adjustments. This approach also employs other appraisal methods, including the sales comparison approach in the valuation of the underlying land value.

Land sales are studied to determine land rates for each area and classification. Land rates didn't change for Residential. We did upgrade vacant lots in towns from -2500 to 25% like rural for vacancy.

Residential depreciation schedules are developed based on a depreciation analysis. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual is determined by taking the sale of improved properties and deducting the estimated land value. The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. The depreciation tables are derived from the cumulative results of all recent sales. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

Sales Comparison Approach

Although all three of the approaches to value are based on market data only the sales comparison approach refers to sales in its name. The sales comparison approach is frequently referred to as the market approach.

This approach is utilized not only for estimating land value, but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. As previously discussed in the cost approach section of this report, pertinent data from actual sales of properties, both vacant and improved, are sought throughout revaluation to obtain relevant information pertaining to physical depreciation, functional obsolescence and external obsolescence which can be used in all aspects of valuation.

Sales of similarly improved properties can provide a basis for the depreciation schedules in the cost approach, rates and multipliers used in the income approach, and as a direct comparison in the sales comparison approach. Improved sales are also used in ratio studies, which afford the analyst an excellent means of judging the present level and uniformity of the appraised values.

Sales Verification

A transaction specialist conducts office research on properties with recent sales activity. Appraisers go into the field to verify the property characteristics, and when able, validate the sales information with the property owner. All sales are given a non-useable transaction code (NUTC). This allows the analyst to select the proper sales for analysis. Only sales coded as reflecting an arm's length transaction are used in analysis.

Income Approach

The income approach to value was applied to real properties that are typically viewed by market participants as "income producing" and for which the income methodology is considered a leading value indicator. Residential properties are not normally sold based on their income producing capabilities; therefore, the income approach was not considered for typical single-family residential property. Residential classed properties with multiple living units or located in neighborhoods where rental units are common may utilize the gross rent multiplier approach.

Valuation Process

The approach used to value most of the properties is a market adjusted cost approach. A true sales comparison approach and the income approach were not used for valuation. A true sales comparison approach for mass appraisal would involve using a model. Due to only utilizing one approach, no reconciliation was performed among the three approaches.

The main steps for revaluation are to collect accurate data on the properties, conduct sales studies throughout the process, complete a land study, calculate the replacement cost new, adjust manual level if necessary, perform a depreciation study, and make any necessary adjustments based on market conditions. A final statistical sales analysis is conducted to measure the performance of the revaluation.

Data collection is accomplished by several means. Locational attributes of land are received as transfer documents or surveys that are recorded at the recorder's office. This is also added to the Geographic Information System (GIS). A property record is created using this information. Appraisers go to the property to list the property characteristics that can only be discovered on site. These characteristics include occupancy, year built, style, size of structure, grade (quality), condition, basement finish, HVAC, attic, bathrooms, finish descriptions, porches, decks, accessory buildings, garages, and obsolescence if any.

The land study can be completed independently of the data collection. The preferred method of valuing land is the sales comparison approach. Sales of vacant lots are used for this approach. If there is a sale of a vacant lot that is then followed by a sale with an improvement (house) on it, these two sales can be used to determine an allocation percentage for land value versus improvement value. These are typically the two approaches to land valuation used in this jurisdiction. A vacant lot does not have improvements such as landscaping and utilities, so once the lot is improved upon the value is higher than what the purchase price was. This is accomplished by pricing all lots out as improved lots and giving them a vacancy adjustment that will be removed when the lot is improved. This also ensures that the lot rates are consistent in an area.

Urban land

The most common unit of comparison for residential urban lots, rural subdivisions, and unincorporated towns is the square foot rate.

Rural residential

The most typical unit of comparison for rural residential lots is site and excess. This method applies to some rural subdivisions with large tracts and individual sites that are spread throughout the rural areas. It is also only applied to improved sites. This valuation method puts the highest value per acre on the first acre (site) with less value per acre on the other (excess) acres.

Replacement Cost New (RCN)

Calculating the RCN is accomplished by using the Iowa Real Property Appraisal manual that is required by Iowa Code 421.17(17). The online version of the most recent manual is located here. The RCN represents what it would cost to replace a house or what a new house would cost to build. Below is a table with an example that shows how the RCN is calculated. The base cost is straight from the pricing manual based on total living area square footage. There are adjustments that are made to the base cost for central air conditioning, basement, additions, porches, decks, patios, fireplaces, plumbing, etc. (these adjustments are not shown in the example, but would be part of the base cost on the table) The grade multiplier is a quality adjustment that is multiplied by the manual level. The manual level is a multiplier used to adjust our improvement values to the market of the newer home selling values.

	Base Cost	4 Grade home at 100% Manual Level	$200,000
x	Grade Multiplier	Grade factor times Manual Level	1.30
=	RCN	Replacement Cost New (Cost of new House)	$260,000

Based on sales we changed all manual levels for each class from 115% to 135%.

Depreciation

Depreciation schedules are developed based on a depreciation analysis of the market. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual is determined by taking the sale of improved properties and deducting the estimated land value. The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. From the cumulative results of all recent sales the depreciation tables are derived. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

=	RCN	Replacement Cost New (Cost of new House)	$260,000
-	% of Depreciation	Depreciation is based on an internal table that takes age and condition into consideration	$40,000
=	RCNLD	Replacement Cost New, Less Depreciation	$220,000

The depreciation table was adjusted this year. We sped up the depreciation based on sales.

Map factors

The next calculation is to adjust by location or neighborhood factor. These areas are defined as map areas. A map area can be an entire town, section of town, or a subdivision. The map area is an area in which the properties share similar market influences. The boundaries of the map area could be political, man-made, natural, or based upon properties with similar characteristics. The map area is consistent for properties of the same class in the defined area. Each map area was analyzed individually to determine the external obsolescence which was applied as a map factor. Review appraisers may have also applied individual external obsolescence during field review, as necessary. These instances are noted on the individual property records. The table below shows an example of this calculation.

=	RCNLD	Replacement Cost New, Less Depreciation	$220,000
x	Map area Factor	Multiplier based on statistical studies in the area	0.90
=	Total Building Value	Contributory value of building to the property	$198,000

There were many map area factors that were changed this year. The table showing what they were and what they are now are later in the report.

Assessed value

The final step at this point is to add the land value to the building value. This example gives us the assessed value of the property.

=	Total Building Value	Contributory value of building to the property	$198,000
+	Land Value	Contributory value of land to the property	$50,000
=	Assessed Value		$248,000

Combined steps

Here is the example table showing the formula that puts all the steps together:

	Base Cost	4 Grade home at 100% Manual Level	$200,000
x	Grade Multiplier	Grade factor times Manual Level	1.30
=	RCN	Replacement Cost New (Cost of new House)	$260,000
-	% of Depreciation	Depreciation is from a table that varies by condition	$40,000
=	RCNLD	Replacement Cost New, Less Depreciation	$220,000
x	Map area Factor	Multiplier based on sales ratios in an area	0.90
=	Total Building Value	Contributory value of building to the property	$198,000
+	Land Value	Contributory value of land to the property	$50,000
=	Assessed Value		$248,000

Statistical Studies

Statistical studies are performed throughout the year before conducting a mass appraisal revaluation. Each sale of a property is turned into a ratio or percentage. The formula is the Assessed Value divided by the Sales Price or (AV/SP). If the assessed value is higher than the sales price, the ratio will be higher than 100%. If the assessed value is lower than the sales price, the ratio will be lower than 100%.

In Iowa, the median ratio in the jurisdiction must be between 95% and 105% for that class of property. The median is used instead of the average to avoid the outliers (extreme ratios) influencing the statistics. If our median is below 95%, we need to increase our values. If our median is above 105%, we need to lower values.

Other statistical measures, such as, the coefficient of dispersion (COD) and price related differential (PRD) are also used to measure the uniformity of our data.

The ratios are also analyzed by property characteristics, including total living area, year built, condition, grade, style, occupancy, and map area. Our CAMA software allows us to run the statistics on ratios at the time of the sale and to make adjustments in a test table environment to see if the statistical measures improve with the proposed changes.

Assumptions and Limiting Conditions

This mass appraisal has been made with the following general assumptions:

- The properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- Surveys of the appraised properties have not been provided. We have relied upon tax maps and other materials in the course of estimating physical dimensions and the acreage associated with appraised properties.
- We assume the utilization of the land and any improvements is located within the boundaries of the property described. It is assumed that there are no adverse easements or encroachments for any parcel that have not already been addressed in the mass appraisal.
- In the preparation of the mass appraisal, some interior inspections have been made of the parcels of property included in this report. Most inspections are made from the exterior only. It is assumed that the condition of the interior of each property is similar to its exterior condition, unless the assessor has received additional information from qualified sources giving more specific detail about the interior condition.
- Property inspection dates will have ranged in time from both before and after the appraisal date. It is assumed that there has been no material change in condition from the latest property inspection, unless otherwise noted on individual property records retained in the assessor's office.
- We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures, which would render the properties (land and/or improvements) more or less valuable.
- It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- It is assumed that all applicable zoning and use regulations have been complied with.
- It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
- We have not been provided a hazardous condition's report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss, or change in value.
- Information, estimates, and opinions furnished to the appraisers and incorporated into the analysis and final report were obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify nonconformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.
- Possession of this report does not carry with it the right of reproduction, and disclosure of this report is governed by the Marshall County Assessor's Office, and is subject to jurisdictional exception and the laws of the State of Iowa.
- The distribution of the total value estimated between the land and the improvements in this report is applicable only under the stated program of utilization. The values allocated to the land and buildings are not to be used in conjunction with any other appraisal and are invalid if they are.

Certification

Applicable report: **Occupancy:** all improved Marshall County Residential property. (Includes: single family, duplexes, town homes, condominiums, and Residential +3 properties).

Date: April 1, 2025

I certify that, to the best of my knowledge and belief:

- The statements of fact are contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*
- Our office has made a personal inspection of only a portion of the properties that are the subject of this report. The inspection records, including date of inspection, type of inspection, and person performing the inspection, for each property that is the subject of this report are part of the Marshall County Assessor's office property records and are available for review.
- The individuals identified below did provide significant mass appraisal assistance to the person(s) signing this certification.

Blaze Wurr

Blaze Wurr, ICA
Marshall County Assessor

Employees with Significant Contributions to the Report

Blaze Wurr	Assessor

Definitions:

The land value is derived from the market and applied equitably for all property. This is property specific and mainly handled on a Front Foot basis or Dollar per acres basis for urban residential and Site and Excess basis for rural residential properties. The land value is separate from the building value in mass appraisal. This is based on sales.

A manual level is set based on sales of newer homes in the market and/or information from local builders. The manual level is a multiplier for all buildings of a certain class of properties. A low manual level could mean that the assessed values on newer homes are too low.

A map area or neighborhood factor is set by sales in the map area. It is another multiplier. These are usually by urban or rural, individual towns, or could be a certain neighborhood or subdivision. This is only used if they are different markets and need an adjustment. This is also based on sales.

The State of Iowa Real Property Appraisal Manual is used to establish a Replacement Cost New for the building. Each individual building has a grade (quality) multiplier.

The physical depreciation is based on the age and condition of the building. There is a chart for each condition, based on the age of the building.

Any Functional Obsolescence is derived from the market and is defined as the inability of a structure to perform adequately the function for which it is currently used.

Economic Obsolescence is any loss in value to the property by external factors.

Residential Depreciation - Page: 7-105,7-106

Urban/Residential Year	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
2024	1	0	0	0	0	5	15	25	35	45
2023	2	0	0	0	0	5	15	25	35	45
2022	3	0	0	0	0	5	16	26	36	46
2021	4	0	0	0	0	5	16	26	36	46
2020	5	0	0	0	0	5	17	27	37	47
2019	6	0	0	0	1	6	17	27	37	47
2018	7	0	0	0	2	7	18	28	38	48
2017	8	0	0	0	3	8	18	28	38	48
2016	9	0	0	0	4	9	19	29	39	49
2015	10	0	0	0	5	10	19	29	39	49
2014	11	0	0	1	6	11	20	30	40	50
2013	12	0	0	1	6	11	20	30	40	50
2012	13	0	0	2	7	12	21	31	41	51
2011	14	0	0	2	7	12	21	31	41	51
2010	15	0	0	3	8	13	22	32	42	52
2009	16	0	0	3	8	13	22	32	42	52
2008	17	0	0	4	9	14	23	33	43	53
2007	18	0	0	4	9	14	23	33	43	53
2006	19	0	0	5	10	15	24	34	44	54
2005	20	0	0	5	10	15	24	34	44	54
2004	21	0	0	6	11	16	25	35	45	55
2003	22	0	0	6	11	16	25	35	45	55
2002	23	0	0	7	12	17	26	36	46	56
2001	24	0	0	7	12	17	26	36	46	56
2000	25	0	0	8	13	18	27	37	47	57
1999	26	0	0	8	13	18	27	37	47	57
1998	27	0	0	9	14	19	28	38	48	58
1997	28	0	0	9	14	19	28	38	48	58
1996	29	0	0	10	15	20	29	39	49	59
1995	30	0	0	10	15	20	29	39	49	59
1994	31	0	1	11	16	21	30	40	50	60
1993	32	0	1	11	16	21	30	40	50	60
1992	33	0	2	12	17	22	31	41	51	61
1991	34	0	2	12	17	22	31	41	51	61
1990	35	0	3	13	18	23	32	42	52	62
1989	36	0	3	13	18	23	32	42	52	62
1988	37	0	4	13	18	23	33	43	53	63
1987	38	0	4	13	18	23	33	43	53	63

1986	39	0	5	13	18	23	34	44	54	64
1985	40	0	5	13	18	23	34	44	54	64
1984	41	0	6	13	18	23	35	45	55	65
1983	42	0	6	13	18	23	35	45	55	65
1982	43	0	7	13	18	23	36	46	56	66
1981	44	0	7	13	18	23	36	46	56	66
1980	45	0	8	13	18	23	37	47	57	67
1979	46	0	8	13	18	23	37	47	57	67
1978	47	0	9	14	19	24	38	48	58	68
1977	48	0	9	14	19	24	38	48	58	68
1976	49	0	10	15	20	25	39	49	59	69
1975	50	0	10	15	20	25	39	49	59	69
1974	51	1	11	16	21	26	40	50	60	70
1973	52	1	11	16	21	26	40	50	60	70
1972	53	2	12	17	22	27	41	51	61	71
1971	54	2	12	17	22	27	41	51	61	71
1970	55	3	13	18	23	28	42	52	62	72
1969	56	3	13	18	23	28	42	52	62	72
1968	57	4	14	19	24	29	43	53	63	73
1967	58	4	14	19	24	29	43	53	63	73
1966	59	5	15	20	25	30	44	54	64	74
1965	60	5	15	20	25	30	44	54	64	74
1964	61	6	16	21	26	31	45	55	65	75
1963	62	6	16	21	26	31	45	55	65	75
1962	63	7	17	22	27	32	46	56	66	76
1961	64	7	17	22	27	32	46	56	66	76
1960	65	8	18	23	28	33	47	57	67	77
1959	66	9	19	24	29	34	48	57	67	77
1958	67	9	19	24	29	34	48	58	68	78
1957	68	10	20	25	30	35	49	58	68	78
1956	69	10	20	25	30	35	49	59	69	79
1955	70	11	21	26	31	36	50	60	70	80
1954	71	11	21	26	31	36	50	60	70	80
1953	72	12	22	27	32	37	51	61	71	81
1952	73	12	22	27	32	37	51	61	71	81
1951	74	13	23	28	33	38	52	62	72	82
1950	75	13	23	28	33	38	52	62	72	82
1949	76	14	24	29	34	39	53	63	73	83
1948	77	14	24	29	34	39	53	63	73	83
1947	78	15	25	30	35	40	54	64	74	84
1946	79	15	25	30	35	40	54	64	74	84

1945	80	16	26	31	36	41	55	65	75	85
1944	81	16	26	31	36	41	55	65	75	85
1943	82	17	27	32	37	42	56	66	76	86
1942	83	17	27	32	37	42	56	66	76	86
1941	84	18	28	33	38	43	57	67	77	87
1940	85	18	28	33	38	43	57	67	77	87
1939	86	19	29	34	39	44	58	68	78	88
1938	87	19	29	34	39	44	58	68	78	88
1937	88	20	30	35	40	45	59	69	79	89
1936	89	20	30	35	40	45	59	69	79	89
1935	90	21	31	36	41	46	60	70	80	90
1934	91	21	31	36	41	46	60	70	80	90
1933	92	22	32	37	42	47	61	71	81	91
1932	93	22	32	37	42	47	61	71	81	91
1931	94	23	33	38	43	48	62	72	82	92
1930	95	23	33	38	43	48	62	72	82	92
1929	96	24	34	39	44	49	63	73	83	93
1928	97	24	34	39	44	49	63	73	83	93
1927	98	25	35	40	45	50	64	74	84	94
1926	99	25	35	40	45	50	64	74	84	94
1925	100	25	35	41	46	51	65	75	85	95
1924	101	25	35	41	46	51	65	75	85	95
1923	102	25	35	42	47	52	66	75	85	95
1922	103	25	35	42	47	52	66	75	85	95
1921	104	25	35	43	48	53	67	75	85	95
1920	105	25	35	43	48	53	67	75	85	95
1919	106	25	35	44	49	54	68	75	85	95
1918	107	25	35	44	49	54	68	75	85	95
1917	108	25	35	45	50	55	69	75	85	95
1916	109	25	35	45	50	55	69	75	85	95
1915	110	25	35	45	50	56	70	75	85	95
1914	111	25	35	45	50	56	70	75	85	95
1913	112	25	35	45	50	57	70	75	85	95
1912	113	25	35	45	50	57	70	75	85	95
1911	114	25	35	45	50	58	70	75	85	95
1910	115	25	35	45	50	58	70	75	85	95
1909	116	25	35	45	50	59	70	75	85	95
1908	117	25	35	45	50	59	70	75	85	95
1907	118	25	35	45	50	60	70	75	85	95
1906	119	25	35	45	50	60	70	75	85	95
1905	120	25	35	45	50	61	70	75	85	95

1904	121	25	35	45	50	61	70	75	85	95
1903	122	25	35	45	50	62	70	75	85	95
1902	123	25	35	45	50	62	70	75	85	95
1901	124	25	35	45	50	63	70	75	85	95
1900	125	25	35	45	50	63	70	75	85	95
1899	126	25	35	45	50	64	70	75	85	95
1898	127	25	35	45	50	64	70	75	85	95
1897	128	25	35	45	50	65	70	75	85	95
1896	129	25	35	45	50	65	70	75	85	95
1895	130	25	35	45	50	65	70	75	85	95
1894	131	25	35	45	50	65	70	75	85	95
1893	132	25	35	45	50	65	70	75	85	95
1892	133	25	35	45	50	65	70	75	85	95
1891	134	25	35	45	50	65	70	75	85	95
1890	135	25	35	45	50	65	70	75	85	95
1889	136	25	35	45	50	65	70	75	85	95
1888	137	25	35	45	50	65	70	75	85	95
1887	138	25	35	45	50	65	70	75	85	95
1886	139	25	35	45	50	65	70	75	85	95
1885	140	25	35	45	50	65	70	75	85	95
1884	141	25	35	45	50	65	70	75	85	95
1883	142	25	35	45	50	65	70	75	85	95
1882	143	25	35	45	50	65	70	75	85	95
1881	144	25	35	45	50	65	70	75	85	95
1880	145	25	35	45	50	65	70	75	85	95
1879	146	25	35	45	50	65	70	75	85	95
1878	147	25	35	45	50	65	70	75	85	95
1877	148	25	35	45	50	65	70	75	85	95
1876	149	25	35	45	50	65	70	75	85	95
1875	150	25	35	45	50	65	70	75	85	95

Map Area Table - Page:

Map Area Name 23	Map Factor	Map Area Name 25	Map Factor
Albion	0.650	Albion	0.740
Clemons	0.700	Clemons	0.580
Ferguson 1940+	0.400	Ferguson 1940+	0.580
Ferguson 1940-	0.400	Ferguson 1940-	0.580
Gilman Hwy 146	0.700	Gilman Hwy 146	0.660
Gilman	0.700	Gilman	0.760
Haverhill	0.700	Haverhill	0.810
Laurel Hwy 14	0.700	Laurel Hwy 14	0.630
Laurel	0.700	Laurel	0.800
LeGrand	0.800	LeGrand	0.710
LeGrand	0.800	LeGrand	0.880
Liscomb 1940+	0.550	Liscomb 1940+	0.660
Liscomb 1940- 1	0.550	Liscomb 1940- 1	0.710
Melbourne	0.950	Melbourne	0.950
Rhodes	0.950	Rhodes	1.040
St. Anthony 1940+	0.400	St. Anthony 1940+	0.580
St. Anthony 1940-	0.400	St. Anthony 1940-	0.580
State Center	1.000	State Center	0.980
Dillon	0.600	Dillon	0.630
Dunbar 1940+	0.600	Dunbar 1940+	0.630
Dunbar 1940-	0.600	Dunbar 1940-	0.630
Green Mountain	0.600	Green Mountain	0.710
LaMoille	0.650	LaMoille	0.680
Quarry	0.400	Quarry	0.700
Van Cleve 1940+	0.750	Van Cleve 1940+	0.780
Van Cleve 1940-	0.750	Van Cleve 1940-	0.780
Bangor Twp	0.900	Bangor Twp	0.830
Eden Twp	0.900	Eden Twp	1.040
Green Castle Twp	0.900	Green Castle Twp	0.880
Jefferson Twp	0.900	Jefferson Twp	0.900
LeGrand Twp	0.900	LeGrand Twp	0.800
Liberty Twp	0.900	Liberty Twp	0.830
Liscomb Twp	0.900	Liscomb Twp	1.020
Logan Twp	0.900	Logan Twp	0.880
Marietta Twp	0.900	Marietta Twp	0.710
Marion Twp	0.900	Marion Twp	0.850
Minerva Twp	0.900	Minerva Twp	1.150

State Center Twp	0.900	State Center Twp	1.080
Taylor Twp	0.900	Taylor Twp	0.780
Timber Creek Twp	0.850	Timber Creek Twp	0.970
Vienna Twp	0.900	Vienna Twp	0.810
Washington Twp	0.900	Washington Twp	0.880
M'TOWN 01	0.700	M'TOWN 01	0.680
M'TOWN 02	0.900	M'TOWN 02	0.900
M'TOWN 03	0.700	M'TOWN 03	0.730
M'TOWN 04	0.700	M'TOWN 04	0.730
M'TOWN 05	0.700	M'TOWN 05	0.780
M'TOWN 06	0.700	M'TOWN 06	0.750
M'TOWN 07	0.600	M'TOWN 07	0.580
M'TOWN 08	0.850	M'TOWN 08	0.780
M'TOWN 09	0.750	M'TOWN 09	0.800
M'TOWN 10	0.700	M'TOWN 10	0.900
M'TOWN 11	0.700	M'TOWN 11	0.780
M'TOWN 12	0.800	M'TOWN 12	0.830
M'TOWN 13	0.850	M'TOWN 13	0.900
M'TOWN 14	0.900	M'TOWN 14	0.930
M'TOWN 15	0.900	M'TOWN 15	0.860
M'TOWN 16	0.700	M'TOWN 16	0.750
M'TOWN 17	0.900	M'TOWN 17	0.930
M'TOWN 18	0.800	M'TOWN 18	0.780
M'TOWN 19	0.950	M'TOWN 19	0.850
M'TOWN 20	0.850	M'TOWN 20	0.830
M'TOWN 21	1.000	M'TOWN 21	1.050
M'TOWN 22	0.850	M'TOWN 22	0.950
M'TOWN 23	1.000	M'TOWN 23	0.980
M'TOWN 24	0.900	M'TOWN 24	0.930
M'TOWN 25	0.850	M'TOWN 25	0.880
MultiRes Albion	0.750	MultiRes Albion	0.760
MultiRes Clemons	0.750	MultiRes Clemons	0.600
MultiRes Ferguson	0.750	MultiRes Ferguson	0.580
MultiRes Gilman	0.750	MultiRes Gilman	0.910
MultiRes Haverhill	0.750	MultiRes Haverhill	0.830
MultiRes Laurel	0.750	MultiRes Laurel	0.700
MultiRes LeGrand	0.750	MultiRes LeGrand	0.830
MultiRes Liscomb	0.750	MultiRes Liscomb	0.730
MultiRes Melbourne	0.750	MultiRes Melbourne	0.950
MultiRes Rhodes	0.750	MultiRes Rhodes	1.000
MultiRes St Anthony	0.750	MultiRes St Anthony	0.580

MultiRes State Ctr	0.750	MultiRes State Ctr	0.980
MultiRes Bangor Twp	0.750	MultiRes Bangor Twp	0.830
MultiRes Eden Twp	0.750	MultiRes Eden Twp	1.020
MultiRes GrnCstl Twp	0.750	MultiRes GrnCstl Twp	0.880
MultiRes Iowa Twp	0.750	MultiRes Iowa Twp	0.660
MultiRes Jeff Twp	0.750	MultiRes Jeff Twp	0.880
MultiRes LeGrand Twp	0.750	MultiRes LeGrand Twp	0.780
MultiRes Liberty Twp	0.750	MultiRes Liberty Twp	0.830
MultiRes Liscomb Twp	0.750	MultiRes Liscomb Twp	1.000
MultiRes Logan Twp	0.750	MultiRes Logan Twp	0.880
MultiRes Mtta Twp	0.750	MultiRes Mtta Twp	0.730
MultiRes Marion Twp	0.750	MultiRes Marion Twp	0.830
MultiRes Minerva Twp	0.750	MultiRes Minerva Twp	1.000
MultiRes St Ctr Twp	0.750	MultiRes St Ctr Twp	1.050
MultiRes Taylor Twp	0.750	MultiRes Taylor Twp	0.780
MultiRes Tbr Crk Twp	0.750	MultiRes Tbr Crk Twp	0.980
MultiRes Vienna Twp	0.750	MultiRes Vienna Twp	0.830
MultiRes Wash Twp	0.750	MultiRes Wash Twp	0.880
MultiRes Mtown 1	0.750	MultiRes Mtown 1	0.700
MultiRes Mtown 5	0.750	MultiRes Mtown 5	0.680
MultiRes Mtown 6	0.750	MultiRes Mtown 6	0.630
MultiRes Mtown 7	0.750	MultiRes Mtown 7	0.580
MultiRes Mtown 11	0.750	MultiRes Mtown 11	0.780
MultiRes Mtown 14	0.750	MultiRes Mtown 14	0.930
MultiRes Mtown 15	0.750	MultiRes Mtown 15	0.880
MultiRes Mtown 16	0.750	MultiRes Mtown 16	0.780
MultiRes Mtown 17	0.750	MultiRes Mtown 17	0.930
MultiRes Mtown 18	0.750	MultiRes Mtown 18	0.660
MultiRes Mtown 20	0.750	MultiRes Mtown 20	0.850
MultiRes Mtown 21	0.750	MultiRes Mtown 21	1.050
MultiRes Mtown 24	0.750	MultiRes Mtown 24	0.930
MultiRes Mtown 8	0.750	MultiRes Mtown 8	0.830

sales used							
PIN	NUTCODE	RECORDING	TOTALVALUE	SALEDATE	SALERATIO	SALEAMOUNT	MEDIAN
8418-35-129-007	0	202400000855	26620	3/6/2024	20.96	127000	
8217-26-478-002	0	202400004869	51550	12/2/2024	26.44	195000	
8418-35-151-008	0	202400001750	14660	5/6/2024	32.58	45000	
8418-27-376-001	0	202400005055	40750	12/10/2024	33.99	119900	
8418-26-378-001	0	202400002034	46020	5/21/2024	37.72	122000	
8218-04-155-005	0	202400002205	74270	6/6/2024	39.11	189900	
8418-26-309-009	0	202400005184	47980	12/4/2024	39.65	121000	
8418-35-232-014	0	202400003329	25340	8/21/2024	40.87	62000	
8418-35-105-015	0	202400003323	35010	8/21/2024	42.18	83000	
8420-03-282-009	0	202400001030	35550	3/12/2024	44.49	79900	
8418-26-431-005	0	202400001695	49870	4/26/2024	47.05	106000	
8218-26-304-007	0	202400005279	56530	12/30/2024	47.11	120000	
8220-33-200-005	0	202400002561	280820	6/27/2024	48.00	585000	
8418-27-453-003	0	202400002177	56730	6/4/2024	50.07	113300	
8418-33-327-015	0	202400000868	140350	3/7/2024	52.00	269900	
8418-35-429-003	0	202400001831	64820	5/9/2024	52.27	124000	
8418-34-279-003	0	202400001855	65480	5/13/2024	52.38	125000	
8217-25-302-032	0	202400002181	12860	5/22/2024	54.72	23500	
8518-16-300-010	0	202400002280	98830	6/13/2024	54.91	180000	
8418-35-130-026	0	202400003774	118580	9/20/2024	55.15	215000	
8418-34-129-012	0	202400002217	58350	6/6/2024	55.57	105000	
8418-06-457-006	0	202400005097	89270	12/12/2024	55.83	159900	
8418-36-330-015	0	202400002529	66890	6/27/2024	56.21	119000	
8218-05-278-003	0	202400004079	101270	10/10/2024	56.26	180000	
8418-35-233-007	0	202400002946	78070	7/17/2024	57.19	136500	
8318-02-427-005	0	202400005123	160850	12/6/2024	57.47	279900	
8418-36-104-009	0	202400001012	83640	3/10/2024	57.72	144900	
8418-34-231-001	0	202400000921	89930	3/8/2024	57.83	155500	
8418-36-303-009	0	202400004310	47560	10/10/2024	58.72	81000	
8418-14-400-008	0	202400002836	207780	7/18/2024	59.20	351000	
8318-11-277-015	0	202400003947	160420	9/27/2024	59.41	270000	
8418-26-334-021	0	202400004251	70280	10/15/2024	59.56	118000	
8420-25-200-014	0	202400003410	271960	8/26/2024	59.77	455000	
8418-34-132-018	0	202400002920	89850	7/24/2024	59.90	150000	
8318-13-451-011	0	202400003825	120430	9/24/2024	60.25	199900	
8418-34-129-019	0	202400003187	81870	8/2/2024	60.64	135000	
8418-25-402-035	0	202400001974	71690	5/21/2024	60.75	118000	
8418-26-354-007	0	202400001887	97930	5/13/2024	61.24	159900	
8519-12-202-010	0	202400001531	54010	4/11/2024	61.33	88065	

8519-12-226-002	0	202400002150	78120	5/31/2024	61.51	127000	
8418-36-102-017	0	202400000957	46160	3/13/2024	61.63	74900	
8219-06-435-001	0	202400000376	151900	1/25/2024	62.00	245000	
8418-26-427-027	0	202400002546	58950	6/22/2024	62.12	94900	
8418-36-253-017	0	202400004121	92430	10/7/2024	62.45	148000	
8418-26-480-012	0	202400004673	91600	11/11/2024	62.74	146000	
8417-10-156-003	0	202400003268	56410	8/16/2024	62.75	89900	
8418-26-301-002	0	202400001668	141580	4/25/2024	63.49	223000	
8217-19-400-006	0	202400002440	159520	6/20/2024	63.81	250000	
8318-02-178-003	0	202400001921	143920	5/16/2024	63.94	225100	
8418-36-331-016	0	202400002895	44320	7/12/2024	64.23	69000	
8418-26-334-013	0	202400000747	75980	2/27/2024	64.39	118000	
8418-35-232-012	0	202400004057	96640	10/10/2024	64.43	150000	
8418-26-278-003	0	202400004993	32320	12/6/2024	64.64	50000	
8418-26-328-011	0	202400003569	105510	9/5/2024	64.73	163000	
8220-09-176-001	0	202400002696	76620	7/10/2024	64.93	118000	
8418-27-482-001	0	202400005052	89470	12/9/2024	65.07	137500	
8318-11-228-007	0	202400003794	153100	9/16/2024	65.15	235000	
8318-03-153-011	0	202400002784	560600	7/17/2024	65.26	859000	
8217-25-353-025	0	202400004884	130800	11/27/2024	65.40	200000	
8418-27-476-002	0	202400001086	69670	3/27/2024	65.73	106000	
8418-06-332-006	0	202400000380	80220	1/12/2024	65.75	122000	
8420-29-400-006	0	202400003383	191840	8/26/2024	66.15	290000	
8418-33-106-003	0	202400001793	343130	5/9/2024	66.31	517500	
8318-11-276-011	0	202400001473	186550	4/16/2024	66.41	280900	
8418-26-356-004	0	202400003853	60580	9/25/2024	66.57	91000	
8418-35-108-007	0	202400002154	72750	5/30/2024	66.74	109000	
8418-35-105-005	0	202400003118	70950	8/7/2024	67.00	105900	
8318-02-327-014	0	202400003468	144410	8/27/2024	67.17	215000	
8418-36-351-010	0	202400003142	81950	8/9/2024	67.17	122000	
8418-26-352-010	0	202400000667	86320	2/18/2024	67.18	128500	
8418-34-102-006	0	202400003225	181860	8/14/2024	67.36	270000	
8318-01-152-023	0	202400001626	129910	4/26/2024	67.49	192500	
8418-36-281-009	0	202400003862	118550	9/23/2024	67.74	175000	
8320-10-339-003	0	202400004156	107890	10/13/2024	68.07	158500	
8418-27-377-022	0	202400003682	79520	9/13/2024	68.26	116500	
8320-32-300-022	0	202400002705	411320	6/26/2024	68.55	600000	
8418-34-131-004	0	202400001062	80310	1/10/2024	68.64	117000	
8320-12-377-004	0	202400003422	366550	8/13/2024	68.87	532250	
8519-12-279-018	0	202400002938	145470	7/26/2024	69.27	210000	
8418-33-402-002	0	202400004324	194500	10/21/2024	69.46	280000	

8317-13-129-006	0	202400002772	110880	7/10/2024	69.96	158500	
8317-13-177-008	0	202400001777	120650	4/30/2024	70.15	172000	
8418-28-481-003	0	202400003806	72650	9/18/2024	70.19	103500	
8418-33-351-007	0	202400001404	161480	4/9/2024	70.24	229900	
8320-32-100-008	0	202400001723	266930	5/2/2024	70.26	379900	
8418-25-308-014	0	202400001503	44320	2/6/2024	70.35	63000	
8418-27-435-010	0	202400003211	101790	8/7/2024	70.44	144500	
8418-34-201-036	0	202400002925	112980	7/23/2024	70.61	160000	
8218-14-100-010	0	202400003347	317850	8/20/2024	70.63	450000	
8418-33-331-007	0	202400003362	158960	8/23/2024	70.65	225000	
8318-26-276-004	0	202400001136	233690	3/25/2024	70.82	330000	
8318-10-379-004	0	202400002928	170240	7/24/2024	70.96	239900	
8217-26-479-014	0	202400004208	116760	10/14/2024	70.98	164500	
8418-35-352-037	0	202400003358	110830	8/22/2024	71.04	156000	
8418-25-358-002	0	202400005006	80680	11/26/2024	71.08	113500	
8418-33-151-008	0	202400003968	160290	10/4/2024	71.27	224900	
8219-06-411-002	0	202400003453	178900	8/23/2024	71.27	251000	
8217-26-427-006	0	202400002356	138370	5/22/2024	71.32	194000	
8318-12-183-010	0	202400003619	411200	8/30/2024	71.51	575000	
8318-03-452-010	0	202400002708	232950	6/24/2024	71.70	324900	
8320-10-284-024	0	202400002019	193600	5/23/2024	71.97	269000	
8418-35-109-002	0	202400002129	87810	5/19/2024	71.98	122000	
8418-36-351-012	0	202400001597	74100	4/24/2024	72.01	102900	
8418-27-456-012	0	202400000571	88020	2/10/2024	72.15	122000	
8418-25-330-011	0	202400000297	50090	1/24/2024	72.49	69100	
8418-35-454-016	0	202400002571	99680	6/28/2024	72.49	137500	
8317-12-454-001	0	202400001400	108310	4/10/2024	72.69	149000	
8419-15-400-004	0	202400002015	183000	5/21/2024	72.94	250900	
8418-27-354-025	0	202400003248	78010	8/16/2024	73.25	106500	
8320-12-328-001	0	202400002532	418280	6/28/2024	73.38	570000	
8418-26-406-005	0	202400000348	66090	1/26/2024	73.43	90000	
8418-33-403-002	0	202500000072	257420	12/20/2024	73.55	350000	
8318-02-101-011	0	202400001820	162840	4/18/2024	74.02	220000	
8318-02-476-008	0	202400003373	192410	8/21/2024	74.03	259900	
8418-35-151-007	0	202400002395	96300	6/17/2024	74.13	129900	
8317-13-207-004	0	202400003528	221690	8/30/2024	74.14	299000	
8318-11-103-026	0	202400003936	160160	10/2/2024	74.15	216000	
8418-35-476-008	0	202400004008	75020	10/3/2024	74.22	101082	
8318-01-303-012	0	202400003301	175550	8/12/2024	74.70	235000	
8320-10-328-001	0	202400000629	168670	2/14/2024	74.96	225000	
8217-36-102-012	0	202400004075	119300	10/9/2024	75.03	159000	

8418-27-455-014	0	202400002069	105790	5/20/2024	75.03	141000	
8418-36-355-012	0	202400004190	114460	10/15/2024	75.06	152500	
8318-06-100-009	0	202400000255	521850	1/12/2024	75.10	694900	
8318-02-403-010	0	202400000943	165420	3/7/2024	75.19	220000	
8418-27-477-021	0	202400004742	147370	11/20/2024	75.19	196000	
8418-27-379-021	0	202400000330	120470	1/22/2024	75.34	159900	
8318-02-329-003	0	202400002248	169120	6/7/2024	75.50	224000	
8320-10-405-013	0	202400001213	136090	3/28/2024	75.61	180000	
8318-02-457-005	0	202400000108	156740	1/4/2024	75.72	207000	
8418-27-353-008	0	202400004478	123450	10/17/2024	75.78	162900	
8318-10-378-017	0	202400003638	159540	9/11/2024	75.94	210100	
8318-12-110-006	0	202400003929	242470	9/19/2024	76.01	319000	
8320-04-400-009	0	202400005207	392960	12/19/2024	76.30	515000	
8418-34-277-012	0	202400003848	25200	9/27/2024	76.36	33000	
8418-27-351-005	0	202400000761	126010	2/28/2024	76.37	165000	
8418-34-151-018	0	202400002296	160980	6/10/2024	76.66	210000	
8418-27-477-023	0	202400000601	106560	2/12/2024	76.66	139000	
8418-26-433-008	0	202400004930	43000	12/2/2024	76.79	56000	
8318-01-104-005	0	202400003815	155900	9/23/2024	76.80	203000	
8318-02-129-008	0	202400003869	115270	9/21/2024	76.85	150000	
8218-05-280-013	0	202400005302	115290	12/20/2024	76.86	150000	
8418-34-104-003	0	202400003585	111680	9/6/2024	77.02	145000	
8219-06-460-023	0	202400002172	177980	5/31/2024	77.05	231000	
8418-33-102-006	0	202400004932	286140	12/5/2024	77.36	369900	
8418-36-357-018	0	202400004312	187320	10/23/2024	77.40	242000	
8320-10-329-002	0	202400003897	89220	9/30/2024	77.58	115000	
8418-33-151-009	0	202400001208	159070	3/22/2024	77.60	205000	
8418-06-459-002	0	202400000282	93880	1/20/2024	77.72	120800	
8418-35-476-004	0	202400003160	94840	8/8/2024	77.74	122000	
8418-34-301-003	0	202400002589	184780	6/25/2024	77.83	237400	
8418-26-431-021	0	202400000520	50610	2/7/2024	77.86	65000	
8318-02-478-012	0	202400001215	168590	3/25/2024	78.05	216000	
8317-28-400-009	0	202400004267	207530	10/20/2024	78.34	264900	
8318-10-227-005	0	202400003399	168450	8/26/2024	78.35	215000	
8318-26-201-004	0	202400002065	255150	5/22/2024	78.51	325000	
8318-02-178-004	0	202400002303	157730	6/14/2024	78.90	199900	
8318-12-176-024	0	202400001990	385880	5/21/2024	78.91	489000	
8318-02-454-002	0	202400004455	155930	10/30/2024	79.15	197000	
8318-02-480-014	0	202400003519	155300	8/26/2024	79.23	196000	
8318-01-355-018	0	202400001431	297220	4/10/2024	79.26	375000	
8418-34-134-003	0	202400000766	107050	2/27/2024	79.30	135000	

8418-26-327-006	0	202400000481	105700	1/22/2024	79.47	133000	
8418-34-153-012	0	202400001630	215000	4/11/2024	79.51	270400	
8418-27-354-004	0	202400001927	91410	5/15/2024	79.56	114900	
8418-34-151-025	0	202400003659	246900	9/6/2024	79.65	310000	
8418-26-152-004	0	202400000241	73330	1/18/2024	79.71	92000	
8418-34-151-008	0	202400004460	199380	10/30/2024	79.75	250000	
8318-02-126-020	0	202400003921	150870	9/30/2024	79.83	189000	
8320-31-200-006	0	202400001683	199900	5/1/2024	79.96	250000	
8318-11-280-001	0	202400001133	174490	3/28/2024	80.08	217900	
8418-25-401-002	0	202400002502	71340	6/24/2024	80.16	89000	
8418-34-132-015	0	202400003910	118720	9/17/2024	80.27	147900	
8318-10-378-018	0	202400004695	172530	11/15/2024	80.28	214900	
8318-02-354-002	0	202400004804	153370	10/25/2024	80.30	191000	
8418-35-106-016	0	202400000427	92390	2/1/2024	80.34	115000	
8318-12-176-025	0	202400001911	332320	5/10/2024	80.46	413000	
8318-02-182-012	0	202400004920	138460	12/3/2024	80.50	172000	
8418-15-200-008	0	202400004968	234290	12/5/2024	80.51	291000	
8318-10-379-007	0	202400002872	184880	7/21/2024	80.56	229500	
8318-12-183-012	0	202400002527	483610	6/11/2024	80.60	600000	
8318-12-177-003	0	202400003739	262380	9/18/2024	80.73	325000	
8318-02-454-009	0	202400003273	164000	8/14/2024	80.79	203000	
8418-27-451-015	0	202400004770	97220	11/21/2024	81.02	120000	
8418-36-332-018	0	202400001894	81050	5/14/2024	81.05	100000	
8320-10-336-008	0	202400003620	121600	9/10/2024	81.07	150000	
8219-06-459-009	0	202400002230	195120	6/5/2024	81.30	240000	
8418-25-308-015	0	202400002688	28470	7/3/2024	81.34	35000	
8317-13-226-006	0	202400001445	215570	4/16/2024	81.35	265000	
8418-34-126-007	0	202400002511	177450	6/27/2024	81.40	218000	
8219-06-409-005	0	202400002643	110260	7/5/2024	81.67	135000	
8318-13-478-005	0	202400003829	225200	9/12/2024	81.89	275000	
8219-06-435-007	0	202400001167	69960	3/27/2024	81.92	85400	
8418-36-355-014	0	202400001171	93440	3/23/2024	81.96	114000	
8418-06-257-001	0	202400001721	100080	4/30/2024	82.03	122000	
8418-36-283-010	0	202400004599	125500	11/6/2024	82.30	152500	
8318-13-451-009	0	202400002990	226330	7/22/2024	82.30	275000	
8517-20-100-009	0	202400003212	354000	8/12/2024	82.33	430000	
8318-12-183-007	0	202400001608	411580	4/22/2024	82.33	499900	
8418-26-154-012	0	202400001428	167390	4/10/2024	82.50	202900	
8318-02-376-003	0	202400001602	140450	4/23/2024	82.91	169400	
8418-25-453-014	0	202400003754	91320	9/19/2024	83.02	110000	
8317-13-229-003	0	202400004059	172520	8/29/2024	83.14	207500	

8418-27-154-002	0	202400002162	195710	5/14/2024	83.32	234900	
8219-06-461-012	0	202400004973	191020	12/4/2024	83.41	229000	
8318-03-428-016	0	202400005050	200800	12/12/2024	83.67	240000	
8318-01-156-034	0	202400001836	121410	5/13/2024	83.73	145000	
8320-10-331-006	0	202500000258	105070	12/23/2024	84.23	124747	
8317-13-208-014	0	202400000171	232970	1/11/2024	84.26	276500	
8318-02-176-007	0	202400003513	155880	8/27/2024	84.26	185000	
8418-36-282-012	0	202400004006	119930	10/7/2024	84.31	142250	
8318-01-127-009	0	202400002225	185460	6/5/2024	84.34	219900	
8218-02-301-006	0	202400003208	290990	7/30/2024	84.34	345000	
8320-10-427-007	0	202400002914	301790	7/24/2024	84.42	357500	
8318-10-352-013	0	202400004951	190480	12/5/2024	84.47	225500	
8318-02-452-027	0	202400003168	139350	8/5/2024	84.51	164900	
8418-27-377-011	0	202400005059	70910	12/4/2024	84.52	83900	
8217-25-353-033	0	202400001594	131230	4/19/2024	84.66	155000	
8418-25-403-008	0	202400003554	97390	9/4/2024	84.69	115000	
8418-36-355-003	0	202400000779	90210	2/26/2024	84.70	106500	
8318-02-327-012	0	202400004164	193420	10/11/2024	85.02	227500	
8318-02-451-010	0	202400003314	158590	8/20/2024	85.03	186500	
8418-36-378-022	0	202400004953	156100	12/2/2024	85.07	183500	
8418-33-251-001	0	202400004924	285190	11/25/2024	85.13	335000	
8318-02-430-001	0	202400002241	183450	6/6/2024	85.29	215100	
8219-06-431-003	0	202400000807	159610	2/28/2024	85.35	187000	
8418-06-427-003	0	202400000351	119560	1/25/2024	85.40	140000	
8318-02-230-007	0	202400001902	128140	5/15/2024	85.43	150000	
8418-34-226-008	0	202400002267	136800	6/7/2024	85.50	160000	
8217-26-428-006	0	202400001675	141090	4/24/2024	85.56	164900	
8318-02-127-016	0	202400003712	110950	9/10/2024	85.68	129500	
8418-35-480-003	0	202400003689	128630	9/13/2024	85.75	150000	
8418-36-282-016	0	202400002112	103350	5/22/2024	85.77	120500	
8318-02-356-004	0	202400003672	180440	9/12/2024	85.92	210000	
8418-33-327-010	0	202400002972	99080	7/23/2024	86.16	115000	
8418-34-151-005	0	202400004112	256910	10/14/2024	86.21	298000	
8318-11-228-011	0	202400004294	155940	10/7/2024	86.63	180000	
8318-11-129-025	0	202400002400	143140	6/10/2024	86.75	165000	
8320-10-328-003	0	202400000441	154860	2/2/2024	87.00	178000	
8418-26-358-011	0	202400002970	128320	7/22/2024	87.06	147400	
8418-36-381-001	0	202400001982	104480	5/10/2024	87.07	120000	
8420-17-300-006	0	202400003885	156920	9/27/2024	87.18	180000	
8318-25-251-002	0	202400003153	395120	8/1/2024	87.32	452500	
8318-01-352-001	0	202400002559	220580	6/17/2024	87.53	252000	

8417-19-101-021	0	202400004192	253950	10/16/2024	87.57	290000	
8217-26-476-015	0	202400002466	48180	6/19/2024	87.60	55000	
8418-34-154-002	0	202400004053	175170	10/8/2024	87.63	199900	
8418-26-302-002	0	202400001681	175790	4/24/2024	87.90	200000	
8418-34-227-002	0	202400002306	219910	6/12/2024	87.96	250000	
8418-26-378-018	0	202400000008	61590	12/27/2024	87.99	70000	
8318-11-102-008	0	202400002494	191870	6/21/2024	88.01	218000	
8318-11-129-027	0	202400001849	158460	5/9/2024	88.08	179900	
8318-01-358-005	0	202400003434	281110	8/27/2024	88.12	319000	
8418-25-378-003	0	202400002689	39660	7/3/2024	88.13	45000	
8418-26-306-001	0	202400001447	114500	4/9/2024	88.14	129900	
8320-10-334-007	0	202400005126	122260	12/9/2024	88.27	138500	
8418-36-276-018	0	202400000798	130880	2/5/2024	88.43	148000	
8418-27-428-003	0	202400004943	161530	12/2/2024	88.51	182500	
8418-27-482-007	0	202400000800	132340	3/3/2024	88.52	149500	
8317-10-202-010	0	202400003817	26470	9/23/2024	88.53	29900	
8320-10-263-004	0	202400004712	150710	11/17/2024	88.65	170000	
8318-03-352-002	0	202400003497	292670	8/15/2024	88.69	330000	
8318-02-126-022	0	202400000654	38140	2/23/2024	88.70	43000	
8418-36-252-015	0	202400001499	97930	4/22/2024	89.03	110000	
8417-10-154-002	0	202400004975	95390	12/9/2024	89.15	107000	
8318-02-477-012	0	202400001318	189780	4/2/2024	89.31	212500	
8218-04-102-002	0	202400004881	67520	12/3/2024	89.43	75500	
8418-27-428-012	0	202400001389	160890	4/10/2024	89.43	179900	
8220-32-127-018	0	202400002665	523790	6/25/2024	89.55	584900	
8318-12-114-054	0	202400004424	233570	10/31/2024	89.83	260000	
8418-36-329-017	0	202400005063	62560	12/11/2024	90.01	69500	
8418-26-352-009	0	202400002514	31560	6/27/2024	90.17	35000	
8219-06-461-003	0	202400002367	220070	6/17/2024	90.19	244000	
8418-27-432-005	0	202400003735	248220	9/4/2024	90.29	274900	
8418-34-233-005	0	202400001038	58700	3/20/2024	90.31	65000	
8318-10-377-015	0	202400000953	171640	3/7/2024	90.34	190000	
8418-33-428-011	0	202400002822	416000	7/18/2024	90.45	459900	
8318-02-305-005	0	202400002592	175030	7/2/2024	90.69	193000	
8418-34-126-005	0	202400000630	147810	2/16/2024	90.96	162500	
8219-06-276-013	0	202400000286	95630	1/22/2024	91.08	105000	
8318-01-355-022	0	202400003011	232400	7/29/2024	91.17	254900	
8418-35-155-006	0	202400000882	112810	3/8/2024	91.79	122900	
8418-26-427-009	0	202400001285	64330	4/2/2024	91.90	70000	
8318-09-176-011	0	202400000176	418820	1/9/2024	92.07	454900	
8418-25-354-001	0	202400002687	55250	7/3/2024	92.08	60000	

8418-27-353-016	0	202400002028	230580	5/14/2024	92.23	250000	
8320-10-432-006	0	202400003696	415030	9/15/2024	92.23	450000	
8320-10-283-005	0	202400003135	179880	7/31/2024	92.25	195000	
8318-10-378-007	0	202400004433	154240	10/28/2024	92.36	167000	
8318-01-353-032	0	202400001044	198670	3/20/2024	92.40	215000	
8418-27-457-003	0	202400004440	219550	10/29/2024	92.44	237500	
8418-28-452-022	0	202400003034	92450	8/1/2024	92.45	100000	
8418-27-451-017	0	202400001943	108220	5/17/2024	92.50	117000	
8318-11-153-024	0	202400002425	212770	6/19/2024	92.71	229500	
8418-35-233-016	0	202400001001	88140	3/20/2024	92.78	95000	
8320-10-215-009	0	202400002210	232080	6/3/2024	92.83	250000	
8318-03-301-004	0	202400001919	326380	5/6/2024	93.25	350000	
8418-27-433-001	0	202400004483	149560	10/29/2024	93.48	160000	
8317-25-300-009	0	202400003849	149580	9/25/2024	93.49	160000	
8318-10-277-003	0	202400002543	205820	6/21/2024	93.60	219900	
8519-21-400-003	0	202400001434	356130	4/16/2024	93.72	380000	
8318-11-301-021	0	202400003246	322920	8/16/2024	94.15	343000	
8417-21-402-004	0	202400005156	176770	12/17/2024	94.28	187500	
8318-11-204-005	0	202400003085	217040	8/1/2024	94.37	230000	
8418-35-352-010	0	202400002967	108560	7/19/2024	94.40	115000	
8418-26-451-011	0	202400002630	102250	6/19/2024	94.46	108248	
8318-02-455-005	0	202400004299	197080	10/21/2024	94.75	208000	
8318-02-326-001	0	202400003334	218000	8/22/2024	94.78	230000	
8318-01-129-013	0	202400000390	92180	1/26/2024	95.03	97000	
8318-02-306-001	0	202400002390	190340	6/7/2024	95.17	200000	
8318-02-152-032	0	202400001253	192880	3/27/2024	95.49	202000	
8320-10-339-004	0	202400003458	146190	8/29/2024	95.55	153000	
8318-01-355-015	0	202400001450	238890	4/1/2024	95.59	249900	
8318-10-380-011	0	202400002641	172240	7/9/2024	95.69	180000	
8318-01-355-015	0	202400004417	238890	10/30/2024	95.94	249000	
8418-26-331-015	0	202400000341	72760	1/25/2024	97.01	75000	
8418-36-107-009	0	202400000605	64530	2/16/2024	97.04	66500	
8318-01-352-006	0	202400000640	199920	2/19/2024	97.05	206000	
8318-01-103-014	0	202400000535	208670	1/27/2024	97.06	215000	
8318-12-114-033	0	202400002889	207650	7/19/2024	97.49	213000	
8217-26-300-007	0	202400003193	186760	8/13/2024	97.97	190639	
8418-35-153-001	0	202400005198	63870	12/19/2024	98.26	65000	
8418-25-403-035	0	202400001780	103260	5/9/2024	98.34	105000	
8218-26-308-004	0	202400003451	53190	8/26/2024	98.43	54037	
8418-26-430-015	0	202400001953	39400	5/13/2024	98.50	40000	
8320-10-152-008	0	202400002006	172430	5/10/2024	98.53	175000	

8318-10-377-006	0	202400003651	191610	9/7/2024	98.77	194000	
8219-06-402-003	0	202400000769	120740	2/29/2024	98.97	122000	
8318-02-152-006	0	202400000927	223110	3/1/2024	99.20	224900	
8418-34-153-001	0	202400002053	234150	5/23/2024	99.64	235000	
8318-02-152-039	0	202400002552	166370	6/21/2024	100.00	166370	
8418-26-176-004	0	202500000007	40110	12/27/2024	100.27	40000	
8318-11-304-014	0	202400001288	287950	4/4/2024	100.33	287000	
8318-13-477-007	0	202400004877	175600	11/25/2024	100.34	175000	
8218-05-227-001	0	202400002768	172720	7/15/2024	100.42	172000	
8320-10-203-007	0	202400003381	181360	8/26/2024	100.76	180000	
8317-13-128-001	0	202400004604	239830	11/5/2024	100.77	238000	
8318-01-108-002	0	202400003879	291240	9/27/2024	100.95	288500	
8418-35-156-002	0	202400003907	48500	9/26/2024	101.04	48000	
8318-12-107-025	0	202400003414	188360	8/26/2024	101.54	185500	
8418-26-276-012	0	202400002683	61410	7/3/2024	102.35	60000	
8519-35-400-005	0	202400004755	180280	11/18/2024	102.43	176000	
8318-01-176-009	0	202400003438	2913920	8/15/2024	102.60	2840000	
8320-10-152-007	0	202400000744	186880	2/27/2024	102.68	182000	
8418-34-227-007	0	202400005135	385120	12/13/2024	102.70	375000	
8418-26-329-011	0	202400004187	82230	10/16/2024	102.79	80000	
8318-10-354-012	0	202400002918	349490	7/24/2024	102.82	339900	
8318-01-153-015	0	202400001218	128990	3/28/2024	103.19	125000	
8318-10-426-011	0	202400002351	433780	6/4/2024	103.28	420000	
8320-10-205-010	0	202400000820	424300	3/5/2024	103.49	410000	
8418-33-152-002	0	202400000294	199740	1/23/2024	103.49	193000	
8418-36-351-008	0	202400000568	103820	2/12/2024	103.82	100000	
8318-01-352-009	0	202400000432	202820	1/30/2024	104.01	195000	
8418-26-451-021	0	202400002468	126120	6/24/2024	104.23	121000	
8318-10-276-002	0	202400004242	224110	10/17/2024	104.24	215000	
8318-12-105-008	0	202400003679	130140	9/11/2024	104.95	124000	
8418-27-451-017	0	202400001409	108220	4/11/2024	105.07	103000	
8418-35-378-029	0	202400004826	247140	11/26/2024	105.17	235000	
8219-06-455-008	0	202400003164	142860	8/8/2024	105.82	135000	
8420-03-279-001	0	202400002040	90390	5/28/2024	106.34	85000	
8418-26-303-007	0	202400000945	81350	3/13/2024	106.34	76500	
8418-26-228-028	0	202400002431	60160	6/23/2024	106.48	56500	
8418-25-385-004	0	202400004764	22770	11/14/2024	106.86	21308	
8418-36-276-009	0	202400002935	139750	7/25/2024	107.50	130000	
8217-26-452-010	0	202400002669	111990	6/27/2024	107.68	104000	
8320-10-262-011	0	202400005070	216660	12/5/2024	108.33	200000	
8317-04-300-001	0	202400000670	303520	1/26/2024	108.40	280000	

8318-02-201-013	0	202400004083	135860	10/10/2024	108.69	125000	
8418-34-234-003	0	202400002027	49090	5/24/2024	109.09	45000	
8318-01-103-010	0	202400001393	196890	4/4/2024	109.38	180000	
8418-24-126-001	0	202400002132	295580	5/26/2024	109.47	270000	
8519-12-226-007	0	202400003049	63640	7/24/2024	109.72	58000	
8318-11-127-022	0	202400000923	208880	3/5/2024	109.99	189900	
8318-12-105-005	0	202400001332	132200	4/9/2024	110.17	120000	
8418-36-353-010	0	202400000924	128080	3/14/2024	110.41	116000	
8418-34-104-016	0	202400003781	177060	9/19/2024	110.66	160000	
8418-26-379-001	0	202400004780	97010	11/19/2024	110.87	87500	
8318-01-153-022	0	202400002000	121350	5/20/2024	111.33	109000	
8217-18-400-005	0	202400002114	131510	5/28/2024	114.36	115000	
8318-11-103-028	0	202400004177	260420	10/11/2024	115.28	225900	
8418-35-151-019	0	202400004643	76930	11/13/2024	116.56	66000	
8418-25-354-004	0	202400005211	38100	12/5/2024	117.23	32500	
8320-10-214-003	0	202400004963	202370	12/5/2024	117.66	172000	
8418-25-402-017	0	202400002055	64930	5/23/2024	118.05	55000	
8418-35-454-008	0	202400001664	149580	4/24/2024	119.66	125000	
8418-26-151-010	0	202400000170	84510	1/11/2024	120.73	70000	
8418-33-151-012	0	202400002603	187800	7/5/2024	121.16	155000	
8418-26-351-001	0	202400004329	85340	10/14/2024	121.91	70000	
8418-35-306-012	0	202400004186	67590	10/11/2024	122.89	55000	
8418-35-156-010	0	202400002685	49400	7/3/2024	123.50	40000	
8217-26-427-015	0	202400001629	105440	4/19/2024	124.05	85000	
8418-25-352-002	0	202400004085	74890	10/9/2024	124.82	60000	
8418-27-434-003	0	202400001348	26630	4/8/2024	126.81	21000	
8418-26-331-018	0	202400001610	76500	4/26/2024	127.50	60000	
8418-25-354-003	0	202400002686	64050	7/3/2024	128.10	50000	
8418-35-352-006	0	202400001076	83930	3/21/2024	129.12	65000	
8418-34-201-038	0	202400004475	52220	10/18/2024	130.55	40000	
8418-28-480-002	0	202400005100	78520	12/15/2024	130.87	60000	
8418-35-277-002	0	202400005072	28820	12/5/2024	131.00	22000	
8318-03-126-012	0	202400004803	131680	11/7/2024	131.68	100000	
8418-26-154-007	0	202500000157	99590	12/11/2024	132.79	75000	
8419-13-426-006	0	202400002142	156860	5/25/2024	132.93	118000	
8418-36-310-011	0	202400002566	50630	6/21/2024	133.24	38000	
8418-34-129-023	0	202400004015	26820	10/8/2024	134.10	20000	
8418-34-227-008	0	202400005290	67230	12/29/2024	134.46	50000	
8317-15-200-005	0	202400002346	67550	6/12/2024	135.10	50000	
8418-27-354-016	0	202400001150	84390	3/23/2024	140.65	60000	
8418-34-229-011	0	202400004306	120790	10/23/2024	142.27	84900	

8418-36-351-010	0	202400000743	81950	2/24/2024	142.52	57500	
8418-28-430-011	0	202400000753	42150	2/29/2024	142.88	29500	
8418-26-431-010	0	202400000413	50550	2/1/2024	144.43	35000	
8418-36-354-010	0	202400004285	115740	10/23/2024	144.68	80000	
8418-26-176-008	0	202400001637	80010	4/30/2024	145.47	55000	
8418-27-477-015	0	202400002637	146220	6/27/2024	146.22	100000	
8418-25-405-052	0	202400002681	87890	7/3/2024	146.48	60000	
8418-35-158-019	0	202400002517	33100	6/28/2024	148.11	22348	
8318-10-202-016	0	202400005217	201740	12/16/2024	149.44	135000	
8417-21-452-018	0	202400003241	150950	8/15/2024	150.95	100000	
8418-26-178-021	0	202400003986	104190	10/4/2024	153.22	68000	
8318-02-429-022	0	202400005310	178940	12/30/2024	153.56	116530	
8418-25-402-041	0	202400003599	87410	9/4/2024	158.93	55000	
8418-27-302-009	0	202400004470	88070	11/1/2024	160.13	55000	
8418-26-454-015	0	202400001263	78040	4/3/2024	166.04	47000	
8418-35-230-001	0	202400003204	41960	8/14/2024	167.84	25000	
8219-06-429-008	0	202400000289	101170	1/24/2024	168.62	60000	
8418-26-277-015	0	202400004105	46050	10/1/2024	170.56	27000	
8418-35-452-004	0	202400002279	51210	6/10/2024	170.70	30000	
8318-02-204-003	0	202400001123	87620	3/27/2024	175.24	50000	
8418-36-102-012	0	202400004747	71910	11/21/2024	179.78	40000	
8418-25-379-012	0	202400000370	27460	1/30/2024	183.07	15000	
8418-26-303-009	0	202400002755	102320	7/15/2024	194.90	52500	
8418-10-400-004	0	202400003889	196270	9/27/2024	196.27	100000	
8317-13-202-004	0	202400003490	60000	8/30/2024	200.00	30000	
8418-26-407-011	0	202400004276	109010	10/16/2024	218.02	50000	
8420-03-427-007	0	202400001442	65590	4/17/2024	218.63	30000	
8218-33-300-007	0	202400004594	135070	11/10/2024	225.12	60000	
8418-34-277-026	0	202400000805	56690	2/24/2024	226.76	25000	
8320-10-402-003	0	202400003293	114920	8/15/2024	229.84	50000	
8418-26-428-014	0	202400003431	57070	8/28/2024	253.64	22500	
8418-26-407-014	0	202400004705	293390	11/15/2024	255.12	115000	
8418-26-335-005	0	202400001719	92490	5/6/2024	369.96	25000	
8418-27-359-036	0	202400001277	81650	4/4/2024	408.25	20000	