

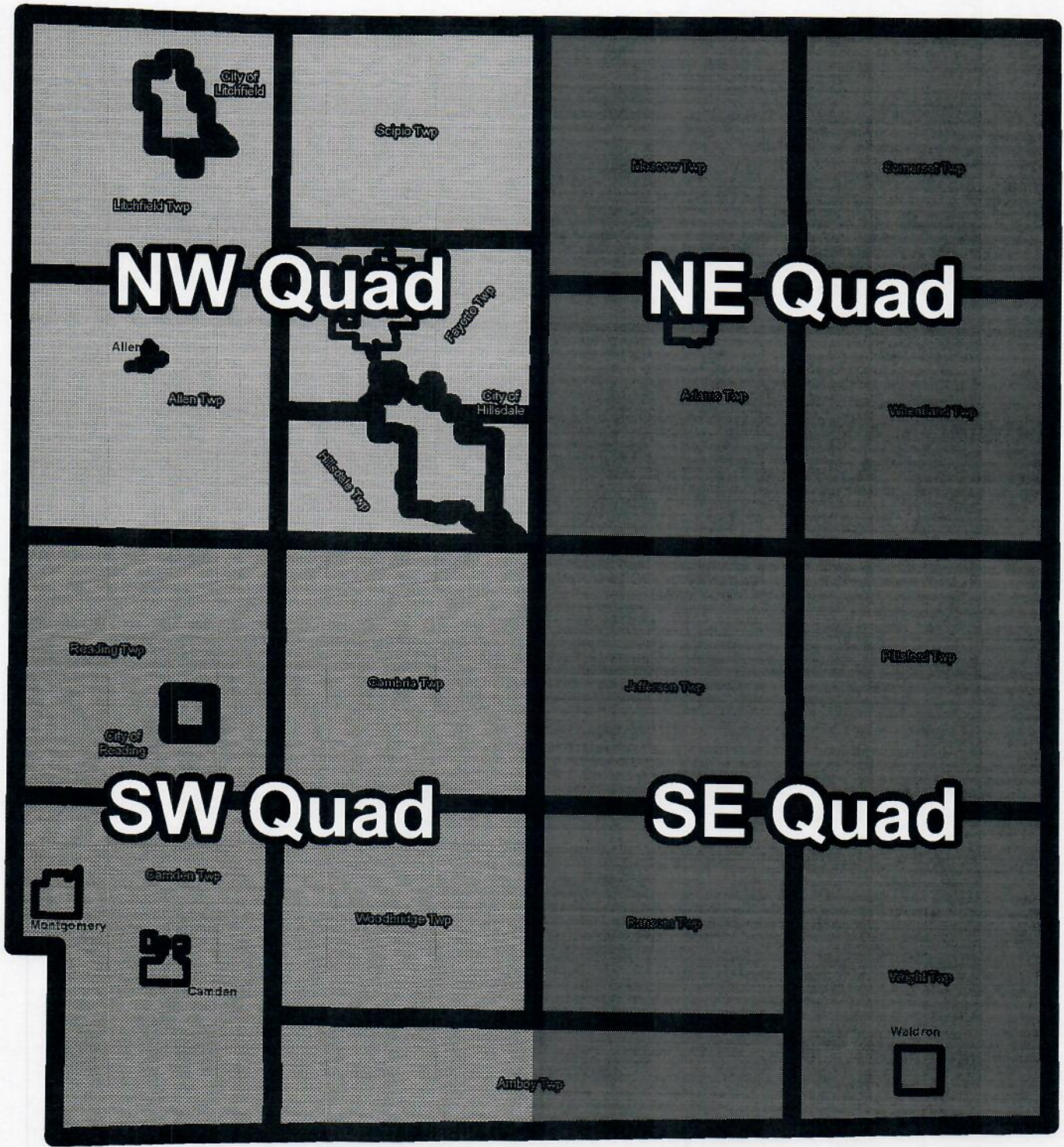
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## 2023 HILLSDALE COUNTY TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS

In compliance with Section 211.34a of the Michigan General Property Tax Act, following are the Tentative Recommended Equalization Ratios and Estimated Multipliers necessary to compute individual State Equalized Valuation of real property and of personal property for each Township and City in Hillsdale County. The Tentative Recommended Equalization Ratios and Multiplying figures shall not prejudice the Equalization procedures of the County Board of Commissioners or the State Tax Commission.

Township or City	Agricultural		Commercial		Industrial		Residential		Timber-Cutover		Developmental		Personal	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Adams Township	45.13	1.10791	43.25	1.15607	36.27	1.37855	45.17	1.10693	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Allen Township	48.45	1.03199	42.95	1.16414	48.72	1.02627	44.05	1.13507	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Amboy Township	44.55	1.12233	47.25	1.05820	N.C.	N.C.	43.49	1.14969	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Cambria Township	50.18	0.99641	44.44	1.12511	N.C.	N.C.	43.43	1.15128	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Camden Township	42.86	1.16659	46.37	1.07828	44.18	1.13173	41.88	1.19389	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Fayette Township	46.72	1.07021	43.89	1.13921	48.47	1.03157	46.56	1.07388	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Hillsdale Township	42.98	1.16333	44.88	1.11408	35.65	1.40252	45.72	1.09361	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Jefferson Township	50.93	0.98174	44.84	1.11508	46.48	1.07573	43.00	1.16279	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Litchfield Township	45.62	1.09601	44.95	1.11235	43.62	1.14626	47.08	1.06202	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Moscow Township	47.89	1.04406	45.60	1.09649	47.45	1.05374	44.44	1.12511	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Pittsford Township	49.64	1.00725	42.62	1.17316	42.31	1.18175	41.63	1.20106	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Ransom Township	42.18	1.18540	49.28	1.01461	48.82	1.02417	44.13	1.13302	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Reading Township	50.02	0.99960	49.59	1.00827	41.44	1.20656	43.01	1.16252	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Scipio Township	43.37	1.15287	44.50	1.12360	42.57	1.17454	43.45	1.15075	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Somerset Township	49.66	1.00685	47.60	1.05042	41.82	1.19560	42.41	1.17897	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Wheatland Township	44.98	1.11161	46.43	1.07689	N.C.	N.C.	50.02	0.99960	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Woodbridge Township	47.66	1.04910	58.93	0.84846	42.10	1.18765	43.59	1.14705	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
Wright Township	48.79	1.02480	47.78	1.04646	42.09	1.18793	43.22	1.15687	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
City of Hillsdale	N.C.	N.C.	51.40	0.97276	49.63	1.00746	45.21	1.10595	N.C.	N.C.	45.30	1.10375	50.00	1.00000
City of Jonesville	45.00	1.11111	48.51	1.03072	45.47	1.09963	44.94	1.11259	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
City of Litchfield	N.C.	N.C.	45.89	1.08956	43.95	1.13766	43.34	1.15367	N.C.	N.C.	N.C.	N.C.	50.00	1.00000
City of Reading	49.94	1.00120	43.94	1.13792	48.44	1.03220	41.21	1.21330	N.C.	N.C.	N.C.	N.C.	50.00	1.00000



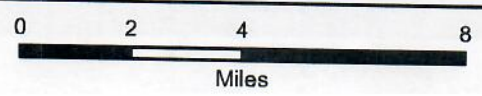


**NW Quad**

**NE Quad**

**SW Quad**

**SE Quad**





# State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: **Hillsdale County** City/Township Name (check appropriate box):  City  Township  
 City/Township Name: **Camden Township** Study Year: **2022** Equalization Year: **2023**

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Sample		% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
						Assessed Value	True Cash Value			
100 Agricultural	AS			46,416,700	21	1,639,100	3,824,214	42.86 %	108,298,413	AS
200 Commercial	AS			4,066,400	7	236,500	510,073	46.37 %	8,769,463	AS
300 Industrial	AS			628,700	5	245,600	555,862	44.18 %	1,423,042	AS
400 Residential	S2			45,610,300	72	0	0	41.88 %	108,907,116	SS
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	0	50.00 %	0	NC
<b>TOTAL - REAL</b>				<b>96,722,100</b>	<b>105</b>				<b>227,398,034</b>	

AS: Appraisal Study      NC: None Classified      OH: One Hundred % Study      S1: One Year Sales Study      S2: Two Year Sales Study  
 NW: New Class      RA: Reappraisal      ES: Estimated Values (Explain): \_\_\_\_\_

**INSTRUCTIONS, Page 1:**

Enter county name.  
 Enter Unit name and check the appropriate box for township or city.  
 Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

**Study type:** Enter the two character code/s that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.

**Stratified Study:** If a stratified study is used, check this box and follow the instructions on page 2 of this form.

**Combined Study:** If a combined study is used, check this box and follow the instructions on page 3 of this form.

**Assessed Value:** Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).

**No. of Parcels:** Enter the number of parcels included in the study sample.

**Sample Assessed Value:** Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required.

**Projected True Cash Value:** Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.

**% Ratio Assessments to Appraisals:** Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

**Projected True Cash Value:** Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

**Remarks:** Enter brief remarks relating to the study if applicable.

**Study Type Codes:** If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.

**INSTRUCTIONS: County Summary (Total Recap)**

Enter county name.  
 Enter study year followed by equalization year.

**Projected True Cash Value:** Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.

**Remarks:** Enter brief remarks relating to the study if applicable.



# State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)		Sample		Year		
Hillsdale County		Camden Township		<input type="checkbox"/> City	<input checked="" type="checkbox"/> Township	2023		
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Unit Starting True Cash Value	Remarks
150 Agricultural	NC	0	0	0	0	50.00%	0	NC
250 Commercial	RV	296,480	2	0	0	50.00%	592,960	RV
350 Industrial	RV	0	0	0	0	50.00%	0	RV
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	2,806,431	3	0	0	50.00%	5,612,862	RV
<b>TOTAL - PERSONAL</b>		3,102,911	5				6,205,822	

AS: Appraisal Study

AU: Audit

CT: Class Transfer

ES: Estimated Values (Explain):

NC: None Classified

NW: New Class

OH: 100%

RV: Review

S1: One Year Sales Study

S2: Two Year Sales Study

Remarks:



HILLSDALE  
COUNTY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bidg. Residual	Cost Man. \$	E.C.F.	Dev by Mean (%)	Building Style	Other Parcels in Sale
14 002 100 003 02 8 4	6911 SAMPSON RD	07/21/21	WD	03-ARMI'S LENGTH	\$175,000	\$13,434	\$161,566	\$117,639	1.373	59.4470	1-1/2 STORY	14 002 100 008 02 8 4
14 002 100 006 02 8 4	8423 S EDON RD	09/30/21	WD	19-MULTI PARCEL AL	\$210,000	\$63,623	\$146,377	\$128,734	0.982	20.2756	1 STORY	
14 002 300 004 02 8 4	8751 S EDON RD	08/24/21	WD	03-ARMI'S LENGTH	\$190,000	\$47,744	\$142,256	\$171,224	0.831	5.1887	1 STORY	
14 003 300 003 03 9 4	14880 S EDON RD	05/04/21	WD	03-ARMI'S LENGTH	\$80,000	\$38,669	\$41,331	\$102,484	0.403	37.5641	1-1/4 STORY	
14 003 400 011 03 9 4	14851 S EDON RD	02/26/21	WD	03-ARMI'S LENGTH	\$163,000	\$30,080	\$132,920	\$203,418	0.653	12.5499	2 STORY	
14 003 400 011 03 9 4	14851 S EDON RD	12/27/21	WD	03-ARMI'S LENGTH	\$180,000	\$30,080	\$149,920	\$203,418	0.737	4.1927	2 STORY	
14 005 200 004 05 8 4	8040 LONG LAKE RD	06/18/20	WD	03-ARMI'S LENGTH	\$95,000	\$18,102	\$76,898	\$128,137	0.600	17.8807	2 STORY	
14 007 100 002 07 8 4	9291 KELLY RD	02/01/21	LC	03-ARMI'S LENGTH	\$121,000	\$13,380	\$107,620	\$144,105	0.747	3.2118	2 STORY	
14 008 400 001 08 8 4	9411 POATS RD	11/30/20	WD	03-ARMI'S LENGTH	\$98,762	\$30,345	\$68,417	\$163,779	0.418	36.1191	1 STORY	
14 010 300 003 10 8 4	9751 ABBOTT RD	02/04/21	WD	03-ARMI'S LENGTH	\$137,000	\$12,135	\$124,865	\$108,924	1.146	36.7413	1-1/4 STORY	
14 013 100 002 13 8 4	5911 W MONTGOMERY RD	09/24/21	WD	03-ARMI'S LENGTH	\$141,500	\$29,155	\$112,345	\$128,487	0.874	9.5437	1-1/4 STORY	
14 013 100 002 13 8 4	5911 W MONTGOMERY RD	07/15/20	WD	03-ARMI'S LENGTH	\$95,500	\$29,155	\$66,345	\$128,487	0.516	26.2576	1-1/4 STORY	
14 023 200 003 23 8 4	11490 PATRICK RD	08/31/21	WD	03-ARMI'S LENGTH	\$50,000	\$4,835	\$45,165	\$78,978	0.572	20.7063	1 STORY	
14 023 200 005 29 8 4	12031 MEAD RD	12/18/20	WD	03-ARMI'S LENGTH	\$52,000	\$12,162	\$39,838	\$76,137	0.523	25.5689	1-1/4 STORY	
14 034 300 003 34 8 4	13960 S EDON RD	01/19/21	WD	03-ARMI'S LENGTH	\$175,000	\$12,532	\$162,468	\$124,260	1.307	52.8548	1-3/4 STORY	
<b>Totals:</b>					<b>\$1,963,762</b>	<b>\$405,431</b>	<b>\$1,558,331</b>	<b>\$2,008,212</b>	<b>0.776</b>	<b>0.307</b>	<b>0.2953</b>	

E.C.F. => 0.776    Std. Deviation=> 24.5401    Coefficient of Var=> 31.5049  
 Ave. E.C.F. => 0.779    Ave. Variance=> 24.5401





HILLSDALE  
COUNTY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style	Other Parcels in Sale
01 005 200 010 05 5 4	11630 HOMER RD	07/13/20	WD	03-ARM'S LENGTH	\$159,900	\$10,954	\$148,946	\$179,329	0.831	9.455	AG Influence	
02 006 400 004 06 5 3	11431 FRENCH RD	05/11/21	WD	03-ARM'S LENGTH	\$287,000	\$103,691	\$183,309	\$204,315	0.897	16.116	AG Influence	
07 025 400 015 25 6 3	2900 E BACON RD	12/28/20	WD	03-ARM'S LENGTH	\$105,000	\$18,151	\$86,849	\$130,385	0.666	6.992	AG Influence	
08 005 100 010 05 6 2	5700 BARKER RD	04/09/20	WD	03-ARM'S LENGTH	\$164,900	\$38,875	\$126,025	\$196,799	0.640	9.565	AG Influence	
08 028 400 025 28 6 2	5800 E BACON RD	07/17/20	WD	03-ARM'S LENGTH	\$81,000	\$16,786	\$64,214	\$104,134	0.617	11.938	AG Influence	
08 036 100 002 30 6 2	3461 STATE RD	12/23/20	WD	03-ARM'S LENGTH	\$130,000	\$25,757	\$104,243	\$165,094	0.691	10.452	AG Influence	
09 003 100 016 35 6 2	1035 S TRIPP RD	10/29/21	WD	03-ARM'S LENGTH	\$305,000	\$112,244	\$192,756	\$244,337	0.789	5.287	AG Influence	
09 003 400 006 03 6 1	5100 WHEATLAND RD	10/01/20	WD	03-ARM'S LENGTH	\$90,000	\$28,209	\$61,791	\$111,457	0.554	18.162	AG Influence	
09 007 100 002 07 6 1	9371 NORTH ADAMS RD	10/23/20	WD	03-ARM'S LENGTH	\$275,000	\$103,014	\$201,986	\$244,610	0.826	8.970	AG Influence	
09 012 100 007 12 6 1	4691 N SOMERSET RD	10/09/20	WD	03-ARM'S LENGTH	\$169,900	\$103,971	\$46,119	\$109,715	0.420	31.565	AG Influence	
09 033 200 006 33 6 1	11751 E BACON RD	03/09/22	WD	03-ARM'S LENGTH	\$169,900	\$41,954	\$127,946	\$101,239	1.264	52.778	AG Influence	
10 032 300 012 32 7 4	7749 WILDWOOD RD	04/12/21	WD	03-ARM'S LENGTH	\$155,000	\$25,041	\$129,959	\$106,856	1.216	48.019	AG Influence	
11 006 200 043 06 7 8	4250 BANKERS RD	08/03/21	WD	03-ARM'S LENGTH	\$167,000	\$43,167	\$123,833	\$139,290	0.889	15.301	AG Influence	
11 029 200 009 29 7 3	3131 W READING RD	04/23/21	WD	03-ARM'S LENGTH	\$160,000	\$5,662	\$103,338	\$136,388	0.758	2.155	AG Influence	
12 025 100 013 25 7 2	8300 SKUSE RD	11/19/21	WD	03-ARM'S LENGTH	\$207,500	\$31,578	\$175,922	\$119,356	1.474	73.799	AG Influence	
12 033 300 005 33 7 2	5500 SQUAWFIELD RD	02/18/21	WD	03-ARM'S LENGTH	\$225,000	\$84,727	\$140,273	\$138,470	1.013	27.700	AG Influence	
13 002 200 009 02 7 1	2250 ELM RD	10/09/20	WD	03-ARM'S LENGTH	\$85,000	\$47,229	\$37,771	\$120,248	0.314	42.198	AG Influence	
13 006 400 014 06 7 1	9720 BEECHER RD	07/06/20	WD	03-ARM'S LENGTH	\$90,000	\$47,928	\$42,072	\$77,911	0.540	19.601	AG Influence	
13 032 300 007 32 7 1	10300 SQUAWFIELD RD	06/22/20	WD	03-ARM'S LENGTH	\$218,000	\$61,006	\$156,994	\$259,554	0.605	13.115	AG Influence	
13 033 100 008 33 7 1	7411 TUTTLE RD	04/14/21	WD	03-ARM'S LENGTH	\$65,000	\$40,187	\$24,813	\$83,627	0.297	43.930	AG Influence	
14 005 200 004 05 8 4	8040 LONG LAKE RD	06/18/20	WD	03-ARM'S LENGTH	\$95,000	\$18,102	\$76,898	\$128,137	0.600	13.589	AG Influence	
14 013 100 002 13 8 4	5911 W MONTGOMERY RD	09/24/21	WD	03-ARM'S LENGTH	\$141,500	\$29,155	\$112,345	\$128,487	0.874	13.831	AG Influence	
15 011 400 010 11 8 3	1700 E MONTGOMERY RD	06/17/20	LC	03-ARM'S LENGTH	\$160,000	\$114,010	\$45,990	\$127,183	0.362	37.442	AG Influence	
16 022 100 008 22 8 2	11391 S BIRD LAKE RD	02/03/21	WD	03-ARM'S LENGTH	\$127,000	\$26,580	\$100,420	\$123,533	0.813	7.688	AG Influence	
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	WD	03-ARM'S LENGTH	\$205,000	\$52,726	\$152,274	\$164,326	0.927	19.064	AG Influence	
16 027 300 009 27 8 2	6311 PLEASANT VIEW RD	09/16/21	WD	03-ARM'S LENGTH	\$172,000	\$55,608	\$116,392	\$94,772	1.228	49.210	AG Influence	
17 016 200 009 16 8 1	10500 S WALDRON RD	08/10/20	WD	03-ARM'S LENGTH	\$63,000	\$10,328	\$52,672	\$121,292	0.434	30.179	AG Influence	
17 027 200 005 27 8 1	12020 COMAN RD	08/13/20	WD	03-ARM'S LENGTH	\$179,900	\$82,325	\$97,575	\$186,992	0.522	21.420	AG Influence	
18 002 100 001 02 9 2	7051 BUCKEYE RD	01/27/21	WD	03-ARM'S LENGTH	\$52,000	\$18,871	\$33,129	\$96,421	0.344	39.242	AG Influence	
<b>Totals:</b>					<b>\$4,485,500</b>	<b>\$1,418,646</b>	<b>\$3,066,854</b>	<b>\$4,144,246</b>	<b>0.302</b>	<b>0.409</b>		
					<b>Ave. E.C.F. -&gt;</b>	<b>0.740</b>	<b>0.736</b>	<b>Ave. Variance -&gt;</b>	<b>24.0957</b>	<b>Coefficient of Var -&gt;</b>	<b>32.7379</b>	



HILLSDALE  
COUNTY

Commercial Buildings  
Commercial (Countywide)

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style
006-126-160-06	73 N BROAD	01/20/21	LC	03-ARM'S LENGTH	\$65,000	\$12,851	\$52,149	\$89,295	0.584	8.759	M-99 Downtown Restaurant
006-126-160-11	47 N BROAD	06/25/21	WD	03-ARM'S LENGTH	\$154,900	\$18,491	\$136,409	\$219,555	0.621	5.038	M-99 Downtown Com/Res Mix
006-126-162-06	27 N BROAD	03/10/21	WD	03-ARM'S LENGTH	\$90,000	\$8,405	\$81,595	\$166,276	0.491	18.084	M-99 Downtown Office
006-126-162-06	27 N BROAD	11/02/21	M/C	03-ARM'S LENGTH	\$92,000	\$8,405	\$83,595	\$166,276	0.503	16.885	M-99 Downtown Office
006-126-203-03	101 RIVERDALE	11/02/20	WD	03-ARM'S LENGTH	\$213,000	\$4,350	\$208,650	\$385,529	0.571	10.078	City Apartments
006-222-100-14	2768 W CARLETON	02/18/22	WD	19-MULTI PARCEL	\$200,000	\$136,933	\$63,067	\$140,589	0.449	22.3013	M-99/425 Misc Com
006-222-326-03	386 W CARLETON	01/25/21	LC	03-ARM'S LENGTH	\$275,000	\$169,800	\$105,200	\$259,065	0.406	26.5529	M-99 Misc Com
006-227-128-05	160 LEWIS	09/24/21	WD	03-ARM'S LENGTH	\$82,500	\$10,711	\$71,789	\$129,608	0.554	11.7712	City Misc Com
006-227-231-06	55 MONROE	05/21/21	WD	03-ARM'S LENGTH	\$75,000	\$4,784	\$70,216	\$76,308	0.920	24.856	City Storage Units
006-227-285-07	34 N HOWELL	03/04/22	WD	03-ARM'S LENGTH	\$120,000	\$6,577	\$113,423	\$191,896	0.591	8.0541	City Downtown Com/Res Mix
006-227-285-10	28 N HOWELL	03/01/21	WD	03-ARM'S LENGTH	\$148,000	\$1,528	\$146,472	\$319,991	0.458	21.8867	City Downtown Com/Res Mix
006-227-285-16	10 N HOWELL	03/10/21	WD	03-ARM'S LENGTH	\$120,000	\$11,767	\$108,233	\$300,671	0.360	31.1634	City Downtown Com/Res Mix
006-227-285-18	2 N HOWELL	09/14/20	M/C	03-ARM'S LENGTH	\$220,000	\$28,153	\$191,847	\$394,984	0.486	18.5897	City Downtown Com/Res Mix
006-227-285-20	32 N HOWELL	03/28/22	WD	19-MULTI PARCEL	\$325,000	\$3,171	\$321,829	\$536,023	0.600	7.1203	City Downtown Com/Res Mix
006-327-427-04	8 E BACON	06/28/21	WD	19-MULTI PARCEL	\$124,400	\$6,673	\$117,727	\$207,606	0.567	10.4536	City Office
006-327-428-01	32 E BACON	12/16/20	WD	03-ARM'S LENGTH	\$190,000	\$3,907	\$186,093	\$355,107	0.524	14.7557	City Downtown Office
006-327-428-17	12 S HOWELL	01/21/22	WD	03-ARM'S LENGTH	\$149,900	\$13,714	\$136,186	\$227,364	0.599	7.2626	City Downtown Com/Res Mix
006-327-428-22	30 S HOWELL	10/26/20	WD	03-ARM'S LENGTH	\$239,000	\$4,772	\$234,228	\$476,746	0.491	18.0309	City Downtown Office/Medical Office
006-327-431-02	38 WALDRON	07/28/21	WD	03-ARM'S LENGTH	\$35,000	\$2,495	\$32,505	\$66,617	0.375	29.6331	City Misc Com
006-435-103-28	214 S BROAD	01/20/22	WD	03-ARM'S LENGTH	\$180,000	\$84,541	\$95,459	\$155,088	0.616	5.6089	City Restaurant/Snack Bar/Fast Food
006-435-252-02	120 WATERWORKS	02/22/21	WD	03-ARM'S LENGTH	\$140,000	\$35,442	\$104,558	\$175,606	0.595	7.6193	City Storage Units
05 075 001 092	250 W CHICAGO ST	12/08/20	WD	03-ARM'S LENGTH	\$117,500	\$16,053	\$101,447	\$220,361	0.460	21.1237	US-12 Restaurant
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	WD	03-ARM'S LENGTH	\$250,000	\$124,059	\$125,941	\$177,385	0.710	3.8381	Equipment Rental (Off M-99)
07 035 100 017 35 6 3	1301 HUDSON RD	09/29/20	WD	03-ARM'S LENGTH	\$129,900	\$31,134	\$98,766	\$188,712	0.523	14.825	M-99 Misc Com
07 035 100 035 6 3	1334 HUDSON RD	08/26/20	WD	03-ARM'S LENGTH	\$76,500	\$36,593	\$39,907	\$32,532	1.227	55.1111	M-99 Misc Com
08 030 400 013 20 6 2	4843 STATE RD	11/02/21	WD	03-ARM'S LENGTH	\$60,000	\$31,395	\$28,605	\$96,370	0.787	11.4899	Rural Misc Com
08 045 001 081	105 W MAIN ST	11/04/21	WD	03-ARM'S LENGTH	\$100,000	\$951	\$99,049	\$141,371	0.701	2.9025	Village Downtown Com/Res Mix
08 045 001 159	118 W MAIN ST	04/30/21	WD	03-ARM'S LENGTH	\$25,000	\$1,811	\$23,189	\$74,847	0.310	36.1788	Village Misc Com
09 007 200 005 07 6 1	9551 NORTH ADAMS RD	11/25/20	WD	03-ARM'S LENGTH	\$119,000	\$25,247	\$93,753	\$80,638	1.163	49.1037	Rural Misc Com
10 023 100 001 23 7 4	5051 S EDON RD	12/30/20	OTH	03-ARM'S LENGTH	\$214,000	\$28,358	\$185,642	\$120,481	1.541	86.9239	M-49 Misc Com
10 026 300 014 28 7 4	6621 S EDON RD	05/14/20	LC	03-ARM'S LENGTH	\$145,000	\$42,991	\$102,009	\$255,841	0.399	27.2533	M-49 Misc Com (Former Auto Dealer)
11 012 400 009 01 7 3	2860 HUDSON RD	07/12/21	WD	03-ARM'S LENGTH	\$142,000	\$10,715	\$131,285	\$164,428	0.798	11.6121	Rural Misc Com
11 012 300 033 12 7 3	2351 E BEAR LAKE RD	09/22/21	WD	03-ARM'S LENGTH	\$260,000	\$35,307	\$224,693	\$551,569	0.423	24.8907	Rural Misc Com/nd Processing
11 034 200 048 34 7 3	7362 S HILLSDALE RD	01/07/21	WD	03-ARM'S LENGTH	\$50,000	\$16,407	\$33,593	\$63,159	0.532	13.9722	Rural Misc Com
14 027 200 010 27 8 4	323 E BELL ST	12/18/20	WD	03-ARM'S LENGTH	\$590,000	\$86,902	\$503,098	\$847,727	0.593	7.8138	Village Apartments
14 090 001 036	202 S MAIN ST	06/16/21	WD	19-MULTI PARCEL	\$400,000	\$6,960	\$393,040	\$290,447	1.353	68.1621	Village Gas Station/Convenience
14 110 001 025	421 S MAIN ST	12/29/20	WD	19-MULTI PARCEL	\$150,000	\$38,187	\$111,813	\$91,176	1.226	55.4742	Village Misc Com
18 008 300 027 03 9 3	1898 W TERRITORIAL RD	07/23/20	LC	03-ARM'S LENGTH	\$314,900	\$32,076	\$282,824	\$402,982	0.702	3.0224	Lake Diane Area Strip Mall
19 040 001 190	100 MARSHALL ST	12/30/21	LC	03-ARM'S LENGTH	\$70,000	\$11,957	\$58,043	\$119,433	0.486	18.5617	M-99 Downtown Com/Res Mix
19 040 001 475	100 S CHICAGO ST	11/29/21	WD	03-ARM'S LENGTH	\$110,000	\$7,924	\$102,076	\$197,730	0.516	15.5366	M-49 Downtown Com/Res Mix
20 040 001 009	123 MICHIGAN ST	12/07/21	M/C	03-ARM'S LENGTH	\$67,500	\$5,128	\$62,372	\$95,843	1.117	44.5316	City Service Garage
20 050 001 002	110 S MAIN ST	06/09/21	WD	03-ARM'S LENGTH	\$149,500	\$6,934	\$142,566	\$143,592	0.993	32.1252	M-49 Downtown Com/Res Mix
20 110 002 079 23 7 4	100 MICHIGAN ST	12/16/20	WD	03-ARM'S LENGTH	\$200,000	\$1,684	\$198,316	\$316,157	0.627	4.4334	M-49 Downtown Com/Res Mix
21 004 100 035 04 6 3	126 W CHICAGO ST	05/05/20	LC	03-ARM'S LENGTH	\$290,000	\$22,015	\$267,985	\$273,440	0.980	30.8446	US-12 Service Garage
21 009 100 007 09 6 3	530 BECK ST	10/03/21	OTH	03-ARM'S LENGTH	\$130,000	\$7,632	\$122,368	\$167,337	0.731	5.9663	City Misc Com
21 060 001 049	237 E CHICAGO ST	06/16/21	WD	03-ARM'S LENGTH	\$95,000	\$7,781	\$87,219	\$137,588	0.634	3.7699	US-12 Downtown Misc Com
21 060 001 062	246 E CHICAGO ST	09/10/20	WD	03-ARM'S LENGTH	\$50,000	\$16,250	\$33,750	\$53,280	0.633	3.8159	US-12 Downtown Misc Com
21 060 001 134	239 E CHICAGO ST	01/12/21	WD	03-ARM'S LENGTH	\$90,000	\$4,438	\$85,562	\$141,252	0.606	6.5866	US-12 Downtown Com/Res Mix
21 060 001 136	360 E CHICAGO ST	09/16/20	WD	03-ARM'S LENGTH	\$70,000	\$10,790	\$59,210	\$104,861	0.565	10.6954	US-12 Former Church
21 090 001 030	204 OLDS ST	04/20/21	LC	03-ARM'S LENGTH	\$220,000	\$105,064	\$114,936	\$147,211	0.781	10.9150	M-99 Service Garage
21 105 001 011	222 READING AVE	01/14/21	WD	03-ARM'S LENGTH	\$335,000	\$47,779	\$187,221	\$253,110	0.740	6.8079	City Apartments
21 105 001 019	481 OLDS ST	09/16/20	WD	19-MULTI PARCEL	\$310,000	\$174,651	\$135,349	\$170,082	0.796	12.4182	M-99 Auto Dealer
21 105 001 072	461 OLDS ST	04/26/21	WD	03-ARM'S LENGTH	\$300,000	\$15,404	\$284,596	\$489,112	0.582	8.9742	M-99 Medical Office(Dental)
<b>Totals:</b>					<b>\$8,769,500</b>	<b>\$1,587,957</b>	<b>\$7,181,543</b>	<b>\$11,530,264</b>	<b>0.264</b>	<b>19.5312</b>	<b>4.8762</b>

Ave. E.C.F. => 0.623  
Std. Deviation=> 0.264  
Ave. Variance=> 19.5312  
Coefficient of Var=> 29.0814



HILLSDALE  
COUNTY

Industrial Buildings  
Industrial (Countywide)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yrd	Bids, Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style
006-016-100-04	3980 W CARLETON	12/31/21	WD	03-ARW'S LENGTH	\$340,000	\$183,586	\$176,414	\$443,137	0.398	9.6022	M-99/425 Area Industrial
006-016-100-26	3890 W CARLETON	01/22/21	WD	03-ARW'S LENGTH	\$380,000	\$20,672	\$339,328	\$713,084	0.476	1.8246	M-99/425 Area Industrial
006-222-151-08	181 URBAN	08/23/21	WD	19-MULTI PARCEL	\$140,000	\$56,761	\$83,239	\$220,198	0.378	11.6087	Hillsdale Industrial
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	LC	03-ARW'S LENGTH	\$179,000	\$13,114	\$165,886	\$449,261	0.369	12.4864	Village Industrial
13 013 200 002 13 7 1	14587 DAY RD	03/30/22	WD	19-MULTI PARCEL	\$810,000	\$109,341	\$700,659	\$1,237,542	0.566	7.2064	Rural Industrial
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	WD	19-MULTI PARCEL	\$3,750,000	\$137,936	\$3,592,064	\$7,923,038	0.453	4.0736	Litchfield Industrial Park
19 085 001 001	916 ANDERSON RD	10/14/20	WD	03-ARW'S LENGTH	\$260,000	\$42,809	\$217,191	\$464,907	0.467	2.6935	Litchfield Industrial Park
20 110 002 157 23 7 4	120 ENTERPRISE DR	11/06/20	OTH	03-ARW'S LENGTH	\$580,000	\$59,276	\$520,724	\$978,750	0.532	3.7924	Reading Industrial Park
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	WD	03-ARW'S LENGTH	\$420,000	\$67,143	\$352,857	\$486,877	0.725	23.0529	Jamestown Industrial Park
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	WD	03-ARW'S LENGTH	\$245,000	\$36,828	\$208,172	\$361,172	0.576	8.2274	Jamestown Industrial Park
<b>Totals:</b>					<b>\$7,084,000</b>	<b>\$727,466</b>	<b>\$6,356,534</b>	<b>\$13,277,986</b>	<b>0.109</b>	<b>1.5379</b>	
					<b>E.C.F. =&gt;</b>	<b>0.479</b>	<b>Std. Deviation=&gt;</b>	<b>13.277986</b>	<b>0.109</b>	<b>Coefficient of Var=&gt;</b>	<b>17.1174</b>
					<b>Ave. E.C.F. =&gt;</b>	<b>0.494</b>	<b>Ave. Variance=&gt;</b>	<b>8.4578</b>			



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Agricultural**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 001 200 003 01 9 4	HEINDORFF, DAN R TRUST	101	97,900	201,259	48.64
14 001 300 006 01 9 4	MARTIN, RONALD E JR & KAMI K	102	26,300	58,263	45.14
14 004 200 009 04 8 4	HUTCHINS FAMILY LIVING TRUST	102	59,500	143,060	41.59
14 004 300 001 04 8 4	HUTCHINS FAMILY LIVING TRUST	102	75,300	170,097	44.27
14 004 400 002 04 8 4	GHITA, MICHAEL D	102	23,800	48,095	49.49
14 004 400 012 04 9 4	WOLFORD, JARRET M & KASEY L	101	230,400	543,359	42.40
14 005 100 002 05 9 4	GRABER, CHRISTY B & MARY G	101	110,900	258,944	42.83
14 005 100 022 05 9 4	SWANDER, DUSTIN	102	72,600	159,644	45.48
14 006 100 014 06 8 4	PRIDGEON LAND LLC	102	73,500	158,691	46.32
14 008 100 007 08 8 4	LEETH, WILLIAM A	102	65,000	143,314	45.35
14 009 200 001 09 8 4	SLUSHER, CLINTON R & JO ADELE	102	52,500	108,319	48.47
14 010 200 001 10 8 4	CLOSE, TINA M	101	105,700	296,648	35.63
14 010 400 005 10 9 4	OSBORN, MARILYN I TRUST	102	78,800	168,579	46.74
14 011 300 003 11 8 4	GOODBAND, PATRICK H & LORI A F	102	69,100	150,785	45.83
14 012 100 007 12 8 4	MANN, DANIEL J & GLENDA L	102	64,000	133,728	47.86
14 013 400 002 13 8 4	JAGGER, DALE L	101	108,900	260,452	41.81
14 014 200 006 14 8 4	LINTON, MARLON L JR & LORA	101	24,400	94,062	25.94
14 014 300 017 14 8 4	DELAGRANGE, MARY M & LAVERN L	101	65,900	144,007	45.76
14 018 200 001 18 8 4	MANN, DANIEL J & GLENDA L	102	70,000	157,640	44.40
14 027 400 002 27 8 4	MANN, DANIEL J & GLENDA L	101	94,600	254,946	37.11
14 033 100 003 33 8 4	KOSKI, DARRYLE E & CHRISTINE J	101	70,000	170,322	41.10

Totals: 21 1,639,100 3,824,214 42.86

Class Totals: 101 9  
102 12

\*\*\* \*\* Statistics for this group (21 in sample) \*\*\* \*\*

Statistical Mean= 43.436 Median= 45.140 Maximum= 49.485 Minimum= 25.940

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.08569 (Coefficient of Dispersion)  
Average Squared Deviation = 28.56796 (Variance)  
Square Root of Squared Deviation = 5.34490 (Standard Deviation)  
Normalized Standard Deviation = 0.12305 (Covariance)  
2 Standard Deviation Range (Low) = 32.74634 (High) = 54.12595

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.07685 (Coefficient of Dispersion)  
Average Squared Deviation = 31.61674 (Variance)  
Square Root of Squared Deviation = 5.62288 (Standard Deviation)  
Normalized Standard Deviation = 0.12456 (Covariance)  
2 Standard Deviation Range (Low) = 33.89439 (High) = 56.38589

Price Related Differential (PRD): 1.01342 PRD > 1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Commercial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 027 100 013 27 8 4	SMITH, RICHARD & MARY ANN	201	30,500	57,209	53.31
14 028 100 006 28 8 4	SBA TOWERS VII LLC	201	52,000	79,969	65.03
14 070 006 002	ATHELAS PROPERTY LLC	201	95,000	220,085	43.17
14 090 001 008	DCD MAJESTIC PROPERTIES LLC	201	27,500	88,302	31.14
14 135 001 025	WEIR, GEORGE W	202	2,000	798	250.63
14 135 001 026	WEIR, GEORGE W	201	8,400	13,096	64.14
14 135 001 030	NEW, GERALDINE H	201	21,100	50,614	41.69
<b>Totals:</b>		<b>7</b>	<b>236,500</b>	<b>510,073</b>	<b>46.37</b>
<b>Class Totals:</b>		<b>201</b>	<b>6</b>		
		<b>202</b>	<b>1</b>		

\*\*\* \*\* Statistics for this group (7 in sample) \*\*\* \*\*

Statistical Mean= 78.443    Median= 53.313    Maximum= 250.627    Minimum= 31.143

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.62714 (Coefficient of Dispersion)  
Average Squared Deviation = 5,915.99624 (Variance)  
Square Root of Squared Deviation = 76.91551 (Standard Deviation)  
Normalized Standard Deviation = 0.98052 (Covariance)  
2 Standard Deviation Range (Low) = -75.38773 (High) = 232.27433

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.70687 (Coefficient of Dispersion)  
Average Squared Deviation = 6,652.76664 (Variance)  
Square Root of Squared Deviation = 81.56449 (Standard Deviation)  
Normalized Standard Deviation = 1.52991 (Covariance)  
2 Standard Deviation Range (Low) = -109.81570 (High) = 216.44228

Price Related Differential (PRD): 1.69183    PRD > 1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Industrial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 009 400 004 09 8 4	CONSUMERS ENERGY COMPANY	301	10,100	13,061	77.33
14 017 300 004 17 8 4	ANGEL FARM HOLDINGS LLC	301	81,700	211,090	38.70
14 022 400 022 22 8 4	CURTIS, DAVID SR & SHIRLEY	302	7,400	15,246	48.54
14 022 400 025 22 8 4	STARR, JAMES	301	53,400	114,059	46.82
14 027 200 025 27 8 4	KISA CAMDEN LLC	301	93,000	202,406	45.95
<b>Totals:</b>			<b>245,600</b>	<b>555,862</b>	<b>44.18</b>
<b>Class Totals:</b>		<b>301</b>	<b>4</b>		
		<b>302</b>	<b>1</b>		

\*\*\* \*\* Statistics for this group (5 in sample) \*\*\* \*\*

Statistical Mean= 51.467    Median= 46.818    Maximum= 77.329    Minimum= 38.704

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.20100 (Coefficient of Dispersion)  
Average Squared Deviation = 223.10725 (Variance)  
Square Root of Squared Deviation = 14.93677 (Standard Deviation)  
Normalized Standard Deviation = 0.29022 (Covariance)  
2 Standard Deviation Range (Low) = 21.59361 (High) = 81.34070

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.17607 (Coefficient of Dispersion)  
Average Squared Deviation = 250.12700 (Variance)  
Square Root of Squared Deviation = 15.81540 (Standard Deviation)  
Normalized Standard Deviation = 0.33781 (Covariance)  
2 Standard Deviation Range (Low) = 15.18707 (High) = 78.44868

Price Related Differential (PRD): 1.16485    PRD > 1 regressive, < 1 progressive.



## 2022 24 Month Sales Ratio Study for determining the 2023 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name <b>HILLSDALE</b>	City or Township Name <b>CAMDEN TOWNSHIP</b>
Class of Property (Ag., Comm., Res., etc.) <b>Residential</b>	

**2020 to 2021 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....	1. <u>41,031,800</u>
2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	2. <u>38,540,871</u>
3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0646</u>

**2021 to 2022 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	4. <u>44,156,800</u>
5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	5. <u>41,206,527</u>
6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0716</u>

**2020 to 2022 Adjustment Modifier**

7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1408</u>
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### 24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2020	4/20 - 9/20	22	590,500	1.1408	673,642	1,223,230	55.07%
2020	10/20 - 3/21	22	948,300	1.1408	1,081,821	2,382,262	45.41%
12 Month Total Sales		44	12 Month Total Sales		1,755,463	3,605,492	48.69%
2021	4/21 - 9/21	19	660,200	1.0716	707,470	1,803,825	39.22%
2021	10/21 - 3/22	9	436,500	1.0716	467,753	1,548,100	30.21%
12 Month Total Sales		28	12 Month Total Sales		1,175,223	3,351,925	35.06%
<b>24 Month Total Sales</b>		<b>72</b>	<b>24 Month Total Sales</b>		<b>2,930,686</b>	<b>6,957,417</b>	<b>41.88%</b>
<b>*24 Month Mean Adjusted Ratio</b>							<b>41.88%</b>

IMPORTANT: For Sales from April 2020 through March 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2021 through March 2022. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

### 12 Month Sales Study

**L-4047**

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2021	10/21 - 3/22	9	436,500	1.0716	467,753	1,548,100	30.21%
2022	4/22 - 9/22	4	139,700	1.0000	139,700	607,400	23.00%
12 Month Total Sales		13	12 Month Total Sales		607,453	2,155,500	28.18%
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>28.18%</b>

IMPORTANT: For Sales from Oct. 2021 through Sept. 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2020 March Board of Review valuations are compared with sales transacted during the last three months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during April through September of 2022.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price	Assessment	Ratio	Mult	
14 005 200 004 05 8 4	401	06/18/2020	1765/630	WD RAPP	JOSSAFT, MELISSA CHANTRELL GALLIPPO, JAMES	03-ARM'S LENGTH	95,000	95,000	40,900	43.05		
14 009 300 016 09 8 4	401	04/17/2020	1758/294	WD DEFLT	WESTFALL, NATHAN & JESSIC MCDOWELL, EARL & SHELLIE	03-ARM'S LENGTH	255,000	255,000	77,700	30.47		
14 013 100 002 13 8 4	401	07/15/2020	1767/172	WD RAPP	TRAXLER, RICHARD L REVOCX TOWLER, REBECCA	03-ARM'S LENGTH	95,500	95,500	34,400	36.02		
14 027 100 003 27 8 4	401	09/10/2020	1772/905	WD DEFLT	GIBSON, TAMMY JO	RODRIGUEZ, RUDOLFO G & CH 03-ARM'S LENGTH	25,000	25,000	18,000	72.00		
14 027 100 004 27 8 4	401	09/10/2020	1772/913	WD DEFLT	SOARES/BURGARD/COVER/PROS RODRIGUEZ, RUDOLFO G & CH 03-ARM'S LENGTH	SEE EXT COMMENTS	27,500	27,500	23,700	86.18		
14 029 300 013 29 8 4	401	08/13/2020	1770/206	WD DEFLT	HOY, ELIZABETH M LIVING T WEISS, KEVIN & MELISSA	03-ARM'S LENGTH	120,000	120,000	42,200	35.17		
14 050 001 030	408	08/13/2020	1769/1073	WD DEFLT	IRELAN, JOHN B & CHARLOTT BREZVALI, MARK D	03-ARM'S LENGTH	102,500	102,500	49,700	48.49		
14 060 001 015	401	06/24/2020	1765/605	WD DEFLT	TURNER, RAYMOND	MCMINN, CHRISTOPHER & JEN 03-ARM'S LENGTH	13,500	13,500	6,000	44.44		
14 060 001 023	402	09/21/2020	1781/885	WD DEFLT	DUPAULT, RICHARD & REBECC THRIVE REDEVELOPMENT GROU	19-MULTI PARCEL ARM'S LENGTH	35,000	35,000	23,600	67.43		
14 060 001 035	402	06/15/2020	1765/118	WD DEFLT	SOARS, WILLIAM JOSEPH	03-ARM'S LENGTH	4,500	4,500	3,800	84.44		
14 060 001 044	408	07/30/2020	1768/667	LC DEFLT	SLOAN, JARLIN P & PAMELA COE, JEFFREY & ANDREA	03-ARM'S LENGTH	59,900	59,900	19,700	32.89		
14 090 001 033	401	09/03/2020	1772/787	WD DEFLT	DOTSON, CHARLES H	HAMILTON, MOLLY	24,900	24,900	21,300	85.54		
14 095 001 010	402	09/10/2020	1772/903	WD DEFLT	VANAKEN, ROBERT GALE	RODRIGUEZ, RUDOLFO G & CH 19-MULTI PARCEL ARM'S LENGTH	33,000	33,000	39,100	118.48		
14 095 001 008	14 095 001 007, 14 095 001 023, 14 095 001 035, 14 095 001 036	09/02/2020	1772/791	WD DEFLT	COLPEZGER, DONALD L	ROME, CHRISTOPHER L & BEL 03-ARM'S LENGTH	35,000	35,000	14,500	41.43		
14 100 001 087	401	08/27/2020	1771/543	WD DEFLT	JEFFRIES (SCHIEGEL/WATEJ), SNYDER, TONIA/SRGR, RICK	19-MULTI PARCEL ARM'S LENGTH	35,000	35,000	38,500	110.00		
14 100 001 107	402	07/21/2020	1767/1278	WD DEFLT	DALE, KENNETH	TWISTED FARM LLC	3,500	3,500	9,400	268.57		
14 100 001 108	402	07/21/2020	1767/1277	WD DEFLT	DALE, KENNETH	TWISTED FARM LLC	1,500	1,500	2,400	160.00		
14 110 001 022	402	09/01/2020	1772/124	WD DEFLT	GRABER, EIMGR	WHITE, ELIZABETH JEAN	83,700	83,700	45,800	54.72		
14 120 001 015	402	07/07/2020	1766/572	WD DEFLT	SMITH, LEONARD L	TELLER, BRIAN & ASHLEY	70,000	70,000	27,300	39.00		
14 135 001 003	402	06/20/2020	1765/751	WD DEFLT	SOONS, WILLIAM	ANDERS, ERIC	4,000	4,000	4,600	115.00		
Totals 04/01/2020 - 09/30/2020							Conventional	20	1,124,000	542,600	48.27	1.0000
14 003 300 006 03 8 4	401	11/23/2020	1784/598	WD DEFLT	O'DONNELL, JOHN C & DOROT HIGAMAN, JED	03-ARM'S LENGTH	272,000	272,000	65,400	24.04		
14 003 400 011 03 9 4	401	02/26/2021	1787/1184	WD RAPP	PHIBBS, ANGLI M	BRAY, ANTHONY P & JONELLE 03-ARM'S LENGTH	163,000	163,000	59,200	36.32		
14 004 300 009 04 8 4	401	03/09/2021	1789/754	WD RAPP	BREM, LYNN	STRALLING, CLIFF	2,000	2,000	1,400	70.00		



County: 30 HILLSDALE  
Unit: CAMDEN TOWNSHIP  
Class: Residential

1--4015

Parcel Number	Class	Sale Date	Libber/Page	Inst. Neighb. Grator	Grantor	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
14 006 100 019 06 8 4	408	03/02/2021	1788/164	WD	DEFLT MARKS, RANDY LEE	JUSTEN, NICHOLAS A	03-ARM'S LENGTH	6,000	6,000	10,100	168.33
14 007 100 002 07 8 4	401	02/01/2021	UNRECORDED	LC	RAPP HIGLEY, MATTHEW & TANAKIE \$105,000 DN - 6.25% INT	ARNETT, ERIN V	03-ARM'S LENGTH	121,000	121,000	47,900	39.59
14 008 200 001 08 9 4	402	12/22/2020	1782/763	WD	RAPP DIMOND, MATHEW JOHN ESTAT	TRENT, THOMAS B	08-RESVATE	130,000	130,000	80,200	61.69
14 008 400 001 08 8 4	401	11/30/2020	1780/1150	WD	RAPP COONEY, LANCE E	SMITH, AARON M	01-ARM'S LENGTH	98,762	98,762	56,500	57.21
14 010 300 003 10 8 4	401	02/04/2021	1785/1221	WD	RAPP THOMPSON, JAMEE/STREZELECK SEE EXT COM	OWENS, JIMMY R	03-ARM'S LENGTH	137,000	137,000	31,000	22.63
14 020 400 008 20 8 4	401	10/19/2020	1777/970	WD	DEFLT SALTER, MARK J	VANDORF, ZACKARY C	03-ARM'S LENGTH	319,900	319,900	141,100	44.11
14 022 300 025 22 8 4	401	12/14/2020	1782/1016	WD	DEFLT GRABER, BENJAMIN L & MARY	CAMDEN FARMS HOLDINGS LLC	03-ARM'S LENGTH	40,000	40,000	23,500	58.75
14 022 400 027 22 8 4	401	10/12/2020	1777/339	WD	DEFLT CUTCHALL, EUGENE & DARLEN	HOWARD, CECIL	03-ARM'S LENGTH	18,000	18,000	32,500	180.56
14 029 200 005 29 8 4	401	12/18/2020	1782/237	WD	RAPP HOSTETTER, JASON W & CAMM	ITCHER, MATTHEW	03-ARM'S LENGTH	52,000	52,000	32,700	62.88
14 034 300 003 34 8 4	401	01/19/2021	1784/142	WD	RAPP AEMISEGGER, CHRISTOPHER L	THOMPSON, JAMEE L	03-ARM'S LENGTH	175,000	175,000	36,800	21.03
14 040 001 005	402	11/06/2020	1779/988	WD	DEFLT PRITGE (MILLER), PATRICIA	HENSLEY, JEANNE L	19-MULTI PARCEL ARM'S LENGTH	240,100	240,100	240,100	69.300
+ Pcls 14 040 001 043, 14 040 001 006								65,000	65,000	25,600	39.38
14 060 001 043	402	10/23/2020	1778/182	WD	DEFLT RUSSELL, DEAN C SR	FRISCH, PHILIP & SHARON L	19-MULTI PARCEL ARM'S LENGTH	150,000	150,000	76,600	51.07
+ Pcls 14 060 001 042								120,000	120,000	47,200	39.33
14 066 001 003	408	03/29/2021	1790/991	WD	DEFLT BEATY, KENNETH L	STALLING, CLIFF & DANIELL	03-ARM'S LENGTH	25,000	25,000	23,900	95.60
14 085 001 009	401	01/11/2021	1783/718	WD	DEFLT RODGERS, BRADLEY & MARY F	HODSHIRE, BRADLEY SCOTT & 03-ARM'S LENGTH	25,000	25,000	23,400	93.60	
14 090 001 022	401	01/28/2021	1785/554	WD	DEFLT PORTER, DARYL G	RODRIGUEZ, RUDY & CHARLOT	03-ARM'S LENGTH	25,000	25,000	22,200	20.65
14 095 001 015	401	10/29/2020	1777/1239	WD	DEFLT ZACHRICH, RANDY	RODRIGUEZ, RODOLFO G & CH	03-ARM'S LENGTH	107,500	107,500	23,200	25.78
14 100 001 024	401	11/24/2020	1780/138	WD	DEFLT FOWLER, DERECK ROBERT	STONE, JOSHUA	03-ARM'S LENGTH	90,000	90,000	18,600	74.40
14 100 001 055	401	01/11/2021	1783/764	WD	DEFLT SHAFFER, TROY	KAS, SARAH	03-ARM'S LENGTH	25,000	25,000		
14 140 001 012	401	12/21/2020	1782/1088	LC	DEFLT MAUR, MICHAEL WAYNE	WICKIRBIN, CAMERON	03-ARM'S LENGTH	2,382,262	948,300	39.81	1.0000

Totals 10/01/2020 - 03/31/2021 Conventional 42 3,506,262 1,490,900 42.52 1.0000  
Totals 04/01/2020 - 03/31/2021 Conventional

\*\*\* Statistics for this group (42 in sample) \*\*\*  
Statistical Mean= 68.789 Median= 52.893 Maximum= 268.571 Minimum= 20.651  
\*\*\* Statistics about Mean \*\*\*



County: 30 HILLSDALE  
Unit: CAMDEN TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 002 100 003 02 9 4	401	07/21/2021	1801/319	WD	RAPP	POILING, KODI S & SARAH A	YOUNG, ERICK	03-ARM'S LENGTH	175,000	175,000	28,400	16.23	
14 002 100 006 02 8 4	402	09/30/2021	1808/658	WD	RAPP	MORRIS, SIERRA(HICKSENHIS WENEFEE, KEVIN		19-MULTI PARCEL ARM'S LENGTH	210,000	210,000	84,100	40.05	
+ Pcls 14 002 100 008 02 8 4													
14 002 300 004 02 8 4	401	08/24/2021	1805/52	WD	RAPP	GIRDHAN, ELIZABETH/MORRIS NOYES, EVAN		03-ARM'S LENGTH	190,000	190,000	66,800	35.16	
14 003 200 002 03 8 4	401	09/22/2021	1807/320	WD	RAPP	WILCOX, TIMOTHY A & MICHE WILLIAMS, ANTHONY		03-ARM'S LENGTH	118,500	118,500	29,300	24.73	
						DESC ERR?							
14 003 300 003 03 9 4	401	05/04/2021	1795/251	WD	RAPP	GIER, TONYA S	THOMPSON, MICHAEL	03-ARM'S LENGTH	80,000	80,000	35,800	44.75	
14 013 100 002 13 8 4	401	09/24/2021	1807/720	WD	RAPP	TOWLER, REBECCA	WARFIELD, WILLIAM & SHARO	03-ARM'S LENGTH	141,500	141,500	37,000	26.15	
14 015 200 006 15 8 4	401	08/25/2021	1805/332	WD	DEFLT	GARITE, GERALD L & CONSTAN STEURY, PAUL & EDNA I		19-MULTI PARCEL ARM'S LENGTH	450,000	450,000	7,424	3.100	41.76
+ Pcls 14 015 200 005 15 8 4													
14 023 200 003 23 8 4	401	08/31/2021	1805/875	WD	RAPP	TRAXLER, ALVA I & LORI A	LIPPS HOLDING COMPANY	03-ARM'S LENGTH	50,000	50,000	23,700	47.40	
14 029 100 003 29 8 4	401	05/07/2021	1795/82	WD	DEFLT	MCCOMBS, LOLA B	LIVING TR BEHNHELDT, RICK	03-ARM'S LENGTH	80,000	80,000	50,500	63.13	
14 029 300 004 29 8 4	401	04/16/2021	1793/226	WD	DEFLT	CLINGAMAN, JAMES S	VORST, CRAIG & SHEILA	03-ARM'S LENGTH	85,000	85,000	37,700	44.35	
14 050 001 029	408	07/15/2021	1801/280	WD	DEFLT	MARKS, GLENN C & PATRICIA BERGMAN, LANCE A		03-ARM'S LENGTH	112,500	112,500	50,600	44.98	
14 060 001 036	402	08/27/2021	1809/575	WD	DEFLT	GOSIK, MICHAEL S	ODORZYNSKI, KENNETH J	19-MULTI PARCEL ARM'S LENGTH	109,000	109,000	42,000	38.53	
+ Pcls 14 060 001 037													
14 066 001 004	408	04/29/2021	1793/1198	WD	DEFLT	LEMLEY, KENNETH G TRUST	TRUPE, GREG & ANA SHULL	03-ARM'S LENGTH	70,000	70,000	33,000	47.14	
14 100 001 051	401	04/13/2021	1792/795	WD	DEFLT	RAS PROPERTY MANAGEMENT	THORPE, JASON J & APRIL A	03-ARM'S LENGTH	79,000	79,000	30,200	38.23	
14 100 001 057	401	07/16/2021	1802/894	WD	DEFLT	KATZ, FRED & DIXIE	WALLER, JENNY L	03-ARM'S LENGTH	89,217	89,217	20,400	22.87	
14 120 001 017	402	06/18/2021	1799/357	WD	DEFLT	DANGERFIELD, DYLAN	MILLER, APRIL	19-MULTI PARCEL ARM'S LENGTH	28,000	28,000	28,000	22,200	79.29
+ Pcls 14 120 001 007													
Totals 04/01/2021 - 09/30/2021													
Conventional													
14 003 400 011 03 9 4	401	12/27/2021	1815/1292	WD	RAPP	BRAY, ANTHONY P & JONELLE WEBSTER, DANIELLE & KYLE		03-ARM'S LENGTH	180,000	180,000	63,100	35.06	
14 029 100 008 29 8 4	408	10/07/2021	1809/869	WD	DEFLT	DEYOUNG, SANDRA J	NAGEL, MARGARET MARY	03-ARM'S LENGTH	280,000	280,000	71,400	25.50	
14 040 001 011	402	11/22/2021	1817/634	WD	DEFLT	LORENZEN, RICHARD F & PAT LONG, DIANE MARIE/STUART, 19-MULTI PARCEL ARM'S LENGTH		200,000	200,000	200,000	55,800	27.90	
+ Pcls 14 040 001 012, 14 040 001 037, 14 040 001 038													
14 045 001 009	402	10/28/2021	1811/285	WD	DEFLT	THORNBRIER, RICHARD M & CH MCOULLIN, KENTON E & KOR 19-MULTI PARCEL ARM'S LENGTH		285,000	285,000	285,000	69,300	24.32	
+ Pcls 14 040 001 022													
14 060 001 017	401	03/11/2022	1821/753	WD	DEFLT	CALLLOWAY, SCOTT E/CALLOWAY LIMBACHER, FLORENCE		03-ARM'S LENGTH	129,900	129,900	43,800	33.72	
14 060 001 020	402	10/13/2021	1812/1026	WD	DEFLT	DUFFS, CHERRY J & ERIC	MEMBERRY, KENDALL/SNIIDER, 19-MULTI PARCEL ARM'S LENGTH	138,000	138,000	138,000	24,600	17.83	
+ Pcls 14 060 001 018, 14 060 001 019													
Totals 16 1,625,141 594,800 36.60 1.0000													



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult		
14 060 001 035	402	10/14/2021	1809/866	MD DEFLT MILLER, RANDY & BARBARA	STELER, IELAND/STELER, SU 03-ARM'S LENGTH		9,000	9,000	7,100	78.89		
14 065 001 016	401	01/24/2022	1818/64	MD DEFLT NOTARIO, DEREK M NOTARIO, APRIL HAS INT	GREGG, JAMIE & JACALYN A	03-ARM'S LENGTH	264,900	264,900	81,900	30.92		
Totals 10/01/2021 - 03/31/2022							Conventional	8	1,486,800	417,000	28.05	1.0000
Totals 04/01/2021 - 03/31/2022							Conventional	24	3,111,941	1,011,800	32.51	1.0000

\*\*\* Statistics for this group (24 in sample) \*\*\*

Statistical Mean= 38.702    Median= 36.693    Maximum= 79.286    Minimum= 16.229

\*\*\* Statistics about Mean \*\*\*

Normalized Average Deviation = 0.31159    (Coefficient of Dispersion)

Average Squared Deviation = 272.97891    (Variance)

Square Root of Squared Deviation = 16.52207    (Standard Deviation)

Normalized Standard Deviation = 0.42691    (Covariance)

2 Standard Deviation Range (Low) = 5.65779    (High) = 71.74608

\*\*\* Statistics about Median \*\*\*

Normalized Average Deviation = 0.32718    (Coefficient of Dispersion)

Average Squared Deviation = 277.19074    (Variance)

Square Root of Squared Deviation = 16.64905    (Standard Deviation)

Normalized Standard Deviation = 0.45374    (Covariance)

2 Standard Deviation Range (Low) = 3.39478    (High) = 69.99096

Price Related Differential (PRD): 1.19034    PRD >1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult	
14 009 300 012 09 8 4	401	04/27/2022	1825/1171	WD RAPP ADAMS, NATHAN L & ASHLEY TENEVCK, TRESSA A	03-ARM'S LENGTH		149,900	149,900	24,600	16.41		
14 011 200 004 11 9 4	401	06/03/2022	1827/1294	WD RAPP COBB, MICHAEL DAVID & MAR KAHN, JUSTIN & BETHANY S	03-ARM'S LENGTH		220,000	220,000	51,400	23.36		
14 013 100 002 13 8 4	401	05/31/2022	1827/954	WD RAPP WARFIELD, WILLIAM & SHARO CALLAWAY, IZAF G & LEAH M	03-ARM'S LENGTH		190,000	190,000	42,800	22.53		
Totals 04/01/2022 - 09/30/2022							Conventional	3	559,900	118,800	21.22	1.0000
Totals 10/01/2021 - 09/30/2022							Conventional	11	2,046,700	535,800	26.18	1.0000

\*\*\* Statistics for this group (11 in sample) \*\*\*

Statistical Mean= 30.584 Median= 25.500 Maximum= 78.889 Minimum= 16.411

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.33437 (Coefficient of Dispersion)  
 Average Squared Deviation = 291.63327 (Variance)  
 Square Root of Squared Deviation = 17.07727 (Standard Deviation)  
 Normalized Standard Deviation = 0.55837 (Covariance)  
 2 Standard Deviation Range (Low) = -3.57066 (High) = 64.73844

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.36377 (Coefficient of Dispersion)  
 Average Squared Deviation = 320.06379 (Variance)  
 Square Root of Squared Deviation = 17.89033 (Standard Deviation)  
 Normalized Standard Deviation = 0.70158 (Covariance)  
 2 Standard Deviation Range (Low) = -10.28065 (High) = 61.28065

Price Related Differential (PRD): 1.16827 PRD >1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022							66	6,618,203	2,502,700	37.82 1.0000

\*\*\* \*\* Statistics for this group (66 in sample) \*\*\* \*\*

Statistical Mean= 57.848 Median= 43.580 Maximum= 268.571 Minimum= 16.229

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.51446 (Coefficient of Dispersion)

Average Squared Deviation = 1,919.52529 (Variance)

Square Root of Squared Deviation = 43.81239 (Standard Deviation)

Normalized Standard Deviation = 0.75737 (Covariance)

2 Standard Deviation Range (Low) = -29.77639 (High) = 145.47315

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.60803 (Coefficient of Dispersion)

Average Squared Deviation = 2,126.24169 (Variance)

Square Root of Squared Deviation = 46.11119 (Standard Deviation)

Normalized Standard Deviation = 1.05808 (Covariance)

2 Standard Deviation Range (Low) = -48.64229 (High) = 135.80246

Price Related Differential (PRD): 1.52976 PRD > 1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Librer/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 004 300 013 04 8 4	401	08/10/2020	1774/253	MIC RAPP THOMPSON, RYAN J & KATY L HENDERSON, BRETT		19-MULTI PARCEL ARM'S LENGTH	50,000	50,000	25,900	51.80	
+ Pcis 14 004 300 014 04 8 4				MEMO OF IC							
14 120 001 024	401	09/14/2020	1773/228	MIC DEPLT CHURCH, CHERYL K	ECHARD, CHRISTINE/GRIEBIN 03-ARM'S LENGTH		53,000	53,000	22,000	41.51	
				MEMO OF IC							

Totals 04/01/2020 - 09/30/2020 Creative 2 103,000 47,900 46.50 1.0000

Totals 04/01/2020 - 03/31/2021 Creative 2 103,000 47,900 46.50 1.0000

\*\*\* Statistics for this group (2 in sample) \*\*\*

Statistical Mean= 46.655	Median= 46.655	Maximum= 51.800	Minimum= 41.509
*** Statistics about Mean ***			
Normalized Average Deviation =	0.11028	(Coefficient of Dispersion)	
Average Squared Deviation =	52.94787	(Variance)	
Square Root of Squared Deviation =	7.27653	(Standard Deviation)	
Normalized Standard Deviation =	0.15597	(Covariance)	
2 Standard Deviation Range (Low) =	32.10166	(High) = 61.20777	
*** Statistics about Median ***			
Normalized Average Deviation =	0.11028	(Coefficient of Dispersion)	
Average Squared Deviation =	52.94787	(Variance)	
Square Root of Squared Deviation =	7.27653	(Standard Deviation)	
Normalized Standard Deviation =	0.15597	(Covariance)	
2 Standard Deviation Range (Low) =	32.10166	(High) = 61.20777	

Price Related Differential (PRD): 1.00322 PRD >1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Idber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 006 100 016 06 8 4	401	06/15/2021	1798/1096	LC RAPP ROBERTS, CHARLES E & CAND SCHWARTZ \$433/90	MOSIE N	03-ARMY'S LENGTH	40,000	40,000	11,000	27.50	
14 027 200 019 27 8 4	401	05/07/2021	1796/1144	LC DEBIT HIBBARD/CALLISMAN, RACHEL ALVERAZ, FERNANDO/RITTER, \$8,000 DN - 3.868 INT	03-ARMY'S LENGTH	130,000	130,000	47,100	36.23		
14 070 002 003	402	06/23/2021	1799/483	MIC DEBIT ARNO, BRYAN G MEMO OF LC	1776 FARMS PROPERTY HOLDI	03-ARMY'S LENGTH	50,000	50,000	7,300	14.60	
Totals 04/01/2021 - 09/30/2021											
			Creative				3	220,000	65,400	29.73	1.0000
14 120 001 078	401	12/10/2021	1815/93	MIC DEBIT MCRAE, ANDREW GILES	OSBORNE, CODY	03-ARMY'S LENGTH	61,300	61,300	19,500	31.81	
Totals 10/01/2021 - 03/31/2022											
			Creative				1	61,300	19,500	31.81	0.0000
Totals 04/01/2021 - 03/31/2022											
			Creative				4	281,300	84,900	30.18	0.7981

\*\*\* Statistics for this group (4 in sample) \*\*\*

Statistical Mean= 27.535    Median= 29.655    Maximum= 36.231    Minimum= 14.600

\*\*\* Statistics about Mean \*\*\*

Normalized Average Deviation = 0.23553    (Coefficient of Dispersion)

Average Squared Deviation = 87.07134    (Variance)

Square Root of Squared Deviation = 9.33120    (Standard Deviation)

Normalized Standard Deviation = 0.33888    (Covariance)

2 Standard Deviation Range (Low) = 8.87298    (High) = 46.19779

\*\*\* Statistics about Median \*\*\*

Normalized Average Deviation = 0.21869    (Coefficient of Dispersion)

Average Squared Deviation = 93.06387    (Variance)

Square Root of Squared Deviation = 9.64696    (Standard Deviation)

Normalized Standard Deviation = 0.32530    (Covariance)

2 Standard Deviation Range (Low) = 10.36146    (High) = 48.94931

Price Related Differential (PRD): 0.91233    PRD >1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Idber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 110 001 001	401	05/20/2022	UNRECORDED	PTA DEFLT WEIR, GEORGE W & KATHERIN McDONALD, JOHN STEVEN JR	JOHN STEVEN JR	03-ARM'S LENGTH	47,500	47,500	20,900	44.00	0.9819
							\$2,500 DN UNKNOWN INT				

Totals 04/01/2022 - 09/30/2022			Creative				1	47,500	20,900	44.00	0.0000
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Totals 10/01/2021 - 09/30/2022			Creative				2	108,800	40,400	37.13	0.9819
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\*\*\* Statistics for this group (2 in sample) \*\*\*

Statistical Mean= 37.905 Median= 37.905 Maximum= 44.000 Minimum= 31.811

Normalized Average Deviation = 0.16078 (Coefficient of Dispersion)

Average Squared Deviation = 74.28871 (Variance)

Square Root of Squared Deviation = 8.61909 (Standard Deviation)

Normalized Standard Deviation = 0.22738 (Covariance)

2 Standard Deviation Range (Low) = 20.66720 (High) = 55.14396

Normalized Average Deviation = 0.16078 (Coefficient of Dispersion)

Average Squared Deviation = 74.28871 (Variance)

Square Root of Squared Deviation = 8.61909 (Standard Deviation)

Normalized Standard Deviation = 0.22738 (Covariance)

2 Standard Deviation Range (Low) = 20.66720 (High) = 55.14396

Price Related Differential (PRD): 1.02082 PRD > 1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: CAMDEN TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj. Sale Price Assessment Ratio	Mult
Totals 04/01/2020 - 03/31/2022			Creative				6	384,300 132,800 34.56 0.9138

\*\*\* \*\* Statistics for this group (6 in sample) \*\*\* \*\*

Statistical Mean= 33.908 Median= 34.021 Maximum= 51.800 Minimum= 14.600

\*\*\* \*\* Statistics about Mean \*\*\* \*\*  
 Normalized Average Deviation = 0.27343 (Coefficient of Dispersion)  
 Average Squared Deviation = 160.31208 (Variance)  
 Square Root of Squared Deviation = 12.66144 (Standard Deviation)  
 Normalized Standard Deviation = 0.37340 (Covariance)  
 2 Standard Deviation Range (Low) = 8.58561 (High) = 59.23138

\*\*\* \*\* Statistics about Median \*\*\* \*\*  
 Normalized Average Deviation = 0.27253 (Coefficient of Dispersion)  
 Average Squared Deviation = 160.32721 (Variance)  
 Square Root of Squared Deviation = 12.66204 (Standard Deviation)  
 Normalized Standard Deviation = 0.37219 (Covariance)  
 2 Standard Deviation Range (Low) = 8.69669 (High) = 59.34484

Price Related Differential (PRD): 0.98125 PRD >1 regressive, < 1 progressive.



County: 30 HILLSDALE  
Unit: CAMDEN TOWNSHIP  
Class: Residential

Parcel Number      Class    Sale Date    Liber/Page    Inst. Weigh.    Grantor    Terms-of-Sale    Sale Price Adj    Sale Price Assessment    Ratio    Mult

< Totals for this Analysis > # of Sales    Assessments    Sale Prices    Ratio

Conventional	69	2,621,500	7,178,103	36.52						
Creative	7	153,700	339,214	35.60						
Totals:	76	2,775,200	7,517,317	36.06						(Before discounting, sales were = 431,800)

\*\*\* Statistics for this group (76 in sample) \*\*\*

Statistical Mean= 54.312    Median= 41.469    Maximum= 268.571    Minimum= 14.600

Normalized Average Deviation = 0.51515    (Coefficient of Dispersion)

Average Squared Deviation = 1,765.39835    (Variance)

Square Root of Squared Deviation = 42.01664    (Standard Deviation)

Normalized Standard Deviation = 0.77361    (Covariance)

2 Standard Deviation Range (Low) = -29.72085    (High) = 138.34572

\*\*\* Statistics about Median \*\*\*

Normalized Average Deviation = 0.59758    (Coefficient of Dispersion)

Average Squared Deviation = 1,932.55147    (Variance)

Square Root of Squared Deviation = 43.96079    (Standard Deviation)

Normalized Standard Deviation = 1.06009    (Covariance)

2 Standard Deviation Range (Low) = -46.45259    (High) = 129.39059