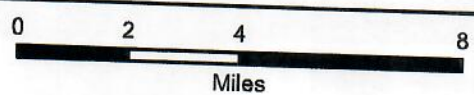
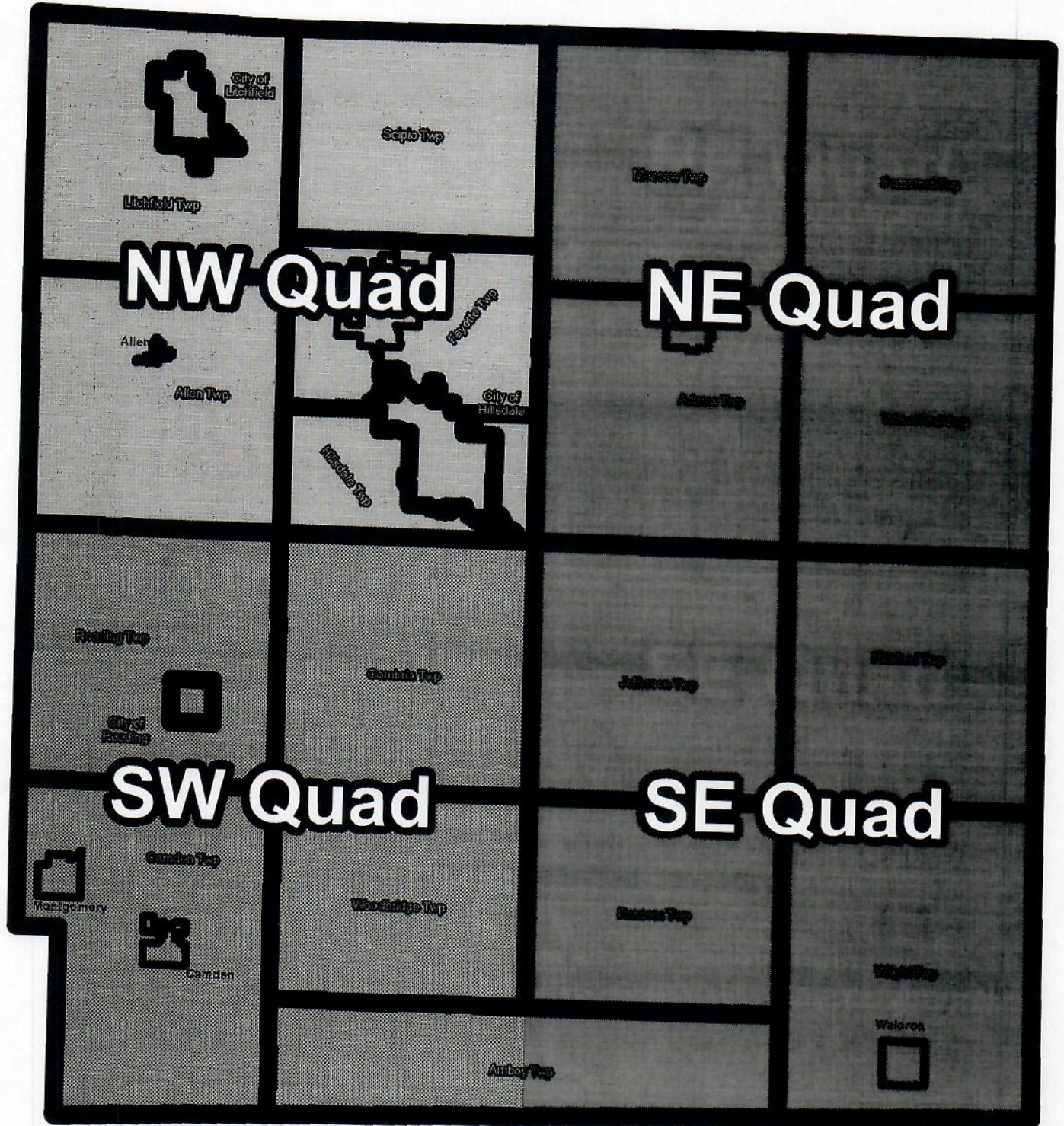


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2023 HILLSDALE COUNTY TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS

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



State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Hillsdale County		City/Township Name (check appropriate box) Fayette Township		☐ City ☒ Township		Study Year 2022	/	Equalization Year 2023		
Assessment Roll Classification				Sample						
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value	True Cash Value	% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
100 Agricultural	AS			18,540,300	15	1,518,200	3,249,410	46.72 %	39,683,861	AS
200 Commercial	AS			2,107,100	6	277,800	632,994	43.89 %	4,800,866	AS
300 Industrial	AS			2,235,000	6	744,000	1,534,925	48.47 %	4,611,100	AS
400 Residential	S2			46,882,300	54	0	0	46.56 %	100,692,225	SS
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	0	50.00 %	0	NC
TOTAL - REAL				69,764,700	81				149,788,052	
Study Type Codes										
AS: Appraisal Study	NC: None Classified			OH: One Hundred % Study			S1: One Year Sales Study			
NW: New Class	RA: Reappraisal			ES: Estimated Values (Explain):			S2: Two Year Sales Study			

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 codes that best identify the study types 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.

Sample 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.

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

Study Type: No entry required.

Stratified Study: No entry required.

Combined Study: No entry required.

Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L-4023's).

No. of Parcels: Enter the total number of study parcels included in the classification.

Sample Assessed Value: No entry required.

Sample True Cash Value: No entry required.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).

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 Hillsdale County			City/Township Name (check appropriate box) Fayette Township			☐ City ☒ Township		Year 2023
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	Sample 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	1,251,510	1	0	0	50.00%	2,503,020	RV
350 Industrial	RV	4,728,970	2	0	0	50.00%	9,457,940	RV
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	7,866,660	2	0	0	50.00%	15,733,320	RV
TOTAL - PERSONAL		13,847,140	5				27,694,280	

AS: Appraisal Study
 ES: Estimated Values (Explain):
 NC: None Classified
 RV: Review
 AU: Audit
 CT: Class Transfer
 NW: New Class
 S1: One Year Sales Study
 OH: 100%
 S2: Two Year Sales Study

Remarks:

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Agricultural

cel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
06 005 300 002 05 6 3	P & D FARMS LLC	102	11,700	8,962	130.55
06 005 300 015 05 6 3	SALWAY, GRANT E	101	18,400	46,390	39.66
06 006 400 001 06 6 3	LEWIS, BRUCE TRUST #1	102	72,200	144,300	50.03
06 006 400 002 06 6 3	HALE, RICHARD A & JUDY A	102	56,700	116,106	48.83
06 007 100 009 07 6 3	LEWIS, BRUCE TRUST #1	101	106,600	207,052	51.48
06 007 300 004 07 6 3	LEWIS, ROGER W TRUST #1	102	64,200	124,868	51.41
06 008 400 005 08 6 3	TRINE, JAMES E	102	320,400	728,508	43.98
06 009 400 010 09 6 3	BOYD, A BRETT LIFE ESTATE	101	293,600	668,971	43.89
06 010 100 004 10 6 3	SIGLER, CHERRY A	101	65,400	145,590	44.92
06 012 200 008 12 6 3	SCHMUCKER, AARON & MARIA	102	33,600	84,504	39.76
06 014 100 005 14 6 3	MCELROY, STEPHEN	102	67,400	148,666	45.34
06 015 100 016 15 6 3	SUNRISE LAND COMPANY LLC	101	177,900	352,439	50.48
06 032 300 001 32 5 3	HALE, RICHARD A & JUDY A	102	37,700	72,150	52.25
06 032 300 005 32 5 3	PROSSER, DOUGLAS O & DEBRA	101	159,500	342,840	46.52
06 034 200 014 34 5 3	WALD-MOR OIL COMPANY	102	32,900	58,064	56.66
Totals:		15	1,518,200	3,249,410	46.72
Class Totals:		101	6		
		102	9		

*** ** Statistics for this group (15 in sample) *** **

Statistical Mean= 53.052 Median= 48.835 Maximum= 130.551 Minimum= 39.664

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

Normalized Average Deviation = 0.20384 (Coefficient of Dispersion)
Average Squared Deviation = 482.06322 (Variance)
Square Root of Squared Deviation = 21.95594 (Standard Deviation)
Normalized Standard Deviation = 0.41385 (Covariance)
2 Standard Deviation Range (Low) = 9.14041 (High) = 96.96416

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

Normalized Average Deviation = 0.18948 (Coefficient of Dispersion)
Average Squared Deviation = 501.12195 (Variance)
Square Root of Squared Deviation = 22.38575 (Standard Deviation)
Normalized Standard Deviation = 0.45840 (Covariance)
2 Standard Deviation Range (Low) = 4.06318 (High) = 93.60619

Price Related Differential (PRD): 1.13548 PRD > 1 regressive, < 1 progressive.

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Page: 1/1
DB: County Work 2023

County: 30 HILLSDALE

Unit(s): FAYETTE TOWNSHIP

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
06 009 300 005 09 6 3	BLACK, DOUGLAS J & CATHY J FAM	201	130,300	259,554	50.20
06 009 300 023 09 6 3	C&A POINT PROPERTIES LLC	201	90,300	234,570	38.50
06 015 100 004 15 6 3	SUNRISE LAND COMPANY LLC	201	4,900	10,400	47.12
06 034 300 016 34 5 3	UNION LAND LLC	201	22,500	61,939	36.33
06 300 001 008	FLOWERS, MICHAEL LYNN REV LVG	201	9,900	39,521	25.05
06 300 001 028	UNION LAND LLC	201	19,900	27,010	73.68
Totals:		6	277,800	632,994	43.89
Class Totals:	201	6			

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

Statistical Mean= 45.144 Median= 42.806 Maximum= 73.676 Minimum= 25.050

*** Statistics about Mean ***

Normalized Average Deviation = 0.26257 (Coefficient of Dispersion)
Average Squared Deviation = 273.85713 (Variance)
Square Root of Squared Deviation = 16.54863 (Standard Deviation)
Normalized Standard Deviation = 0.36657 (Covariance)
2 Standard Deviation Range (Low) = 12.04696 (High) = 78.24148

*** Statistics about Median ***

Normalized Average Deviation = 0.27692 (Coefficient of Dispersion)
Average Squared Deviation = 280.41965 (Variance)
Square Root of Squared Deviation = 16.74574 (Standard Deviation)
Normalized Standard Deviation = 0.39120 (Covariance)
2 Standard Deviation Range (Low) = 9.31421 (High) = 76.29715

Price Related Differential (PRD): 1.02865 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
06 009 400 009 09 6 3	CONDON, HARRY F REV LIVING TRU	301	239,000	602,539	39.67
06 016 200 005 16 6 3	FELCO LLC	301	302,800	604,873	50.06
06 032 300 010 32 5 3	SHEELY, GERALD L & KATHLEEN D	302	17,600	41,960	41.94
06 034 200 002 34 5 3	GERKEN MATERIALS INC	301	58,400	88,264	66.17
06 035 100 001 35 5 3	GERKEN MATERIALS INC	301	112,700	169,552	66.47
06 300 001 001	CONSUMERS ENERGY COMPANY	302	13,500	27,737	48.67
Totals:		6	744,000	1,534,925	48.47
Class Totals:		301			
		302			

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

Statistical Mean= 52.163 Median= 49.366 Maximum= 66.469 Minimum= 39.665

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

Normalized Average Deviation = 0.18090 (Coefficient of Dispersion)
Average Squared Deviation = 135.58885 (Variance)
Square Root of Squared Deviation = 11.64426 (Standard Deviation)
Normalized Standard Deviation = 0.22323 (Covariance)
2 Standard Deviation Range (Low) = 28.87417 (High) = 75.45122

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

Normalized Average Deviation = 0.17695 (Coefficient of Dispersion)
Average Squared Deviation = 144.97617 (Variance)
Square Root of Squared Deviation = 12.04061 (Standard Deviation)
Normalized Standard Deviation = 0.24391 (Covariance)
2 Standard Deviation Range (Low) = 25.28456 (High) = 73.44698

Price Related Differential (PRD): 1.07615 PRD > 1 regressive, < 1 progressive.

11/29/2022 04:54 PM

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 HILLSDALE	City or Township Name FAYETTE TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2020 to 2021 Adjustment Modifier

- | | |
|--|----------------------|
| 1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05..... | 1. <u>40,468,100</u> |
| 2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03..... | 2. <u>36,981,900</u> |
| 3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>1.0943</u> |

2021 to 2022 Adjustment Modifier

- | | |
|--|----------------------|
| 4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05..... | 4. <u>46,410,000</u> |
| 5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 5. <u>41,701,200</u> |
| 6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.1129</u> |

2020 to 2022 Adjustment Modifier

- | | |
|---|------------------|
| 7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.2178</u> |
|---|------------------|

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	15	748,400	1.2178	911,402	1,812,700	50.28%
2020	10/20 - 3/21	14	1,161,200	1.2178	1,414,109	2,847,200	49.67%
12 Month Total Sales		29	12 Month Total Sales		2,325,511	4,659,900	49.90%
2021	4/21 - 9/21	11	548,800	1.1129	610,760	1,519,050	40.21%
2021	10/21 - 3/22	14	1,273,300	1.1129	1,417,056	3,172,505	44.67%
12 Month Total Sales		25	12 Month Total Sales		2,027,816	4,691,555	43.22%
24 Month Total Sales		54	24 Month Total Sales		4,353,327	9,351,455	
*24 Month Mean Adjusted Ratio							46.56%

IMPORTANT: For Sales from April 2020 through March 2021, the applicable adjustment modifier is 1.2178. For Sales from April 2021 through March 2022, the applicable adjustment modifier is 1.1129.

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

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	Adjusted % Ratio (col.F/col.G)
2021	10/21 - 3/22	14	1,273,300	1.1129	1,417,056	3,172,505	44.67%
2022	4/22 - 9/22	12	766,600	1.0000	766,600	1,908,500	40.17%
12 Month Total Sales		26	12 Month Total Sales		2,183,656	5,081,005	
**12 Month Aggregate Adjusted Ratio							42.98%

IMPORTANT: F...

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: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
06 006 400 011 06 6 3	401	05/05/2020	1762/821	WD RAP2 CHARLES, VIRGINIA K	RENSHAW, SANDY	03-ARM'S LENGTH	67,000	67,000	55,500	82.84	
06 006 400 022 06 6 3	401	08/13/2020	1769/1002	WD DEFLT GUTOWSKI, SCOTT R & MELLIS MORSE, BRADLEY A & BRITTA		03-ARM'S LENGTH	44,000	44,000	19,600	44.55	
06 009 200 007 09 6 3	401	04/03/2020	1757/594	WD RAP2 JENKINS, BLAKE	BAKER, ANTHONY C	03-ARM'S LENGTH	129,200	129,200	35,800	27.71	
06 009 200 018 09 6 3 + Pcls 06 325 001 038	401	09/22/2020	1773/988	WD DEFLT WRIGHT, KIRK & JULIE	DOULAP, BRYAN & KELLY L	19-MULTI PARCEL ARM'	272,000	272,000	91,000	33.45	
06 012 100 014 12 6 3	402	09/17/2020	1770/181	WD RAP2 RABER, SAMUEL H	MUDGE-OLIESZKOWICZ, CARRIE	03-ARM'S LENGTH	45,000	45,000	19,300	42.89	
06 012 100 016 12 6 3	402	09/24/2020	1774/691	WD RAP2 GUBER, LYNN W	MUDGE, GARY & LINDA A	03-ARM'S LENGTH	43,000	43,000	20,700	48.14	
06 014 400 011 14 6 3	401	04/09/2020	1757/864	WD RAP2 HAARER, DENNIS M & SARA	DAUFORD, DAVID & MELISSA	03-ARM'S LENGTH	287,000	287,000	124,200	43.28	
06 018 300 001 18 6 3 + Pcls 06 018 300 002 18 6 3	401	06/03/2020	1763/1284	WD DEFLT LEAR, RAYMOND & DEANNA RE	STALHOOD, STEVEN L & MARI	19-MULTI PARCEL ARM'	84,500	84,500	38,900	46.04	
06 035 200 030 35 5 3	402	09/10/2020	1769/345	WD RAP2 HASKE, HUBERT D & DIANE F	KENNEDY, JERRY L & MERRIL	03-ARM'S LENGTH	35,000	35,000	12,100	34.57	
06 035 400 004 35 5 3	401	09/03/2020	1768/1151	WD RAP2 HOVIS, BRADLEY	ELLSWORTH, ROBIN	03-ARM'S LENGTH	245,000	245,000	79,600	32.49	
06 325 001 022 + Pcls 06 325 001 023	401	06/01/2020	1763/898	WD DEFLT MENDHAM, MATTHEW D & KATH	LAUBACK, DAVID J & STEPHA	19-MULTI PARCEL ARM'	254,000	254,000	108,500	42.72	
06 340 001 011	401	07/14/2020	1767/237	WD DEFLT KING, RONALD EDWARD & JAC	VANWYE, ROBERT A	03-ARM'S LENGTH	156,000	156,000	71,300	45.71	
06 375 001 006 + Pcls 06 375 001 007	401	05/15/2020	1762/901	WD DEFLT FORD, C/POST, F/POST, S/S	MONEYMAKER, JOEN SEE EXT COMMENTS	19-MULTI PARCEL ARM'	107,000	107,000	56,000	52.34	
06 385 001 006	402	09/09/2020	1772/725	WD DEFLT HAWKINS, AUMIE L TRUST NO	HENRY, MARK & BETH	03-ARM'S LENGTH	23,000	23,000	10,300	44.78	
06 390 001 005	402	07/02/2020	1766/197	WD DEFLT ROSE, JAMES P & PEGGY L	DOW, SHEA & EMILY	03-ARM'S LENGTH	21,000	21,000	5,600	26.67	
Totals 06/01/2020 - 09/30/2020							15	1,812,700	748,400	41.29	1.0000
06 007 100 008 07 6 3	401	10/22/2020	1776/1260	WD RAP2 KLINE, SHARI A	BOAK, NICHOLAS C & REBECC	03-ARM'S LENGTH	282,500	282,500	159,300	56.39	
06 009 200 021 09 6 3	402	10/23/2020	1777/689	WD DEFLT KILCORE, PHILLIP W & MELI	MCCLAY, WILFRED M & JULIE	03-ARM'S LENGTH	439,000	439,000	112,400	25.60	
06 013 200 003 13 6 3	401	12/07/2020	1780/1268	WD RAP2 BIEHL, JOHN P JR & SHARON	STEWART, ROBERT C	03-ARM'S LENGTH	246,000	246,000	85,400	34.72	
06 015 100 010 15 6 3 + Pcls 06 016 200 015 16 6 3	402	10/07/2020	1776/476	WD DEFLT BERGER, BRADLEY & JOANN	RATES, WILLIE RAY	19-MULTI PARCEL ARM'	305,000	305,000	152,200	49.90	
06 015 400 005 15 6 3	401	12/04/2020	1781/870	WD RAP2 WILLIS, MARCA D LIVING TR	OWENS, PATRICK M/HAYES, M	03-ARM'S LENGTH	176,000	176,000	57,100	32.44	
06 017 100 006 17 6 3	401	10/14/2020	1776/687	WD RAP2 FLAUGHER, ROBERT G ESTATE	ANTMAN, DELBERT	08-ESTATE	159,900	159,900	67,200	42.03	
06 032 200 012 32 5 3	401	02/15/2021	1786/997	WD RAP2 REAGAN(SHAW), KIM	MEHLIS, SCOTT T & MARY E	03-ARM'S LENGTH	170,000	170,000	73,500	43.24	
06 035 200 013 35 5 3	401	12/23/2020	1782/421	WD RAP2 MOLLANEY, THOMAS J TRUST	MCREE, TROY ANTHONY JR	03-ARM'S LENGTH	129,000	129,000	36,600	28.37	
06 035 200 018 35 5 3	401	11/13/2020	1779/48	WD DEFLT ALLWARDT(MASTA), ALEXSSA J	SCROGGIE, BLAKE & EVIE	03-ARM'S LENGTH	133,800	133,800	66,100	49.40	

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Perce	Inst. Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
06 014 400 007 14 6 3	401	06/29/2021	1799/803	WD	RAP? LYON, TONYA C	STARKS, JOHNA M	03-ARM'S LENGTH	265,000	64,400	24.30	
06 016 300 005 16 6 3	401	05/13/2021	1736/74	WD	RAP? GOW, MATTHEW LEE	STOLL, LEVI & VICTORIA	03-ARM'S LENGTH	110,050	28,900	26.26	
06 017 200 015 17 6 3	401	07/13/2021	1800/982	WD	RAP? SEMMER, DANIEL	STRICKLAND, AUSTIN & JORE	03-ARM'S LENGTH	45,000	16,300	36.22	
06 021 400 007 31 5 3	401	06/29/2021	1800/208	WD	RAP? DWATER, KAREN S	HARRINGTON, LARYSSA Q & C	03-ARM'S LENGTH	280,000	104,900	37.46	
06 032 100 023 32 5 3	402	04/07/2021	1792/98	WD	RAP? KELLAM, WILLIAM & PATRICI	NEHLS, SCOTT I & MARY E	03-ARM'S LENGTH	23,000	15,800	68.70	
06 036 300 001 36 5 3	401	05/27/2021	1797/881	WD	RAP? HOUSEKNECHT, WILLIAM E	ES CLARK, CHRISTOPHER F JR & 08-ESTATE		176,000	71,200	40.45	
06 303 001 018	401	07/07/2021	1800/626	WD	DEFLT NICHOLS, JERRY C & SHELLEY	ANDERSON, DYLAN	19-MULTI PARCEL ARM'	220,000	92,700	42.14	
+ Pels 06 300 001 017, 06 300 001 016, 06 300 001 019											
06 340 001 005	402	09/10/2021	1906/468	WD	DEFLT ROGERS FAMILY TRUST	DAVID FAMILY LIVING TRUST	19-MULTI PARCEL ARM'	23,500	19,200	81.70	
+ Pels 06 340 001 006, 06 340 001 007											
06 385 001 009	401	05/14/2021	1795/1059	WD	DEFLT HAYNE, CHAD G & PAULA A	SPRECHER, JERI HONSON LIV	03-ARM'S LENGTH	285,000	92,400	32.42	
06 390 001 021	402	07/01/2021	1800/540	WD	DEFLT C & S LAND DEVELOPMENT III	NOVAR, MARK & KELLI	03-ARM'S LENGTH	41,500	22,000	53.01	
06 390 001 022	402	07/08/2021	1800/622	WD	DEFLT RUNDOLIST CONSTRUCTION LI	NOVAR, MARK & KELLI	03-ARM'S LENGTH	50,000	21,000	42.00	
Totals 06/01/2021 - 09/30/2021											
16 006 400 004 06 6 3	401	10/01/2021	1808/105	WD	RAP? MERICA, WALTER C/BARTLEY, LAWLESS,	ASHLEY N & ELIZA	03-ARM'S LENGTH	11 1,519,050	548,800	36.13	1.0000
16 009 300 012 09 6 3	401	11/12/2021	1813/333	WD	HEATH, CHARLES B & JOSEPH DOULLY,	TONYA M	03-ARM'S LENGTH	207,155	46,400	22.40	
16 017 100 013 17 6 3	401	11/09/2021	1812/73	WD	RAP? ROCKWOOD, GERALD CHARLES	HEPNER FARM PROPERTIES LL	03-ARM'S LENGTH	150,000	65,300	43.53	
					PA260?			140,000	66,100	47.21	
16 017 200 015 17 6 3	401	03/03/2022	1821/94	WD	RAP? STRICKLAND, AUSTIN & JORE	SLACK, KEVIN & RUTH	03-ARM'S LENGTH	49,500	16,300	32.93	
16 018 400 006 18 6 3	401	12/29/2021	1816/175	WD	DEFLT VINCENT, GLENN J	FANCHER, KENNETH RAY	03-ARM'S LENGTH	271,450	131,300	48.37	
16 021 300 007 31 5 3	401	01/28/2022	1818/419	WD	RAP? PRATT, TODD E & RITA	COFFEY, WALLACE J	03-ARM'S LENGTH	310,000	118,700	38.29	
16 032 300 008 32 5 3	401	03/08/2022	1822/448	WD	DEFLT MCDWELL, CORY N & JOAN E	HERTER, BRUCE & JAHIS DAV	03-ARM'S LENGTH	320,000	56,100	17.53	
16 305 001 019	402	02/28/2022	1820/730	WD	DEFLT PICKELL, BURNELL H & DORO	DURVEA, PHILLIP R	03-ARM'S LENGTH	21,500	11,300	52.56	
16 315 001 004	401	01/14/2022	1817/829	WD	DEFLT VALENTE, DENISE/HASTED, D	SPARKS, RODERICK & DEANA	03-ARM'S LENGTH	208,000	78,300	37.64	
16 315 001 013	401	12/16/2021	1818/266	WD	DEFLT WOODS, LOIS A ETAL	HORGE, RONALD JR & AMBER	03-ARM'S LENGTH	350,000	112,700	32.20	
					SEE EXT COM						
325 001 016	401	11/09/2021	1812/40	WD	DEFLT HOUGHEN, HOWARD J	HOOTON, MARK G & JULIE E	19-MULTI PARCEL ARM'	549,900	336,500	61.19	
Pels 06 325 001 014, 06 325 001 015, 06 325 001 017, 06 325 001 018					ALSO INCLUDES 1812/39						
325 001 029	401	10/08/2021	1809/457	WD	DEFLT COLE, JIM E	SMITH, JAMES & BREANN	03-ARM'S LENGTH	265,000	83,100	31.36	

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Pager	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
06 008 300 012 08 6 3	401	09/07/2022	1834/806	WD	RAPP	POTES, ERIC & EMILY K	SPENCER, SARAH	03-ARM'S LENGTH	260,000	260,000	70,600	27.15	
06 009 200 006 09 6 3	401	06/24/2022	1831/942	WD	DEFLT	HOLTOM, CHARLES	JEAN, DONNA ANN & REBECCA	03-ARM'S LENGTH	130,000	130,000	60,500	46.54	
06 013 300 004 13 6 3	401	07/07/2022	1831/754	WD	RAPP	SIGNOR (COOK), TERESA A SEE EXT COM	STOCKDALE, CALVIN J & KAT	03-ARM'S LENGTH	341,000	341,000	156,400	45.87	
06 032 100 020 32 5 3	402	05/05/2022	1825/1156	WD	DEFLT	DIMICK, CHRIS	SHEELY, KATHLEEN & GERALD	03-ARM'S LENGTH	45,000	45,000	19,700	43.78	
06 032 200 005 32 5 3	401	09/08/2022	1833/592	WD	RAPP	TACKETT, MERLIN N DESC ERR? S/B GENESSEE RD	SMITH, DONALD E & SUSAN E	03-ARM'S LENGTH	139,000	139,000	74,400	53.53	
06 035 100 011 35 5 3	402	05/18/2022	1826/1170	WD	DEFLT	C & S LAND DEVELOPMENT	IN GOFFEY, WALLACE J	03-ARM'S LENGTH	36,000	36,000	9,700	26.94	
06 035 200 025 35 5 3	401	04/21/2022	1824/994	WD	RAPP	MANH, CONSTANCE SUE	DAGLOW FAMILY TRUST	03-ARM'S LENGTH	175,000	175,000	94,200	53.83	
06 035 400 020 35 5 3	401	05/10/2022	1826/296	WD	DEFLT	EVERINGHAM, COREY A & BRE	THOMAS, CAROLYN D	03-ARM'S LENGTH	45,000	45,000	18,000	40.00	
06 385 001 022	401	07/28/2022	1831/939	WD	DEFLT	PARKER, JAMES R II	BERNARD, KARL L & ALICE J	03-ARM'S LENGTH	270,000	270,000	116,400	43.11	
06 395 001 011	402	09/30/2022	1834/521	WD	DEFLT	SEEVERS, GARY L	BALLINGER, NICHOLAS & KEL	03-ARM'S LENGTH	17,500	17,500	11,000	62.86	
06 395 001 012	402	09/29/2022	1834/522	WD	DEFLT	C & S LAND DEVELOPMENT	IN BALLINGER, NICHOLAS & KEL	03-ARM'S LENGTH	17,500	17,500	13,200	75.43	
06 395 001 019 + Pels 06 395 001 020	401	05/16/2022	1826/712	WD	DEFLT	SMITH, DONALD H & SUSAN E	NALCHEFF, ADAM & JESSICA	19-MULTI PARCEL ARM'	432,500	432,500	122,500	28.32	

Totals 04/01/2022 - 09/30/2022	Conventional	12	1,908,500	766,600	40.17	1.0000
Totals 10/01/2021 - 09/30/2022	Conventional	26	5,081,005	2,039,900	40.15	1.0000

*** Statistics for this group (26 in sample) ***

Statistical Mean= 42.611 Median= 43.656 Maximum= 75.429 Minimum= 17.531

*** Statistics about Mean ***
Normalized Average Deviation = 0.24181 (Coefficient of Dispersion)
Average Squared Deviation = 177.03143 (Variance)
Square Root of Squared Deviation = 13.30532 (Standard Deviation)
Normalized Standard Deviation = 0.31225 (Covariance)
Standard Deviation Range (Low) = 16.00078 (High) = 69.22205

*** Statistics about Median ***
Normalized Average Deviation = 0.23352 (Coefficient of Dispersion)
Average Squared Deviation = 178.16527 (Variance)
Square Root of Squared Deviation = 13.34786 (Standard Deviation)
Normalized Standard Deviation = 0.30575 (Covariance)
Standard Deviation Range (Low) = 16.93984 (High) = 70.35127

*** Related Differential (PRD): 1.06137 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantor	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
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< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	66	4,498,300	11,259,955	39.95							
Creative	0	0	0	50.00							
Totals:	66	4,498,300	11,259,955	39.95							

(Before discounting, sales were = J)

(Weighted)

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

Statistical Mean= 53.534 Median= 43.173 Maximum= 720.300 Minimum= 17.531

Normalized Average Deviation = 0.45620 (Coefficient of Dispersion)
Average Squared Deviation = 7,128.28358 (Variance)
Square Root of Squared Deviation = 84.42916 (Standard Deviation)
Normalized Standard Deviation = 1.57712 (Covariance)
2 S-standard Deviation Range (Low) = -115.32454 (High) = 222.39211

Normalized Average Deviation = 0.46864 (Coefficient of Dispersion)
Average Squared Deviation = 7,237.27659 (Variance)
Square Root of Squared Deviation = 85.07218 (Standard Deviation)
Normalized Standard Deviation = 1.97049 (Covariance)
2 S-standard Deviation Range (Low) = -126.97117 (High) = 213.31757