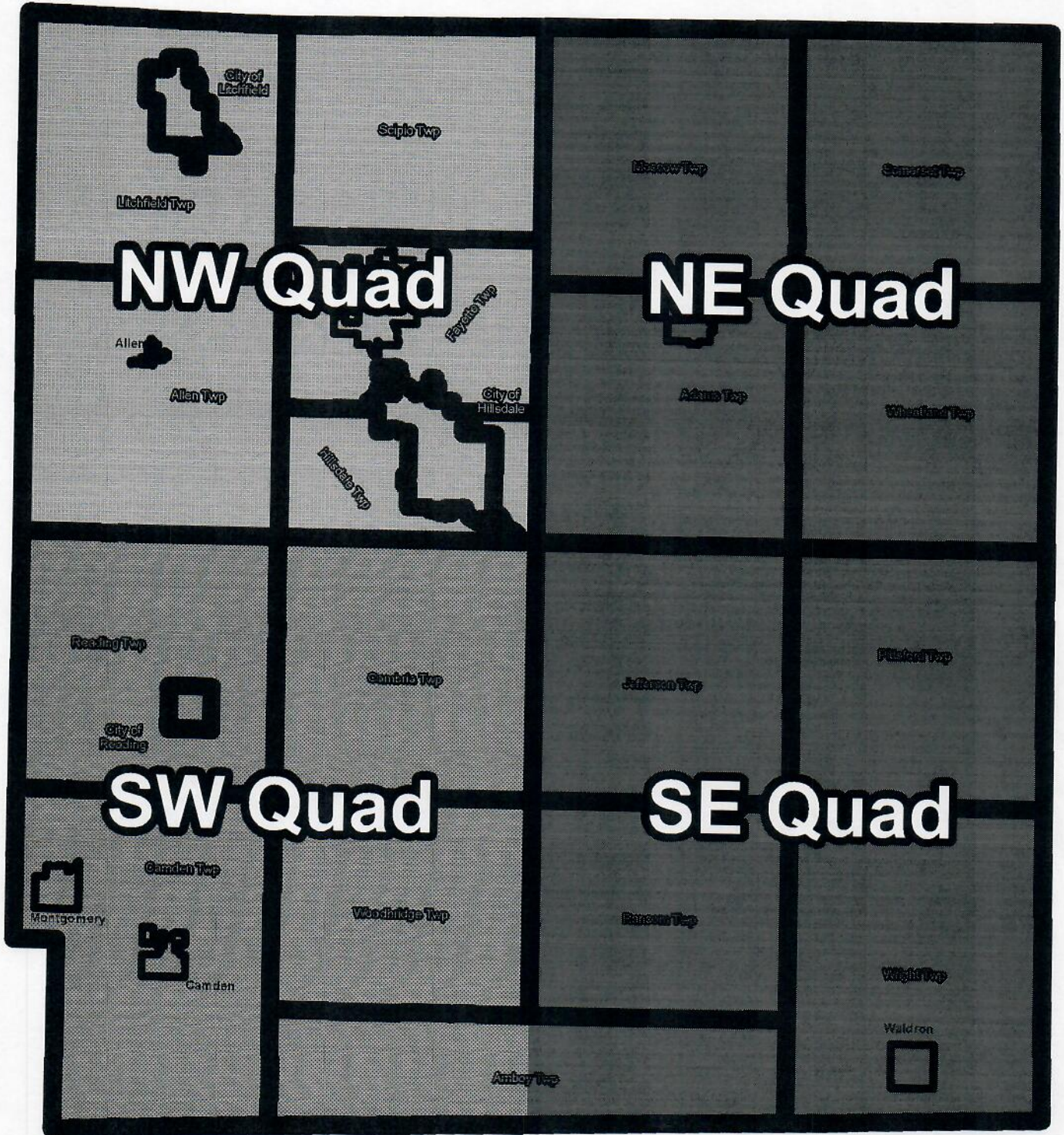


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2023 HILLSDALE COUNTY TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS

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): **Ransom Township** City Township Study Year: **2022** / Equalization Year: **2023**

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessment Roll Classification			Sample			Projected True Cash Value	Remarks
				Assessed Value	No. of Parcels	Assessed Value	True Cash Value	% Ratio Assessments to Appraisals			
100 Agricultural	AS			34,174,500	20	1,278,500	3,031,151	42.18 %	81,020,626	AS	
200 Commercial	AS			36,400	2	36,400	73,868	49.28 %	73,868	AS 100% Sample	
300 Industrial	AS			564,200	8	564,200	1,155,570	48.82 %	1,155,570	AS 100% Sample	
400 Residential	S2			19,170,900	18	0	0	44.13 %	43,441,876	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				53,946,000	48				125,691,940		

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 _____ g a sales study, stratified study or combined study.

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. _____ on 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		City/Township Name (check appropriate box)		Sample		Year		
Hillsdale County		Ransom 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	58,669	1	0	0	50.00%	117,338	RV
350 Industrial	RV	57,600	1	0	0	50.00%	115,200	RV
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	2,884,950	3	0	0	50.00%	5,769,900	RV
TOTAL - PERSONAL		3,001,219	5				6,002,438	

AS: Appraisal Study
 ES: Estimated Values (Explain):
 NC: None Classified
 RV: Review

AU: Audit
 NW: New Class
 S1: One Year Sales Study

CT: Class Transfer
 OH: 100%
 S2: Two Year Sales Study

Remarks:

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
16 001 100 020 01 8 2	SCHMIDT, MARVIN L TRUST	102	19,400	40,708	47.66
16 004 400 003 04 8 2	TINKEY, LISA	101	99,600	433,369	22.98
16 004 400 006 04 8 2	MOORE, BRENT W TRUST AGREEMENT	102	13,700	39,748	34.47
16 005 200 005 05 8 2	ABFALL, ADAM L	102	58,500	116,675	50.14
16 005 300 011 05 8 2	ROSENBECK, EDWARD	102	63,000	114,214	55.16
16 006 100 004 06 8 2	NORTON, BARBARA JOAN	101	91,700	199,521	45.96
16 006 300 008 06 8 2	WATKINS, CHARLES A & CONNIE J	102	32,400	72,290	44.82
16 007 100 007 07 8 2	WATKINS, CHARLES A & CONNIE J	102	34,800	68,204	51.02
16 007 200 004 07 8 2	MAPES, JOSEPH C & IRENE A	101	164,700	354,882	46.41
16 007 300 008 07 8 2	KING, KEVIN R & LORRAINE K	101	127,800	317,368	40.27
16 008 200 010 08 8 2	YOUNGPETER, GREGORY A & JANE M	102	18,000	36,353	49.51
16 008 200 011 08 8 2	NOBLE, TIMOTHY J & CATHERINE C	102	18,000	35,943	50.08
16 009 100 002 09 8 2	DAUER, JAMES & MARILYN	102	12,600	34,780	36.23
16 010 100 001 10 8 2	LEWIS, KELLY J	101	67,900	172,090	39.46
16 010 200 006 10 8 2	BETZER, RUSSELL J	101	89,800	252,393	35.58
16 011 400 002 11 8 2	TOWN, DAVID E & MARTHA M REV L	102	108,000	218,449	49.44
16 013 100 014 13 8 2	TUCKERMAN, MELVIN LEE & JANICE	102	71,100	147,430	48.23
16 013 300 008 13 8 2	CAROTHERS, RANDY & SARAH	102	135,500	286,016	47.37
16 016 400 003 16 8 2	SMITH, CODY J	101	15,600	26,873	58.05
16 027 300 007 27 8 2	SMITH, DEANNA	101	36,400	63,845	57.01
Totals:					
		20	1,278,500	3,031,151	42.18
Class Totals:					
	101	8			
	102	12			

*** ** Statistics for this group (20 in sample) *** **

Statistical Mean= 45.492 Median= 47.516 Maximum= 58.051 Minimum= 22.983

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

Normalized Average Deviation = 0.14210 (Coefficient of Dispersion)
 Average Squared Deviation = 72.74517 (Variance)
 Square Root of Squared Deviation = 8.52908 (Standard Deviation)
 Normalized Standard Deviation = 0.18748 (Covariance)
 2 Standard Deviation Range (Low) = 28.43426 (High) = 62.55057

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

Normalized Average Deviation = 0.12917 (Coefficient of Dispersion)
 Average Squared Deviation = 77.05441 (Variance)
 Square Root of Squared Deviation = 8.77806 (Standard Deviation)
 Normalized Standard Deviation = 0.18474 (Covariance)
 2 Standard Deviation Range (Low) = 29.95960 (High) = 65.07185

Price Related Differential (PRD): 1.07856 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
16 030 300 005 30 8 2	DIETRICH, MICHELIN REV LIVING	201	20,100	40,344	49.82
16 830 300 001 30 8 2	VERIZON WIRELESS	210	16,300	33,524	48.62
Totals:		2	36,400	73,868	49.28
Class Totals:		201			
		210			

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

Statistical Mean= 49.222 Median= 49.222 Maximum= 49.822 Minimum= 48.622

*** Statistics about Mean ***

Normalized Average Deviation = 0.01219 (Coefficient of Dispersion)
Average Squared Deviation = 0.71958 (Variance)
Square Root of Squared Deviation = 0.84828 (Standard Deviation)
Normalized Standard Deviation = 0.01723 (Covariance)
2 Standard Deviation Range (Low) = 47.52514 (High) = 50.91827

*** Statistics about Median ***

Normalized Average Deviation = 0.01219 (Coefficient of Dispersion)
Average Squared Deviation = 0.71958 (Variance)
Square Root of Squared Deviation = 0.84828 (Standard Deviation)
Normalized Standard Deviation = 0.01723 (Covariance)
Standard Deviation Range (Low) = 47.52514 (High) = 50.91827

Price Related Differential (PRD): 0.99888 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
16 007 300 004 07 8 2	CONSUMERS ENERGY COMPANY	301	9,800	16,781	58.40
16 014 100 012 14 8 2	CONSUMERS ENERGY COMPANY	301	19,400	27,119	71.54
16 023 100 006 23 8 2	GERKEN MATERIALS INC	302	65,600	139,334	47.08
16 023 100 008 23 8 2	GERKEN MATERIALS INC	302	323,200	642,083	50.34
16 023 300 001 23 8 2	GERKEN MATERIALS INC	301	61,700	136,655	45.15
16 023 300 002 23 8 2	GERKEN MATERIALS INC	302	10,500	20,475	51.28
16 023 300 003 23 8 2	GERKEN MATERIALS INC	302	34,600	80,824	42.81
16 023 300 012 23 8 2	GERKEN MATERIALS INC	302	39,400	92,299	42.69
Totals:		8	564,200	1,155,570	48.82
Class Totals:		301	3		
		302	5		

*** ** Statistics for this group (8 in sample) *** **

Statistical Mean= 51.160 Median= 48.709 Maximum= 71.537 Minimum= 42.687

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

Normalized Average Deviation = 0.13554 (Coefficient of Dispersion)
Average Squared Deviation = 94.65505 (Variance)
Square Root of Squared Deviation = 9.72908 (Standard Deviation)
Normalized Standard Deviation = 0.19017 (Covariance)
Standard Deviation Range (Low) = 31.70207 (High) = 70.61840

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

Normalized Average Deviation = 0.13813 (Coefficient of Dispersion)
Average Squared Deviation = 101.52398 (Variance)
Square Root of Squared Deviation = 10.07591 (Standard Deviation)
Normalized Standard Deviation = 0.20686 (Covariance)
2 Standard Deviation Range (Low) = 28.55682 (High) = 68.86046

Price Related Differential (PRD): 1.04784 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 HILLSDALE	City or Township Name RANSOM 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>17,696,600</u>
2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	2. <u>17,588,329</u>
3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0062</u>

2021 to 2022 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	4. <u>19,035,700</u>
5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	5. <u>17,774,900</u>
6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0709</u>

2020 to 2022 Adjustment Modifier

7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.0775</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	4	572,900	1.0775	617,300	1,007,500	61.27%
2020	10/20 - 3/21	5	367,700	1.0775	396,197	958,305	41.34%
12 Month Total Sales		9	12 Month Total Sales		1,013,497	1,965,805	51.56%
2021	4/21 - 9/21	4	260,200	1.0709	278,648	772,127	36.09%
2021	10/21 - 3/22	5	317,600	1.0709	340,118	914,518	37.19%
12 Month Total Sales		9	12 Month Total Sales		618,766	1,686,645	36.69%
24 Month Total Sales		18	24 Month Total Sales		1,632,263	3,652,450	*24 Month Mean Adjusted Ratio
							44.13%

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	5	317,600	1.0709	340,118	914,518	37.19%
2022	4/22 - 9/22	3	172,600	1.0000	172,600	383,000	45.07%
12 Month Total Sales		8	12 Month Total Sales		512,718	1,297,518	**12 Month Aggregate Adjusted Ratio
							39.52%

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: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Adj.	Sale Price Assessment	Ratio	Mult
16 001 100 013 01 8 2	401	08/03/2020	1769/429	WD	16003	172,500	90,700 52.58
16 006 300 010 06 8 2	401	04/15/2020	1758/176	WD	16003	276,000	110,800 40.14
16 007 400 001 07 8 2	402	09/11/2020	1773/334	WD	16003	479,000	298,900 62.40
16 018 100 003 18 8 2	402	08/13/2020	1770/1003	WD	16003	80,000	72,500 90.63

Totals 04/01/2020 - 09/30/2020 Conventional 4 1,007,500 572,900 56.86 1.0000

16 016 200 004 16 8 2	401	10/02/2020	1775/19	WD	16003	172,000	73,700 42.85
16 016 300 007 16 8 2	401	11/02/2020	1778/288	WD	16003	200,000	64,700 32.35
16 020 200 009 20 8 2	401	03/19/2021	1790/141	WD	16003	239,305	89,200 37.27
16 021 400 001 21 8 2	402	11/18/2020	1779/839	WD	16003	220,000	106,800 48.55
16 022 100 008 22 8 2	401	02/03/2021	1785/1020	WD	16003	127,000	33,300 26.22

Totals 10/01/2020 - 03/31/2021 Conventional 5 958,305 367,700 38.37 1.0000

Totals 04/01/2020 - 03/31/2021 Conventional 9 1,965,805 940,600 47.85 1.0000

*** Statistics for this group (9 in sample) ***

Statistical Mean= 48.110 Median= 42.849 Maximum= 90.625 Minimum= 26.220

*** Statistics about Mean ***
 Normalized Average Deviation = 0.28505 (Coefficient of Dispersion)
 Average Squared Deviation = 370.99727 (Variance)
 Square Root of Squared Deviation = 19.26129 (Standard Deviation)
 Normalized Standard Deviation = 0.40036 (Covariance)
 2 Standard Deviation Range (Low) = 9.58740 (High) = 86.63256

*** Statistics about Median ***
 Normalized Average Deviation = 0.30640 (Coefficient of Dispersion)
 Average Squared Deviation = 402.13687 (Variance)
 Square Root of Squared Deviation = 20.05335 (Standard Deviation)
 Normalized Standard Deviation = 0.46800 (Covariance)
 2 Standard Deviation Range (Low) = 2.74214 (High) = 82.95554

Price Related Differential (PRD): 1.00547 PRD >1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Adj.	Sale Price Assessment	Ratio	Mult
16 001 300 010 01 8 2	401	04/15/2021	1792/933	WD	16003	270,000	129,400 47.93
16 004 200 006 04 8 2	401	08/24/2021	1804/1277	WD	16003	230,000	56,700 24.65
16 025 100 005 25 8 2	401	09/03/2021	1805/1184	WD	16003	100,127	34,100 34.06
+ Pcls 16 025 100 004 25 8 2							
16 027 300 009 27 8 2	401	09/16/2021	1807/213	WD	16003	172,000	40,000 23.26

Totals 04/01/2021 - 09/30/2021 Conventional 4 772,127 260,200 33.70 1.0000

16 025 400 004 25 8 2	401	02/28/2022	1820/0674	WD	16003	205,000	69,100 33.71
16 027 300 004 27 8 2	401	11/16/2021	1812/0897	WD	16003	169,900	39,400 23.19
16 029 100 012 29 8 2	401	11/20/2021	1813/0350	WD	16003	370,000	144,200 38.97
16 045 001 002	401	12/28/2021	1816/0173	WD	RANSO	124,000	28,900 23.31
16 055 001 004	401	03/08/2022	1821/0055	WD	RANSO	45,618	36,000 78.92

Totals 10/01/2021 - 03/31/2022 Conventional 5 914,518 317,600 34.73 1.0000

Totals 04/01/2021 - 03/31/2022 Conventional 9 1,686,645 577,800 34.26 1.0000

*** Statistics for this group (9 in sample) ***

Statistical Mean= 36.443 Median= 33.707 Maximum= 78.916 Minimum= 23.190

*** Statistics about Mean ***
 Normalized Average Deviation = 0.34445 (Coefficient of Dispersion)
 Average Squared Deviation = 327.06798 (Variance)
 Square Root of Squared Deviation = 18.08502 (Standard Deviation)
 Normalized Standard Deviation = 0.49626 (Covariance)
 2 Standard Deviation Range (Low) = 0.27259 (High) = 72.61268

*** Statistics about Median ***
 Normalized Average Deviation = 0.34766 (Coefficient of Dispersion)
 Average Squared Deviation = 335.48520 (Variance)
 Square Root of Squared Deviation = 18.31626 (Standard Deviation)
 Normalized Standard Deviation = 0.54339 (Covariance)
 2 Standard Deviation Range (Low) = -2.92519 (High) = 70.33983

Price Related Differential (PRD): 1.06379 PRD >1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh. Adj.	Sale Price Assessment	Ratio	Mult
16 001 400 003 01 8 2	401	04/29/2022	1825/0909	WD	16003	185,000	99,600 53.84
16 005 300 005 05 8 2	401	07/28/2022	1831/0994	WD	16003	32,000	13,700 42.81
16 017 200 009 17 8 2	401	05/17/2022	1826/0847	WD	16003	166,000	59,300 35.72
Totals 04/01/2022 - 09/30/2022				Conventional	3	383,000	172,600 45.07 1.0000
Totals 10/01/2021 - 09/30/2022				Conventional	8	1,297,518	490,200 37.78 1.0000

*** ** Statistics for this group (8 in sample) *** **

Statistical Mean= 41.308 Median= 37.348 Maximum= 78.916 Minimum= 23.190

*** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.31254 (Coefficient of Dispersion)
 Average Squared Deviation = 331.48113 (Variance)
 Square Root of Squared Deviation = 18.20662 (Standard Deviation)
 Normalized Standard Deviation = 0.44075 (Covariance)
 2 Standard Deviation Range (Low) = 4.89504 (High) = 77.72153

*** ** Statistics about Median *** **
 Normalized Average Deviation = 0.33005 (Coefficient of Dispersion)
 Average Squared Deviation = 349.40616 (Variance)
 Square Root of Squared Deviation = 18.69241 (Standard Deviation)
 Normalized Standard Deviation = 0.50049 (Covariance)
 2 Standard Deviation Range (Low) = -0.03689 (High) = 74.73275

Price Related Differential (PRD): 1.09340 PRD >1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	iber/Page	Inst. Neigh.	Adj. Sale Price Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022	Conventional			18	3,652,450	1,518,400	41.57 1.0000

*** Statistics for this group (18 in sample) ***

Statistical Mean= 42.276 Median= 38.124 Maximum= 90.625 Minimum= 23.190

*** Statistics about Mean ***
 Normalized Average Deviation = 0.33617 (Coefficient of Dispersion)
 Average Squared Deviation = 364.53491 (Variance)
 Square Root of Squared Deviation = 19.09280 (Standard Deviation)
 Normalized Standard Deviation = 0.45162 (Covariance)
 2 Standard Deviation Range (Low) = 4.09072 (High) = 80.46190

*** Statistics about Median ***
 Normalized Average Deviation = 0.35695 (Coefficient of Dispersion)
 Average Squared Deviation = 382.79264 (Variance)
 Square Root of Squared Deviation = 19.56509 (Standard Deviation)
 Normalized Standard Deviation = 0.51320 (Covariance)
 2 Standard Deviation Range (Low) = -1.00638 (High) = 77.25397

Price Related Differential (PRD): 1.01694 PRD >1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

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

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

	# of Sales	Assessments	Sale Prices	Ratio
Conventional	21	1,691,000	4,035,450	41.90
Creative	0	0	0	50.00
				(Before discounting, sales were = 0)
Totals:	21	1,691,000	4,035,450	41.90 (Weighted)

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

Statistical Mean= 42.540 Median= 38.973 Maximum= 90.625 Minimum= 23.190

*** Statistics about Mean ***

Normalized Average Deviation = 0.30812 (Coefficient of Dispersion)

Average Squared Deviation = 318.62667 (Variance)

Square Root of Squared Deviation = 17.85012 (Standard Deviation)

Normalized Standard Deviation = 0.41960 (Covariance)

2 Standard Deviation Range (Low) = 6.84009 (High) = 78.24056

*** Statistics about Median ***

Normalized Average Deviation = 0.32611 (Coefficient of Dispersion)

Average Squared Deviation = 331.98896 (Variance)

Square Root of Squared Deviation = 18.22056 (Standard Deviation)

Normalized Standard Deviation = 0.46752 (Covariance)

2 Standard Deviation Range (Low) = 2.53184 (High) = 75.41410

HILLSDALE
COUNTY

Residential Buildings
Ransom Township

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
16 004 200 006 04 8 2	8220 S BIRD LAKE RD	08/24/21	WD	03-ARMY'S LENGTH	\$230,000	\$16,588	\$213,412	\$205,951	1.036	7.8097	1 STORY	
16 006 300 010 06 8 2	8800 BLOUNT RD	04/15/20	WD	03-ARMY'S LENGTH	\$276,000	\$34,834	\$241,166	\$286,597	0.841	11.6648	2 STORY	
16 016 300 007 16 8 2	5200 E BURR RD	11/02/20	WD	03-ARMY'S LENGTH	\$200,000	\$37,353	\$162,647	\$150,480	1.081	12.2724	1 STORY	
16 020 200 009 20 8 2	11400 PIONEER RD	03/19/21	WD	03-ARMY'S LENGTH	\$239,305	\$8,510	\$230,795	\$295,638	0.781	17.7464	1-1/4 STORY	
16 022 100 008 22 8 2	11391 S BIRD LAKE RD	02/03/21	WD	03-ARMY'S LENGTH	\$127,000	\$26,580	\$100,420	\$143,533	0.813	14.5231	1-1/4 STORY	
16 025 400 004 25 8 2	12580 S PITSFORD RD	02/28/22	WD	03-ARMY'S LENGTH	\$205,000	\$52,726	\$152,274	\$164,326	0.927	3.1471	1 STORY	
16 027 300 009 27 8 2	6311 PLEASANT VIEW RD	09/16/21	WD	03-ARMY'S LENGTH	\$172,000	\$55,608	\$116,392	\$94,772	1.228	26.9993	1+ STORY	
Totals:					\$1,449,305	\$232,199	\$1,217,106	\$1,321,297	0.921	3.6986		
					Ave. E.C.F. =>	0.921	0.958	Std. Deviation=>	0.164	13.4518	Coefficient of Var=>	14.0397

HILLSDALE
COUNTY

Mobile Homes
SE Quad

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Mean. \$	E.C.F.	Dev. by Mean (%)	Building Style	Other Parcels in Sale
12 003 200 012 03 7 2	2470 S TRIPP RD	02/04/21	WD	03-ARMY'S LENGTH	\$180,000	\$28,164	\$151,836	\$219,832	0.691	23.6749	DOUBLEWIDE	
12 005 200 012 05 7 2	2260 BLACKBRIDGE RD	08/14/20	WD	03-ARMY'S LENGTH	\$45,000	\$5,077	\$39,923	\$38,145	1.047	11.9216	SINGLEWIDE	
12 014 100 006 14 7 2	7491 PERRIN RD	08/24/21	WD	03-ARMY'S LENGTH	\$190,000	\$21,586	\$168,414	\$219,787	0.766	16.1182	DOUBLEWIDE	
13 002 200 011 02 7 1	2491 ELM RD	12/03/21	WD	03-ARMY'S LENGTH	\$130,000	\$43,989	\$86,011	\$89,281	0.963	3.5938	SINGLEWIDE	
13 013 300 004 13 7 1	4971 ELM RD	10/06/21	WD	08-ESTATE	\$28,000	\$2,480	\$25,520	\$18,179	1.404	4.7659	SINGLEWIDE	
13 028 400 008 28 7 1	11889 YOST RD	06/30/20	WD	03-ARMY'S LENGTH	\$127,000	\$42,506	\$84,494	\$104,731	0.807	12.0665	DOUBLEWIDE	
13 028 400 009 28 7 1	6594 S WALDRON RD	06/30/20	WD	03-ARMY'S LENGTH	\$112,000	\$9,790	\$102,210	\$125,485	0.815	11.2918	DOUBLEWIDE	
Totals:					\$812,000	\$153,592	\$658,408	\$815,437	0.242	12.0011		
					Ave. E.C.F. =>	0.807	Std. Deviation=>	0.927	Ave. Variance=>	18.0432	Coefficient of Var=>	19.4549

HILLSDALE
COUNTY

Parcel Number	Street Address	Sale Date	Inst'r	Terms of Sale	Adjt. Sale \$	Land - Yard	Bldg. Residual	Cost Mar. \$	E.C.F.	Dev. by Mean [sq]	Building Style	Other Factors 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	9,4555	AG Influence	
02 006 400 004 06 5 3	11431 FRENCH RD	09/11/21	WD	03-ARM'S LENGTH	\$287,000	\$103,691	\$183,309	\$704,315	0.887	16,1168	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	6,9920	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	9,5545	AG Influence	
08 028 400 025 28 6 2	5800 E BACON RD	07/27/20	WD	03-ARM'S LENGTH	\$81,900	\$16,786	\$65,114	\$104,134	0.617	11,9968	AG Influence	
08 030 100 002 30 6 2	3461 STATE RD	12/23/20	WD	03-ARM'S LENGTH	\$130,000	\$25,757	\$104,243	\$165,084	0.631	10,4582	AG Influence	
08 035 100 016 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	5,2876	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	18,1624	AG Influence	
09 007 100 002 07 6 1	9371 NORTH ADAMS RD	10/23/20	WD	03-ARM'S LENGTH	\$275,000	\$73,014	\$201,986	\$244,610	0.826	8,8730	AG Influence	
09 012 100 007 12 6 1	4691 N SOWMERSSET RD	10/09/20	WD	03-ARM'S LENGTH	\$149,900	\$103,381	\$46,519	\$109,715	0.420	31,5655	AG Influence	
10 032 300 012 32 7 4	11751 E BACON RD	03/09/22	WD	03-ARM'S LENGTH	\$169,900	\$41,954	\$127,946	\$101,239	1.264	52,7787	AG Influence	
11 006 200 043 06 7 3	7749 WILDWOOD RD	04/12/21	WD	03-ARM'S LENGTH	\$155,000	\$25,041	\$129,959	\$106,856	1.216	48,0193	AG Influence	
11 029 200 009 29 7 3	4250 BANKERS RD	08/03/21	WD	03-ARM'S LENGTH	\$167,000	\$43,167	\$123,833	\$139,230	0.889	15,3011	AG Influence	
12 025 100 013 25 7 2	3131 W READING RD	04/23/21	WD	03-ARM'S LENGTH	\$160,000	\$56,662	\$103,338	\$136,388	0.758	2,1655	AG Influence	
12 033 300 005 33 7 2	8300 SKUSE RD	11/19/21	WD	03-ARM'S LENGTH	\$207,500	\$31,578	\$175,922	\$140,273	1.474	73,7909	AG Influence	
13 002 200 009 02 7 1	5500 SQUAWFIELD RD	02/18/21	WD	03-ARM'S LENGTH	\$225,000	\$84,727	\$140,273	\$138,470	1.013	27,7003	AG Influence	
13 006 400 014 06 7 1	2250 ELM RD	10/09/20	WD	03-ARM'S LENGTH	\$85,000	\$47,229	\$37,771	\$120,248	0.314	42,1998	AG Influence	
13 032 300 007 32 7 1	9720 BEECHER RD	07/04/20	WD	03-ARM'S LENGTH	\$90,000	\$47,928	\$42,072	\$77,911	0.540	19,6015	AG Influence	
13 033 100 008 33 7 1	10300 SQUAWFIELD RD	06/22/20	WD	03-ARM'S LENGTH	\$218,000	\$61,006	\$156,994	\$259,554	0.605	13,1157	AG Influence	
14 005 200 004 05 5 4	7411 TUTTLE RD	04/14/21	WD	03-ARM'S LENGTH	\$65,000	\$40,187	\$24,813	\$83,627	0.297	43,9307	AG Influence	
14 013 100 002 13 8 4	8040 LONG LAKE RD	06/18/20	WD	03-ARM'S LENGTH	\$95,000	\$18,102	\$76,898	\$128,137	0.600	13,5893	AG Influence	
15 011 400 010 11 8 3	5911 W MONTGOMERY RD	09/17/20	LC	03-ARM'S LENGTH	\$141,500	\$29,155	\$112,345	\$123,487	0.874	37,4412	AG Influence	
16 022 100 008 22 8 2	1700 E MONTGOMERY RD	06/17/20	WD	03-ARM'S LENGTH	\$160,000	\$14,010	\$45,990	\$127,183	0.362	7,6881	AG Influence	
16 025 400 004 25 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	19,0671	AG Influence	
16 027 300 009 27 8 2	12890 S PITTSFORD RD	07/28/22	WD	03-ARM'S LENGTH	\$405,000	\$52,726	\$152,274	\$161,326	0.927	49,2106	AG Influence	
17 016 200 009 16 8 1	6311 PLEASANT VIEW RD	09/16/21	WD	03-ARM'S LENGTH	\$172,000	\$55,608	\$116,392	\$91,772	1.278	30,1759	AG Influence	
17 027 200 005 27 8 1	10500 S WALDRON RD	08/10/20	WD	03-ARM'S LENGTH	\$63,000	\$10,328	\$52,672	\$121,292	0.434	21,4205	AG Influence	
18 002 100 001 02 9 2	12020 COMMAN RD	08/13/20	WD	03-ARM'S LENGTH	\$179,900	\$82,325	\$97,575	\$186,992	0.522	39,2429	AG Influence	
	7051 BUCKEYE RD	01/27/21	WD	03-ARM'S LENGTH	\$52,000	\$18,871	\$33,129	\$96,421	0.344	0,4009		
Totals:					\$4,485,500	\$1,418,646	\$3,066,854	\$4,144,246	0.302	32,7379		

Ave. E.C.F. => 0.736 Std. Deviation => 24.0957 Coefficient of Var => 32.7379

HILLSDALE
COUNTY

Commercial Buildings
Commercial (Countywide)

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sales \$	Land + Yard	Rtg.	Residual	Cost Min. \$	E.C.F.	Dev. by Mean (6)	Building Style
006-126-160-06	73 N BROAD	01/20/21	IC	03-ARMS LENGTH	\$65,000	\$12,851	\$52,149	\$89,295	0.584	8.7508	M-99 Downtown Restaurant	
006-126-160-11	47 N BROAD	08/25/21	WD	03-ARMS LENGTH	\$124,908	\$18,491	\$106,409	\$219,595	0.621	5.0108	M-99 Downtown Court/Res Mix	
006-126-162-06	27 N BROAD	03/10/21	M/C	03-ARMS LENGTH	\$90,000	\$8,405	\$81,595	\$166,276	0.491	18.0884	M-99 Downtown Office	
006-126-203-08	101 RIVERDALE	11/02/21	M/C	03-ARMS LENGTH	\$92,000	\$8,405	\$83,595	\$166,276	0.503	16.8856	M-99 Downtown Office	
006-222-100-14	2768 W CARLETON	02/18/22	WD	03-ARMS LENGTH	\$4,350	\$136,933	\$208,650	\$385,529	0.571	10.0788	City Apartments	
006-222-326-03	386 W CARLETON	01/25/21	LC	03-ARMS LENGTH	\$275,000	\$63,067	\$140,519	\$140,519	0.449	22.3013	M-99/425 Misc Com	
006-227-128-05	160 LEWIS	09/24/21	WD	03-ARMS LENGTH	\$82,500	\$169,800	\$105,200	\$259,065	0.406	26.5529	M-99 Misc Com	
006-227-231-06	55 MONTGOMERY	05/21/21	WD	03-ARMS LENGTH	\$70,000	\$10,711	\$71,709	\$129,608	0.554	11.7712	City Misc Com	
006-227-285-07	34 N HOWELL	03/04/21	WD	03-ARMS LENGTH	\$120,000	\$4,784	\$70,216	\$76,308	0.930	24.8566	City Storage Units	
006-227-285-10	28 N HOWELL	03/01/21	WD	03-ARMS LENGTH	\$148,000	\$6,577	\$113,423	\$191,896	0.593	8.0541	City Downtown Com/Res Mix	
006-227-285-16	10 N HOWELL	03/10/21	WD	03-ARMS LENGTH	\$120,000	\$11,767	\$108,233	\$319,991	0.458	21.3867	City Downtown Com/Res Mix	
006-227-285-20	2 N HOWELL	03/10/21	WD	03-ARMS LENGTH	\$220,000	\$28,153	\$151,847	\$300,671	0.360	31.1634	City Downtown Com/Res Mix	
006-327-427-04	32 N HOWELL	03/28/22	WD	03-ARMS LENGTH	\$325,000	\$3,171	\$321,829	\$394,984	0.486	18.5897	City Downtown Com/Res Mix	
006-327-428-01	8 E BACON	06/28/21	WD	19-MULTI PARCEL	\$124,400	\$6,673	\$117,727	\$356,025	0.800	7.1203	City Downtown Com/Res Mix	
006-327-428-17	12 S HOWELL	01/21/21	WD	03-ARMS LENGTH	\$180,000	\$3,907	\$186,093	\$207,606	0.567	10.4536	City Office	
006-327-428-22	30 S HOWELL	12/08/20	WD	03-ARMS LENGTH	\$149,900	\$3,714	\$136,186	\$355,107	0.524	14.7557	City Downtown Office	
006-435-103-28	38 WALDRON	07/28/21	WD	03-ARMS LENGTH	\$33,000	\$2,495	\$32,505	\$375,506	0.595	7.6193	City Storage Units	
006-435-252-02	250 W CHICAGO ST	02/22/21	WD	03-ARMS LENGTH	\$140,000	\$35,442	\$104,558	\$176,756	0.491	5.6089	City Restaurant/Struck Bar/Rest Food	
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	WD	03-ARMS LENGTH	\$250,000	\$124,059	\$126,059	\$220,361	0.460	7.6193	City Storage Units	
07 035 100 017 35 6 3	1301 HUDSON RD	09/28/20	WD	03-ARMS LENGTH	\$129,900	\$31,134	\$98,766	\$188,712	0.523	3.8831	Equipment Rental (Of M-99)	
07 035 100 035 35 6 3	1394 HUDSON RD	08/26/20	WD	03-ARMS LENGTH	\$76,500	\$36,593	\$39,907	\$92,532	1.227	14.8235	M-99 Misc Com	
08 020 400 012 20 6 2	4843 STATE RD	11/04/21	WD	03-ARMS LENGTH	\$60,000	\$31,395	\$28,605	\$63,370	0.787	55.5111	M-99 Misc Com	
08 045 001 081	105 W MAIN ST	04/30/21	WD	03-ARMS LENGTH	\$25,000	\$9,811	\$9,049	\$11,371	0.701	11.4889	Rural Misc Com	
09 007 200 005 07 6 1	9551 NORTH ADAMS RD	12/29/20	WD	03-ARMS LENGTH	\$119,600	\$25,247	\$93,353	\$23,189	0.310	2.9025	Village Downtown Com/Res Mix	
10 023 100 001 23 7 4	5051 S EDON RD	05/14/20	LC	03-ARMS LENGTH	\$145,000	\$28,358	\$102,099	\$185,642	1.541	49.1037	Rural Misc Com	
10 026 300 014 26 7 4	2660 HUDSON RD	07/12/21	WD	03-ARMS LENGTH	\$142,000	\$10,715	\$131,285	\$164,428	0.798	27.2533	M-49 Misc Com (Former Auto Dealer)	
11 012 300 039 12 7 3	2351 E BEAR LAKE RD	09/23/21	WD	03-ARMS LENGTH	\$280,000	\$35,307	\$224,693	\$331,669	0.423	24.9807	Rural Misc Com/Ind Processing	
11 094 200 048 34 7 3	7362 S HILLSDALE RD	04/07/21	WD	03-ARMS 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-ARMS LENGTH	\$90,000	\$86,902	\$503,098	\$647,727	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	\$280,447	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	1.216	55.4742	Village Misc Com	
18 003 300 027 03 9 3	1898 W TERRITORIAL RD	12/30/21	LC	03-ARMS LENGTH	\$34,900	\$32,076	\$282,824	\$402,982	0.702	3.0224	Lake/Delaware Strip Mall	
19 040 001 190	100 MARSHALL ST	11/29/21	WD	03-ARMS LENGTH	\$70,000	\$11,957	\$58,043	\$119,433	0.486	18.5617	M-99 Downtown Com/Res Mix	
20 040 001 009	100 S CHICAGO ST	12/07/21	M/C	03-ARMS LENGTH	\$67,500	\$5,128	\$62,372	\$55,803	1.117	44.5916	City Service Garage	
20 050 001 002	123 MICHIGAN ST	06/09/21	WD	03-ARMS LENGTH	\$149,500	\$6,934	\$142,566	\$143,592	0.593	32.1232	M-49 Downtown Com/Res Mix	
20 110 002 079 23 7 4	110 S MAIN ST	12/16/20	LC	03-ARMS LENGTH	\$200,000	\$1,684	\$198,316	\$316,157	0.627	4.4334	M-49 Downtown Com/Res Mix	
21 000 100 035 04 6 3	126 W CHICAGO ST	05/05/20	LC	03-ARMS LENGTH	\$220,000	\$22,015	\$267,985	\$273,440	0.980	30.8446	US-12 Service Garage	
21 009 100 007 09 6 3	530 BECK ST	10/01/21	OTH	03-ARMS LENGTH	\$120,000	\$7,652	\$122,388	\$167,317	0.731	5.9563	City Misc Com	
21 060 001 049	237 E CHICAGO ST	06/16/21	WD	03-ARMS LENGTH	\$50,000	\$87,219	\$87,219	\$137,588	0.634	3.7690	US-12 Downtown Misc Com	
21 060 001 062	246 E CHICAGO ST	09/10/20	WD	03-ARMS LENGTH	\$90,000	\$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-ARMS LENGTH	\$70,000	\$4,438	\$85,562	\$141,252	0.606	6.5866	US-12 Downtown Misc Com	
21 060 001 136	360 E CHICAGO ST	09/16/20	WD	03-ARMS LENGTH	\$220,000	\$105,064	\$114,936	\$104,881	0.565	10.8595	US-12 Former Church	
21 090 001 030	204 OLDS ST	04/20/21	LC	03-ARMS LENGTH	\$235,000	\$47,779	\$187,221	\$253,110	0.740	10.9150	M-99 Service Garage	
21 105 001 011	222 READING AVE	01/14/21	WD	03-ARMS LENGTH	\$310,000	\$178,651	\$135,349	\$170,082	0.796	6.8079	City Apartments	
21 105 001 019	481 OLDS ST	09/16/20	WD	19-MULTI PARCEL	\$300,000	\$15,408	\$284,596	\$489,112	0.582	12.4187	M-99 Auto Dealer	
21 105 001 072	461 OLDS ST	04/26/21	WD	03-ARMS LENGTH	\$8,769,500	\$1,587,957	\$7,181,543	\$11,530,264	0.264	8.9742	M-99 Medical Office (Denial)	

Totals: \$8,769,500 \$1,587,957 \$7,181,543 \$11,530,264 0.264 \$19,5312 Coefficient of Var=> 29.0814

Ave. E.C.F. => 0.672 Std. Deviation=> 19.5312

HILLSDALE
COUNTY

Industrial Buildings
Industrial (Countywide)

Parcel Number	Street Address	Sale Date	Instl	Terms of Sale	Adj. Sales \$	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Dev. by Mean (%)	Building Style
006-016-100-04	3980 W CARLETON	12/31/21	WD	03-ARMY'S LENGTH	\$340,000	\$163,586	\$176,414	\$413,157	0.398	9.6022	M-99/425 Area Industrial
006-016-100-36	3990 W CARLETON	07/22/21	WD	03-ARMY'S LENGTH	\$360,000	\$20,672	\$339,328	\$713,184	0.476	1.8245	M-99/425 Area Industrial
006-222-151-08	181 URAN	08/23/21	WD	19-MULTI PARCEL	\$140,000	\$56,761	\$83,239	\$720,198	0.378	11.6087	Hillsdale Industrial Park
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	LC	03-ARMY'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	\$1,237,512	0.566	7.4064	Rural Industrial
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	WD	19-MULTI PARCEL	\$3,750,000	\$157,896	\$3,592,104	\$7,923,038	0.453	4.0735	Utchfield Industrial Park
19 085 001 001	916 ANDERSON RD	10/14/20	WD	03-ARMY'S LENGTH	\$260,000	\$42,809	\$217,191	\$464,907	0.467	2.6935	Utchfield Industrial Park
20 110 002 157 23 7 4	120 ENTERPRISE DR	11/06/20	OTH	03-ARMY'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-ARMY'S LENGTH	\$420,000	\$67,143	\$352,857	\$486,877	0.725	23.0629	Jonestown Industrial Park
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	WD	03-ARMY'S LENGTH	\$225,000	\$36,826	\$208,172	\$361,172	0.576	8.2274	Jonestown Industrial Park
Totals:					\$7,084,000	\$727,466	\$6,356,534	\$13,277,986	0.109	1.5379	
					Ave. E.C.F. =>	0.479	\$6,356,534	\$13,277,986	0.109	1.5379	
					Ave. E.C.F. =>	0.494	\$6,356,534	\$13,277,986	0.109	1.5379	
					Ave. Variance=>	8.4578	\$6,356,534	\$13,277,986	0.109	1.5379	
					Coefficient of Var=>	17.1174	\$6,356,534	\$13,277,986	0.109	1.5379	