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# State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: Hillsdale County  
 City/Township Name (check appropriate box): Amboy Township  
 City  Township  
 Study Year: 2023 / Equalization Year: 2024

Class of Real Property	Assessment Roll Classification			Sample			Projected True Cash Value	Remarks
	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value		
100 Agricultural	AS			30,341,400	21	2,655,200	5,798,974	45.79 %
200 Commercial	AS			610,900	5	342,100	701,764	48.75 %
300 Industrial	NC			0	0	0	0	50.00 %
400 Residential	SS			89,502,600	89	0	0	42.15 %
500 Timber-Cutover	NC			0	0	0	0	50.00 %
600 Developmental	NC			0	0	0	0	50.00 %
<b>TOTAL - REAL</b>				120,454,900	115		279,858,254	

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 for 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.  
 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):  City  Township  
 City/Township: Amboy Township  
 Year: 2024

Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	Sample		Study % Ratio	Unit Starting True Cash Value	Remarks
					True Cash Value				
150 Agricultural	NC	0	0	0	0	50.00%	0	NC	
250 Commercial	RV	2,450	0	0	0	50.00%	4,900	RV	
350 Industrial	NC	0	0	0	0	50.00%	0	NC	
450 Residential	NC	0	0	0	0	50.00%	0	NC	
550 Utility	RV	1,726,089	2	0	0	50.00%	3,452,178	RV	
<b>TOTAL - PERSONAL</b>		<b>1,728,539</b>	<b>2</b>				<b>3,457,078</b>		

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:

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

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
18 002 200 001 02 9 2	FETHER, KAREN Y TRUST	102	29,700	54,845	54.15
18 002 200 002 02 9 2	FETHER, KAREN Y TRUST	102	87,700	162,773	53.88
18 002 200 004 02 9 2	KAUFFMAN, RONALD L & JANE M TR	102	51,400	108,642	47.31
18 002 400 001 02 9 3	PITTS, CINDY S LIVING TRUST	102	180,900	387,835	46.64
18 002 400 006 02 9 2	BAKER, RONALD F	102	166,900	340,105	49.07
18 002 400 007 02 9 3	THORNBURG, SCOTT & JULIE	101	39,900	84,136	47.42
18 002 400 008 02 9 2	BAKER, RONALD F	102	160,700	323,011	49.75
18 003 100 003 03 9 2	KUNKLE, DONALD D	102	148,600	298,710	49.75
18 003 200 002 03 9 2	ROESENER, JAMES F & CAROLYN S	102	110,300	208,759	52.84
18 003 300 002 03 9 2	ROESENER, JAMES F & CAROLYN S	101	312,800	755,867	41.38
18 004 100 001 04 9 3	CARR, STEVEN L & TRUAX, MAVIS	102	57,700	135,043	42.73
18 004 200 002 04 9 2	REHKLAU, MARVIN G TRUST	101	211,300	482,358	43.81
18 004 400 002 04 9 2	ST JOHN FAMILY TRUST, ALLEN TR	102	90,700	182,075	49.81
18 005 200 011 05 9 2	FETHER, CLIFFORD D & MARGO M	102	121,900	252,455	48.29
18 006 400 011 06 9 3	FRISKNEY, TYSON	102	61,500	128,785	47.75
18 010 200 001 10 9 2	ST JOHN FAMILY TRUST, ALLEN TR	101	204,500	448,000	45.65
18 010 200 002 10 9 2	ST JOHN, ALLEN & CAROL L	101	187,200	414,603	45.15
18 010 200 006 10 9 3	HARRELL, ROBERT	102	74,800	163,830	45.66
18 032 100 005 32 8 2	GENDRON, TIMOTHY D & DENISE I	101	194,700	492,108	39.56
18 035 200 006 35 8 3	BURKHART, JOHN & BETTY REV LVG	101	98,600	249,176	39.57
18 036 100 004 36 8 2	BOLLINGER, ARTHUR N & ANNE M	102	63,400	125,858	50.37
<b>Totals:</b>		21	2,655,200	5,798,974	45.79

Class Totals:	101	7
	102	14

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

Statistical Mean= 47.169    Median= 47.423    Maximum= 54.153    Minimum= 39.564

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

Normalized Average Deviation = 0.06940 (Coefficient of Dispersion)  
 Average Squared Deviation = 17.54133 (Variance)  
 Square Root of Squared Deviation = 4.18824 (Standard Deviation)  
 Normalized Standard Deviation = 0.08879 (Covariance)  
 2 Standard Deviation Range (Low) = 38.79266 (High) = 55.54561

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

Normalized Average Deviation = 0.06849 (Coefficient of Dispersion)  
 Average Squared Deviation = 17.60912 (Variance)  
 Square Root of Squared Deviation = 4.19632 (Standard Deviation)  
 Normalized Standard Deviation = 0.08849 (Covariance)  
 2 Standard Deviation Range (Low) = 39.03057 (High) = 55.81586

Price Related Differential (PRD): 1.03018    PRD > 1 regressive, < 1 progressive.

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

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
18 003 300 027 03 9 3	JEFF & JO HOLDINGS LLC	201	146,100	302,422	48.31
18 003 400 004 03 9 2	FERRELLGAS LP	201	17,800	18,473	96.36
18 007 300 001 07 9 2	LOVEBERRY RECREATION LLC	202	15,000	25,809	58.12
18 010 100 015 10 9 3	GREEK, LINDA E & MEHIGAN, TRAC	201	93,200	203,548	45.79
18 049 001 003	STEPHENS, LYDIA A	201	70,000	151,512	46.20
<b>Totals:</b>					
		5	342,100	701,764	48.75
<b>Class Totals:</b>					
	201	4			
	202	1			

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

Statistical Mean= 58.955    Median= 48.310    Maximum= 96.357    Minimum= 45.788

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

Normalized Average Deviation = 0.25377 (Coefficient of Dispersion)  
Average Squared Deviation = 462.23890 (Variance)  
Square Root of Squared Deviation = 21.49974 (Standard Deviation)  
Normalized Standard Deviation = 0.36468 (Covariance)  
2 Standard Deviation Range (Low) = 15.95547 (High) = 101.95444

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

Normalized Average Deviation = 0.25869 (Coefficient of Dispersion)  
Average Squared Deviation = 603.88331 (Variance)  
Square Root of Squared Deviation = 24.57404 (Standard Deviation)  
Normalized Standard Deviation = 0.50867 (Covariance)  
2 Standard Deviation Range (Low) = -0.83810 (High) = 97.45805

Price Related Differential (PRD): 1.20937    PRD > 1 regressive, < 1 progressive.

# 2023 24 Month Sales Ratio Study for determining the 2024 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>AMBOY TOWNSHIP</b>
Class of Property (Ag., Comm., Res., etc.) <b>Residential</b>	

**2021 to 2022 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	1. <u>76,495,600</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>70,956,800</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0781</u>

**2022 to 2023 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>87,583,400</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>77,036,200</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1369</u>

**2021 to 2023 Adjustment Modifier**

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.2257</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)
2021	4/21 - 9/21	31	1,789,600	1.2257	2,193,513	4,580,649	47.89%
2021	10/21 - 3/22	24	1,432,800	1.2257	1,756,183	4,476,294	39.23%
12 Month Total Sales		55	12 Month Total Sales		3,949,696	9,056,943	43.61%
2022	4/22 - 9/22	22	1,121,000	1.1369	1,274,465	3,204,933	39.77%
2022	10/22 - 3/23	12	913,100	1.1369	1,038,103	2,478,950	41.88%
12 Month Total Sales		34	12 Month Total Sales		2,312,568	5,683,883	40.69%
<b>24 Month Total Sales</b>		<b>89</b>	<b>24 Month Total Sales</b>		<b>6,262,264</b>	<b>14,740,826</b>	
<b>*24 Month Mean Adjusted Ratio</b>							<b>42.15%</b>

IMPORTANT: For Sales from April 2021 through March 2022, 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 2022 through March 2023. 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)
2022	10/22 - 3/23	12	913,100	1.1369	1,038,103	2,478,950	41.88%
2023	4/23 - 9/23	23	988,600	1.0000	988,600	2,618,200	37.76%
12 Month Total Sales		35	12 Month Total Sales		2,026,703	5,097,150	
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>39.76%</b>

IMPORTANT: For Sales from Oct. 2022 through Sept. 2023, 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).

2021 March Board of Review valuations are compared with sales transacted during the last three 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 the last nine months of 2022 and those transacted in the first three months of 2023.

2023 March Board of Review valuations are compared with sales transacted during April through September of 2023.

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

Parcel Number	Class	Sale Date	Libers/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
18 003 300 034 03 9 3	402	06/29/2021	1799/1293	WD	DEFLT	CAIN, DWIGHT L	CP HOLDINGS LLC	03-ARM'S LENGTH	310,000	310,000	98,200	31.68	
18 004 200 004 04 9 3	408	09/16/2021	1806/1167	WD	DEFLT	BONIN, JOYCE I REVOCABLE	DOMINIQUE, SCOTT A & BRIT	03-ARM'S LENGTH	175,000	175,000	67,100	38.34	
18 004 300 002 04 9 3 + Pcls 18 004 300 003 04 9 3	402	06/16/2021	1799/95	WD	DEFLT	DAYTON, JEFFREY/DAYTON, G ROM & CBYM TRUST		19-MULTI PARCEL ARM'	373,400	373,400	113,700	30.45	
18 032 400 014 32 8 2	401	08/26/2021	1806/247	WD	DEFLT	O'KONSKI, FRANK W III & D BRENN, DA-SY SJE		03-ARM'S LENGTH	33,000	33,000	21,800	66.06	
18 033 300 001 33 8 2	401	06/10/2021	1797/1279	WD	RAFFE	BASTIEN, DERIC J	EDDINGTON, KEITH LEWIS JR	03-ARM'S LENGTH	20,000	20,000	36,200	181.00	
18 045 001 008	409	03/04/2021	1803/321	WD	DEFLT	EARON FAMILY TRUST	CRAFF-BEDOYA, JOHN & ELIZ	03-ARM'S LENGTH	34,000	34,000	19,900	58.53	
18 045 001 020	408	05/05/2021	1794/850	WD	DEFLT	GREEK, RICHARD G & LINDA	HORST, STEVEN & KATELYN	03-ARM'S LENGTH	77,900	77,900	17,900	22.98	
18 045 001 027	409	07/15/2021	1801/439	WD	DEFLT	SCHAFFER, DAVID & CINDY	GREEK, RICHARD G & LINDA	03-ARM'S LENGTH	50,000	50,000	20,100	40.20	
18 045 001 139	401	07/17/2021	1801/589	WD	DEFLT	THOMAS, SUSAN J/CSOM, PAM WEAVER, DANIEL L & JANET		03-ARM'S LENGTH	15,000	15,000	4,000	26.67	
18 048 001 010	408	04/28/2021	1794/399	WD	DEFLT	CARSON, SCOTT J & WENDY L WEILER, MICHAEL J SEE EXT COM		03-ARM'S LENGTH	340,000	340,000	118,500	34.85	
18 048 001 016	409	06/21/2021	1789/305	WD	DEFLT	KLOPFENSTEIN, DENNIS R & MARGARET, ARON & JULIE		03-ARM'S LENGTH	60,000	60,000	25,000	41.67	
18 049 001 021	408	09/10/2021	1806/647	WD	DEFLT	NOHLER, WILLIAM D/MOHLER, CRAFF-BEDOYA, J/CCVARRUBI		03-ARM'S LENGTH	559,000	559,000	301,200	53.89	
18 052 001 027	408	04/02/2021	1791/513	WD	DEFLT	HERCUIA, SCOTT P & LISA M ANDREOLI, THOMAS & JENNIF		03-ARM'S LENGTH	359,900	359,900	102,400	28.45	
18 052 001 030 + Pcls 18 050 001 031	401	09/04/2021	1803/203	WD	DEFLT	TELE, JAMES A & LINDA G	CRAFF-BEDOYA, JOHN & ELIZ	19-MULTI PARCEL ARM'	148,000	148,000	39,900	26.96	
18 055 001 002	402	06/03/2021	1797/485	WD	DEFLT	RUPP, CERRY L	NORWOOD, MARY & RANDALL	03-ARM'S LENGTH	12,000	12,000	500	4.17	
18 062 001 020	402	05/14/2021	1795/1008	WD	DEFLT	JEWELL, PATRICIA A	FERET, KYLE A	03-ARM'S LENGTH	7,750	7,750	2,200	28.39	
18 062 001 021	402	05/03/2021	1794/999	WD	DEFLT	DEKO, RONALD S JR DESC ERR? SEE 1825/252	SAUPE, LAURA M	03-ARM'S LENGTH	7,300	7,300	2,000	27.40	
18 062 001 042 + Pcls 18 060 001 043, 18 060 001 044	401	09/31/2021	1805/728	WD	DEFLT	HOMAS, DENNIS SR & KATHLE	CRAFF-BEDOYA, JOHN	19-MULTI PARCEL ARM'	55,000	55,000	21,900	39.82	
18 072 001 039	408	09/03/2021	1805/1177	WD	DEFLT	WALKER, LARRY F & PAULA J	MICHAELSON, MARC & JENNIF	03-ARM'S LENGTH	275,000	275,000	110,300	40.11	
18 071 001 021	409	05/28/2021	1797/302	WD	DEFLT	EWSTER, THOMAS G LIVING	LAKE FAMILY FLETCHER LLC	03-ARM'S LENGTH	75,000	75,000	25,800	34.40	
18 071 001 026	408	04/13/2021	1793/676	WD	DEFLT	SHELLHORSE, RANDY L & SUS EVANS, MARK & KAREN		03-ARM'S LENGTH	350,000	350,000	118,100	33.74	
18 075 001 062	402	07/02/2021	1800/92	WD	DEFLT	NEWELL, STEVEN D	WILBURN, KEITH A SR & PAM	03-ARM'S LENGTH	3,999	3,999	3,300	82.52	
18 075 001 123 + Pcls 18 075 001 129	402	04/16/2021	1793/300	WD	DEFLT	MILLER, SANDRA J	DUFFEY, DAVID	19-MULTI PARCEL ARM'	245,000	245,000	115,900	47.31	
18 085 001 066	408	05/25/2021	1796/1050	WD	DEFLT	TEMPE, STEPHEN A LIVING T	SHEWAN, SUSAN MARIE	03-ARM'S LENGTH	180,000	180,000	62,200	34.56	
18 085 001 067	408	09/25/2021	1805/133	WD	DEFLT	BEARD, CHELSTINE	PRICE, KEVIN A	03-ARM'S LENGTH	158,000	158,000	48,600	30.75	

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

Parcel Number	Class	Sale Date	Liberal/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Molt
18 075 001 132	408	11/16/2021	1812/802	WD	DEFLT	MCNEIL, THOMAS F & ROCHEL SNYDER,	MATTHEW & ANDREA	03-ARM'S LENGTH	212,000	212,000	82,700	24.86	
18 085 001 041	401	10/22/2021	1810/723	WD	DEFLT	KEAVIS, ROBERT	ROTH, ANDREW J	19-MULTI PARCEL ARM'	11,000	11,000	8,700	79.09	
+ Pcls 18 085 001 042, 18 085 001 043													
18 085 001 072	402	12/23/2021	1815/1279	WD	DEFLT	WIJKER, JAMES L	MENENDEZ, ALEX & NIKOLE	19-MULTI PARCEL ARM'	140,000	140,000	77,500	55.36	
+ Pcls 18 085 001 073													
18 085 001 105	402	11/30/2021	1813/1183	WD	DEFLT	HOOGENDOEN, RUSSELL & JE ORMSBY,	AMY K TRUST	19-MULTI PARCEL ARM'	200,000	200,000	108,600	54.30	
+ Pcls 18 085 001 106													
18 085 001 136	408	11/30/2021	1814/672	WD	DEFLT	WALLACE, RICHARD L & HEID WILCOX,	ROBBIN H	03-ARM'S LENGTH	244,500	244,500	90,200	36.89	
18 085 001 223	401	03/24/2022	1822/1013	WD	DEFLT	SHERMAN, DARLENE R	PARSON, JOE & SAIDRA	03-ARM'S LENGTH	75,000	75,000	26,900	35.87	
18 090 001 061	408	12/08/2021	1814/1211	WD	DEFLT	BARNES, RICHARD W & JODY HARRIS,	MICHAEL E & HEATH	03-ARM'S LENGTH	50,000	50,000	45,600	91.20	
18 095 001 023	402	12/08/2021	1814/705	WD	DEFLT	DUNSMORE, MATTHEW M & LOR GORSHIV	MANAGEMENT LLC	19-MULTI PARCEL ARM'	73,000	73,000	60,800	83.29	
+ Pcls 18 095 001 024													

Totals 10/01/2021 - 03/31/2022 Conventional

23 4,417,250 1,413,900 32.01 1.0000

Totals 04/01/2021 - 03/31/2022 Conventional

54 6,997,899 3,203,500 35.60 1.0000

\*\*\* Statistics for this group (54 in sample) \*\*\*

Statistical Mean= 43.918 Median= 36.379 Maximum= 181.000 Minimum= 4.167

Normalized Average Deviation = 0.41564 (Coefficient of Dispersion)  
 Average Squared Deviation = 763.33992 (Variance)  
 Square Root of Squared Deviation = 27.62861 (Standard Deviation)  
 Normalized Standard Deviation = 0.62910 (Covariance)  
 Standard Deviation Range (Low) = -11.33938 (High) = 99.17504

Normalized Average Deviation = 0.45765 (Coefficient of Dispersion)  
 Average Squared Deviation = 821.24402 (Variance)  
 Square Root of Squared Deviation = 28.65736 (Standard Deviation)  
 Normalized Standard Deviation = 0.78774 (Covariance)  
 Standard Deviation Range (Low) = -20.93557 (High) = 93.69385

Rice Related Differential (PRD): 1.23355 PRD > 1 regressive, < 1 progressive.



**County: 30 HILLSDALE**  
**Unit: AMBOY 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
Totals 04/01/2022 - 09/30/2022											
18 002 300 003 02 9 2	401	02/17/2023	1844/658	WD DEFLT BEEBE, TINA R	BELFIORI, SHELLIE	19-MULTI PARCEL ARM'	22	3,204,933	1,121,000	34.98	1.0000
+ Pcls 18 002 300 002 02 9 2							137,500	137,500	41,300	30.04	
18 003 300 028 03 9 3	408	03/17/2023	1846/413	WD DEFLT HICELY, ALAN & KACHLEEN	VARNER, CRAIG & KRISTA	03-ARM'S LENGTH	410,000	410,000	127,600	31.12	
18 007 100 015 07 9 2	401	11/01/2022	1838/820	WD DEFLT REHKLAU, WAYNE (W CARLTON)	LOVEBERRY, DOUGLAS & BREN	19-MULTI PARCEL ARM'	60,000	60,000	28,000	46.67	
+ Pcls 18 007 100 014 07 9 2											
18 008 100 009 08 9 2	401	10/10/2022	1836/1295	WD RARPE LEWIS, GERALD L	ROBERTSON, DAVID F	03-ARM'S LENGTH	165,000	165,000	27,500	16.67	
18 011 200 016 11 9 3	401	10/17/2022	1837/519	WD RARPE GOMEZ, OSCAR	RODRIGUEZ, ANTHONY R & GR	19-MULTI PARCEL ARM'	350,000	350,000	150,600	45.89	
+ Pcls 18 011 200 015 11 9 3											
18 033 300 001 33 8 2	401	03/24/2023	1846/678	WD RARPE THATCHER, DANIEL RAY	HOLA PARKS, LARRY	03-ARM'S LENGTH	52,000	52,000	34,800	66.92	
18 045 001 113	408	11/09/2022	1839/1124	WD DEFLT DONOVAN, SALLY K TRUST	FRANCIS, DAVID P & JANE A	03-ARM'S LENGTH	360,000	360,000	108,900	30.25	
18 060 001 060	408	11/09/2022	1839/1152	WD DEFLT FORN, DONNA P LIVING TRUS	RICHARDSON/JAGGERS/BARANS	03-ARM'S LENGTH	330,000	330,000	122,600	37.15	
+ Pcls 18 060 001 026				SEE EXT COM							
18 074 001 009	408	10/06/2022	1836/828	WD DEFLT SEIGMAN, DENNY & ANN E	CAPITAL ESTATE GROUP LLC	20-MULTI PARCEL SALE	600,000	600,000	237,700	39.62	
+ Pcls 18 074 001 010											
18 075 001 064	402	10/27/2022	1837/1163	WD DEFLT FORBES, JOHN	SNYDER, MATTHEW & ANDREA	03-ARM'S LENGTH	3,750	3,750	4,500	120.00	
18 085 001 214	402	10/14/2022	1837/322	WD DEFLT BATTERSON, TIMOTHY R & EL	KOHR, COREY	03-ARM'S LENGTH	1,200	1,200	3,900	325.00	
18 095 001 025	402	01/13/2023	1842/962	WD DEFLT BERGMAN, KIRK A TRUST	SCHWARTZ, DARRIN D & KASE	19-MULTI PARCEL ARM'	9,500	9,500	15,700	165.26	
+ Pcls 18 085 001 213, 18 095 001 026											
Totals 10/01/2022 - 03/31/2023											
Conventional											
Totals 04/01/2022 - 03/31/2023											
Conventional											

\*\*\* Statistics for this group (34 in sample) \*\*\*

Statistical Mean= 59.106 Median= 40.072 Maximum= 325.000 Minimum= 15.333

Normalized Average Deviation = 0.62213 (Coefficient of Dispersion)

Average Squared Deviation = 3,562.29122 (Variance)

Square Root of Squared Deviation = 59.68493 (Standard Deviation)

Normalized Standard Deviation = 1.00980 (Covariance)

2 Standard Deviation Range (Low) = -60.26433 (High) = 178.47540

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

Normalized Average Deviation = 0.76179 (Coefficient of Dispersion)

Average Squared Deviation = 3,935.54531 (Variance)

Square Root of Squared Deviation = 62.73392 (Standard Deviation)

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

Parcel Number	Class	Sale Date	Liter/Package	Inst.	Neighl. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
18 005 100 014 05 9 2 + Pcls 18 005 100 013 05 9 2	408	05/04/2023	1850/615	WD	DEFLT MAGRUM, DENNIS	MATTEK, JASON/DOMITIO, NA 19-MULTI PARCEL ARM'		155,000	155,000	14,900	9.61	
18 012 200 007 12 9 3	401	05/15/2023	1849/1169	WD	DEFLT OSBORN, CLYDE & ROBERTA PA260?	SEW LIC	03-ARM'S LENGTH	57,500	57,500	18,700	32.52	
18 033 300 001 23 8 2	401	07/19/2023	1854/211	WD	RAPPE PARKS, LARRY	SHEETS, SUHNY	03-ARM'S LENGTH	55,000	55,000	39,400	71.64	
18 036 400 010 36 8 2	401	05/23/2023	1856/819	WD	RAPPE HALL, LYNN D & PRISCILLA	JAGIELSKI, JACOB WILLIAM	03-ARM'S LENGTH	240,000	240,000	50,100	20.88	
18 045 001 021	409	09/26/2023	1859/301	WD	DEFLT GREEK, RICHARD G & LINDA	WENZLICK, JEFF D TRUST	03-ARM'S LENGTH	65,000	65,000	24,800	38.15	
18 045 001 114	409	09/24/2023	1857/116	WD	DEFLT PANK LIVING TRUST	FRANCIS, DAVID P & JANE A	03-ARM'S LENGTH	80,000	80,000	26,900	33.63	
18 048 001 006	409	07/26/2023	1854/927	WD	DEFLT RIVERA, ALAN L & JANIE L	SEMER, BR-AN	03-ARM'S LENGTH	80,000	80,000	35,000	43.75	
18 070 001 044	408	09/21/2023	1858/589	WD	DEFLT OLOHAM, DANIEL S & BRITTA	HUTCHISON, TOBY D & ALISO	03-ARM'S LENGTH	222,000	222,000	100,900	45.45	
18 070 001 059	408	05/25/2023	1850/1004	WD	DEFLT CLARK, LARRY C & DENISE K	RUFENACHT, RICKY LEE	03-ARM'S LENGTH	360,000	360,000	136,800	38.00	
18 070 001 073	409	09/22/2023	1858/1167	WD	DEFLT THOMAS, BRIAN MATTHEW	SCHMUCKER, TOBIE & AMY	03-ARM'S LENGTH	19,000	19,000	30,300	159.47	
18 070 001 081	402	04/14/2023	1847/1225	WD	DEFLT JONES, JEFFERY A & LYNN A	SELLERS, CHRIS G & NICHEL	03-ARM'S LENGTH	10,000	10,000	4,100	41.00	
18 070 001 086	402	05/25/2023	1852/487	WD	DEFLT CLARE, LARRY C & DENISE K	ROFENACHT, RICKY L	03-ARM'S LENGTH	12,000	12,000	12,600	105.00	
18 073 001 015	408	05/05/2023	1849/412	WD	DEFLT SNYDER, GARY H & PENNY S	KOBER, ALISA ROBERTS & GE	03-ARM'S LENGTH	305,000	305,000	125,300	41.08	
18 073 001 022	409	04/11/2023	1848/109	WD	DEFLT PICKING, TERRY LEE	MYERS, WILLIAM T & KATIE	03-ARM'S LENGTH	98,000	98,000	29,500	30.10	
18 075 001 013 + Pcls 18 075 001 014, 18 075 001 015	401	09/28/2023	1859/522	WD	DEFLT SHUELL, MICHAEL W INC 1859/524 IH SALE STUDY	BARRONS, SHANNON	19-MULTI PARCEL ARM'	143,000	143,000	52,800	36.92	
18 075 001 042 + Pcls 18 075 001 041	401	05/26/2023	1850/1229	WD	DEFLT TILLMAN, DEANNA K	FAST, CAITLIN ELIZABETH-M	19-MULTI PARCEL ARM'	153,700	153,700	60,700	39.49	
18 075 001 077	402	05/03/2023	1849/422	WD	DEFLT BARNES, RICHARD W & JODY	GRAM, NICHOLAS ROBERT	03-ARM'S LENGTH	4,500	4,500	2,300	51.11	
18 085 001 081	408	06/30/2023	1853/100	WD	DEFLT KOMMEROW, JACK A & SHARON	ROTH, KENNETH L & GAIL A	03-ARM'S LENGTH	252,000	252,000	74,200	29.44	
18 090 001 046	409	07/10/2023	1853/1230	WD	DEFLT LOFGREN, LEE ANN A	REVOKA SCHAFFNER, KYLE D	03-ARM'S LENGTH	10,000	10,000	19,500	195.00	
18 090 001 051	408	06/21/2023	1852/1262	WD	DEFLT MILLIGAN, GAIL SEE EXTENDED COM	GLIDEN, MAYNARD D & LOCI	03-ARM'S LENGTH	265,500	265,500	93,100	35.07	
18 090 001 054	409	07/12/2023	1853/1203	WD	DEFLT LOFGREN, LEE ANN A SEE EXT COM	REVOKA ANDERSON, DAVID A & JULIE	03-ARM'S LENGTH	10,000	10,000	27,700	277.00	
18 090 001 066	402	08/11/2023	1855/839	WD	DEFLT WATSON, ELI	BROWN, TRACY/JOHNSON, JAN	03-ARM'S LENGTH	6,000	6,000	2,800	46.67	
18 095 001 029 - Pcls 18 095 001 030, 18 095 001 032	402	08/11/2023	1855/881	WD	DEFLT BACKMAN, AARON	ANTHONY, NICOLE	19-MULTI PARCEL ARM'	15,000	15,000	6,200	41.33	
Totals 06/01/2023 - 09/30/2023												
								23	2,618,200	988,600	37.76	1.0300

**County: 30 HILLSDALE**  
**Unit: AMBOY 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
Totals 04/01/2021 - 03/31/2023				Conventional			88	14,681,792	5,237,600	35.67	1.0000

\*\*\* Statistics for this group (88 in sample) \*\*\*

Statistical Mean = 49.786 Median = 37.833 Maximum = 325.000 Minimum = 4.167

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

Normalized Average Deviation = 0.50995 (Coefficient of Dispersion)

Average Squared Deviation = 1,871.55354 (Variance)

Square Root of Squared Deviation = 43.26146 (Standard Deviation)

Normalized Standard Deviation = 0.86895 (Covariance)

2 Standard Deviation Range (Low) = -36.73710 (High) = 136.30872

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

Normalized Average Deviation = 0.58342 (Coefficient of Dispersion)

Average Squared Deviation = 2,016.05569 (Variance)

Square Root of Squared Deviation = 44.90051 (Standard Deviation)

Normalized Standard Deviation = 1.18660 (Covariance)

2 Standard Deviation Range (Low) = -51.96762 (High) = 127.63442

Price Related Differential (PRD): 1.39537 PRD > 1 regressive, < 1 progressive.

CLERK: JAMES W. HARRIS  
DATE: 10/31/2023  
COUNTY: HILLSDALE

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

Parcel Number	Class	Sale Date	Libber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
Totals	04/01/2021 - 03/31/2023		Creative			1	63,000	18,900	30.00	0.8403	

\*\*\* Statistics for this group (1 in sample) \*\*\*

Statistical Mean= 30.000 Median= 30.000 Maximum= 30.000 Minimum= 30.000

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)

Average Squared Deviation = 0.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 S-standard Deviation Range (Low) = 30.00000 (High) = 30.00000

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

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)

Average Squared Deviation = 0.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 S-standard Deviation Range (Low) = 30.00000 (High) = 30.00000

Price Related Differential (PRD): 1.00000 PRD > 1 regressive, < 1 progressive.

CREATIVE INVESTMENTS  
10150 SW 20TH AVE  
MIAMI, FL 33156