

22

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: 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			True Cash Value
100 Agricultural	AS			40,072,900	23	2,769,100	5,586,648	49.57 %	80,841,033 AS
200 Commercial	AS			10,600	1	10,600	27,415	38.66 %	27,415 AS 100% Sample
300 Industrial	AS			573,900	8	573,900	1,241,965	46.21 %	1,241,965 AS 100% Sample
400 Residential	SS			21,628,567	16	0	0	48.23 %	44,844,634 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				62,285,967	48				126,955,047

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 codes 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. 3 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 Year **2024**

Ransom Township

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	45,188	1	0	0	50.00%	90,376	RV	
350 Industrial	RV	0	1	0	0	50.00%	0	RV	
450 Residential	NC	0	0	0	0	50.00%	0	NC	
550 Utility	RV	2,831,522	3	0	0	50.00%	5,663,044	RV	
TOTAL - PERSONAL		2,876,710	5				5,753,420		

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:

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name: Hillsdale County
 City/Township Name (check appropriate box): City Township
 Ransom 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	45,188	1	0	0	50.00%	90,376	RV	
350 Industrial	RV	0	1	0	0	50.00%	0	RV	
450 Residential	NC	0	0	0	0	50.00%	0	NC	
550 Utility	RV	2,831,522	3	0	0	50.00%	5,663,044	RV	
TOTAL - PERSONAL		2,876,710	5				5,753,420		

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: RANSOM TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
16 001 100 011 01 8 2	TERRA NOVA FARMS LLC	102	63,800	118,000	54.07
16 002 100 008 02 8 2	SCHMIDT, BRENDA J REV LIVING T	102	65,900	121,156	54.39
16 003 100 005 03 8 2	STEWART, JERRY D & SARAH M	102	41,100	77,440	53.07
16 003 300 001 03 8 2	GEORGE, SHIRLEY D	101	171,400	371,944	46.08
16 004 400 005 04 8 2	STOLL, ALVIN & MARY KATHRYN	102	81,000	152,452	53.13
16 006 200 008 06 8 2	SMITH, VINCENT EUGENE	101	224,400	473,290	47.41
16 006 300 009 06 8 2	SNYDER, AARON RICHARD & JESSI	102	62,800	118,792	52.87
16 006 400 002 06 8 2	DASCH, LAWRENCE E	102	42,500	78,000	54.49
16 006 400 006 06 8 2	DASCH, LAWRENCE E	101	343,900	637,413	53.95
16 010 100 005 10 8 2	BENDER, ISATAH E & ROSA E	101	158,400	444,523	35.63
16 010 200 004 10 8 2	WROBBEL, KENNETH D III	101	97,300	255,902	38.02
16 012 200 004 12 8 2	GOOTE, LARRY E SR	101	114,200	241,707	47.25
16 012 300 001 12 8 2	CLARK, JOHN E & KATHY S	102	153,900	296,768	51.86
16 013 100 020 13 8 2	BENDER, DANIEL I & DEBORAH A	102	104,800	197,248	53.13
16 014 100 005 14 8 2	JOHNSON, HOWARD TROY & DONNA J	102	55,300	102,748	53.82
16 014 400 001 14 8 2	MAST, MANELIUS & MARY	102	42,500	80,000	53.13
16 014 400 003 14 8 2	PLASSMAN, VERNON TRUST	102	157,300	278,740	56.43
16 015 300 008 15 8 2	TOWNLAND FARMS	102	71,100	133,520	53.25
16 015 300 015 15 8 2	TOWN, DAVID E & MARTHA M REV L	101	181,700	386,006	47.07
16 016 100 006 16 8 2	WROBBEL, KENNETH D IV & GRETA	101	256,100	530,546	48.27
16 016 300 002 16 8 2	ST JOHN, TRISHA L	101	138,700	285,501	48.58
16 018 300 003 18 8 2	DRAKE, CALVIN E & LACEY M	101	128,400	166,795	76.98
16 030 300 005 30 8 2	DIETRICH, MICHELIN REV LIVING	102	12,600	38,157	33.02
Totals:		23	2,769,100	5,586,648	49.57
Class Totals:		101	10		
		102	13		

*** Statistics for this group (23 in sample) ***

Statistical Mean= 50.692 Median= 53.073 Maximum= 76.981 Minimum= 33.021

*** Statistics about Mean ***

Normalized Average Deviation = 0.11130 (Coefficient of Dispersion)
 Average Squared Deviation = 72.13178 (Variance)
 Square Root of Squared Deviation = 8.49304 (Standard Deviation)
 Normalized Standard Deviation = 0.16754 (Covariance)
 2 Standard Deviation Range (Low) = 33.70582 (High) = 67.67799

*** Statistics about Median ***

County: 30 HILLSDALE

Unit(s): RANSOM TOWNSHIP

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
16 830 300 001 30 8 2	VERIZON WIRELESS	210	10,600	27,415	38.66
Totals:			1	10,600	27,415 38.66
Class Totals:		210	1		

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

Statistical Mean= 38.665 Median= 38.665 Maximum= 38.665 Minimum= 38.665

*** ** 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 Standard Deviation Range (Low) = 38.66496 (High) = 38.66496

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

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 Standard Deviation Range (Low) = 38.66496 (High) = 38.66496

a Related Differential (PRD): 1.00000 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	9,100	18,622	48.87	
16 014 100 012 14 8 2	CONSUMERS ENERGY COMPANY	301	17,700	29,085	60.86	
16 023 100 006 23 8 2	GERKEN MATERIALS INC	302	66,800	154,482	43.24	
16 023 100 008 23 8 2	GERKEN MATERIALS INC	302	323,200	676,076	47.81	
16 023 300 001 23 8 2	GERKEN MATERIALS INC	301	67,200	152,378	44.10	
16 023 300 002 23 8 2	GERKEN MATERIALS INC	302	8,100	21,450	37.76	
16 023 300 003 23 8 2	GERKEN MATERIALS INC	302	38,200	89,125	42.86	
16 023 300 012 23 8 2	GERKEN MATERIALS INC	302	43,600	100,747	43.28	
Totals:			8	573,900	1,241,965	46.21
Class Totals:			301	3	302	5

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

Statistical Mean= 46.096 Median= 43.689 Maximum= 60.856 Minimum= 37.762

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

Normalized Average Deviation = 0.10434 (Coefficient of Dispersion)
Average Squared Deviation = 46.92211 (Variance)
Square Root of Squared Deviation = 6.84997 (Standard Deviation)
Normalized Standard Deviation = 0.14860 (Covariance)
Standard Deviation Range (Low) = 32.39638 (High) = 59.79626

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

Normalized Average Deviation = 0.09867 (Coefficient of Dispersion)
Average Squared Deviation = 53.54635 (Variance)
Square Root of Squared Deviation = 7.31754 (Standard Deviation)
Normalized Standard Deviation = 0.16749 (Covariance)
2 Standard Deviation Range (Low) = 29.05371 (High) = 58.32386

Price Related Differential (PRD): 0.99756 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 HILLSDALE	City or Township Name RANSOM TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	1. <u>19,035,700</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>17,774,900</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0709</u>

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>21,260,367</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>18,871,300</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1266</u>

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.2065</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	4	260,200	1.2065	313,931	772,127	40.66%
2021	10/21 - 3/22	5	317,600	1.2065	383,184	914,518	41.90%
12 Month Total Sales		9	12 Month Total Sales		697,115	1,686,645	41.33%
2022	4/22 - 9/22	6	478,900	1.1266	539,529	986,569	54.69%
2022	10/22 - 3/23	1	101,600	1.1266	114,463	200,000	57.23%
12 Month Total Sales		7	12 Month Total Sales		653,992	1,186,569	55.12%
24 Month Total Sales		16	24 Month Total Sales		1,351,107	2,873,214	48.23%
*24 Month Mean Adjusted Ratio							48.23%

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	1	101,600	1.1266	114,463	200,000	57.23%
2023	4/23 - 9/23	3	167,000	1.0000	167,000	375,000	44.53%
12 Month Total Sales		4	12 Month Total Sales		281,463	575,000	48.95%
**12 Month Aggregate Adjusted Ratio							48.95%

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: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liter/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
16 001 300 010 01 8 2	401	04/15/2021	1792/953	WD	RAPP	MILLER, ROBERT P LIVING T MORENO, ALI N & SARA M	CLARK, ROBERT J	03-ARM'S LENGTH	270,000	270,000	129,400	47.93	
16 004 200 005 04 8 2	401	09/24/2021	1804/1277	WD	RAPP	MCCASKEY FAMILY TRUST		03-ARM'S LENGTH	230,000	230,000	56,700	24.65	
16 025 100 005 25 8 2	401	09/03/2021	1805/1184	WD	DEFLT	KLINGLER, PHYLLIS A LIVIN STOREHALDER, RICHARD A		19-MULTI PARCEL ARM'	550,000	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	RAPP	HANKER, ROBIN L	ROBATINA, JOSE A SR	03-ARM'S LENGTH	172,000	172,000	40,000	23.26	
Totals 04/01/2021 - 09/30/2021													
Conventional													
16 025 400 004 25 8 2	401	02/28/2022	1820/574	WD	RAPP	RUFENACHT, CAROL A	SCOTT, ANN/GENDRON, MINDY	03-ARM'S LENGTH	205,000	235,000	69,100	33.71	
16 027 300 004 27 8 2	401	11/16/2021	1812/697	WD	RAPP	WAGLER, JACOB G & FAHIE MORGAN, ASHLEY L		03-ARM'S LENGTH	169,900	169,900	39,400	23.19	
16 029 100 012 29 8 2	401	11/20/2021	1813/350	WD	DEFLT	SHINHEARL, DANIEL W & ELL GALLAGHER, RYAN T & KATRI		03-ARM'S LENGTH	370,000	370,000	144,200	38.97	
16 045 001 002	401	12/28/2021	1816/173	WD	DEFLT	BAHR, CINDIE	RODRIGUEZ, CUILLENKO & AN	03-ARM'S LENGTH	124,000	124,000	28,900	23.31	
16 055 001 004	401	03/08/2022	1921/55	WD	DEFLT	KELLER, DAVID	SMITH, RONDA/SMITH, CODY	03-ARM'S LENGTH	45,618	45,618	36,000	78.92	
Totals 10/01/2021 - 03/31/2022													
Conventional													
Totals 04/01/2021 - 03/31/2022													
Conventional													

*** 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	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
16 001 100 018 01 8 2	401	05/23/2023	1851/1043	WD DEFLT RINSMAN, WALTER JR & TIFF MONTOYA, MARK ANDREW & ST 03-ARM'S LENGTH			245,000	245,000	82,000	33.47	
16 026 100 009 26 8 2	402	09/05/2023	1855/516	WD DEFLT BEEBE, PETER A/BEEBE, JOS DUMA, RICHARD L SR & LORI 03-ARM'S LENGTH			60,000	60,000	29,000	48.33	
16 026 300 004 26 8 2	401	07/21/2023	1854/465	WD RAPP SCOTT(WADE), ANN R	PERICAR, JUSTIN F	03-ARM'S LENGTH	70,000	70,000	56,000	80.00	
Totals 06/01/2023 - 09/30/2023 Conventional											
Totals 10/01/2022 - 09/30/2023 Conventional											

*** Statistics for this group (4 in sample) ***
 Statistical Mean= 53.151 Median= 49.567 Maximum= 80.000 Minimum= 33.469

*** Statistics about Mean ***
 Normalized Average Deviation = 0.25258 (Coefficient of Dispersion)
 Average Squared Deviation = 378.99061 (Variance)
 Square Root of Squared Deviation = 19.46768 (Standard Deviation)
 Normalized Standard Deviation = 0.36627 (Covariance)
 2 Standard Deviation Range (Low) = 14.21532 (High) = 92.08604

*** Statistics about Median ***
 Normalized Average Deviation = 0.24713 (Coefficient of Dispersion)
 Average Squared Deviation = 396.11748 (Variance)
 Square Root of Squared Deviation = 19.90270 (Standard Deviation)
 Normalized Standard Deviation = 0.40153 (Covariance)
 2 Standard Deviation Range (Low) = 3.76126 (High) = 89.37207

Price Related Differential (PRD): 1.13781 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Libr/Page Assessments Sale Prices Ratio Inst. Neigh. Grantor Terms-of-Sale Sale Price Adj. Sale Price Assessment Ratio Mult

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

Conventional	19	1,325,300	3,248,214	40.80
Creative	0	0	0	50.00
Totals:	19	1,325,300	3,248,214	40.80

(Before discounting, sales were = 3)
(Weighted)

*** Statistics for this group (19 in sample) ***

Statistical Mean= 44.257 Median= 40.906 Maximum= 80.000 Minimum= 23.190

Normalized Average Deviation = 0.31581 (Coefficient of Dispersion)
Average Squared Deviation = 335.65521 (Variance)
Square Root of Squared Deviation = 18.32090 (Standard Deviation)
Normalized Standard Deviation = 0.41396 (Covariance)
2 S-andard Deviation Range (Low) = 7.61567 (High) = 80.89925

Normalized Average Deviation = 0.33365 (Coefficient of Dispersion)
Average Squared Deviation = 347.50855 (Variance)
Square Root of Squared Deviation = 18.64158 (Standard Deviation)
Normalized Standard Deviation = 0.45571 (Covariance)
2 S-andard Deviation Range (Low) = 3.62225 (High) = 78.18958