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Appraisal Study List

Classification **Agricultural**

Issued under authority of Public Act 206 of 1893

County	HILLSDALE	City/Township	ALLEN TOWNSHIP	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
05 008 300 003 08 6 4	MARTIN, MARVIN L & CONNIE	101	195,100	418,598	46.61
05 011 200 011 11 6 4	LEWIS, ADAM L & KAYLA M	102	51,700	115,289	44.84
05 011 200 015 11 6 4	LEWIS, ADAM L & KAYLA M	102	28,400	46,292	61.35
05 012 200 002 12 6 4	LEWIS, BRUCE TRUST NO 1	101	293,300	565,013	51.91
05 014 200 012 14 6 4	JOHNSON, JACK E TRUST NO	101	231,100	520,750	44.38
05 016 100 021 16 6 4	MARSHALL, DAVID A	101	95,500	142,979	66.79
05 016 300 009 16 6 4	BUELL, NILAK	102	67,300	143,418	46.93
05 018 100 023 18 6 4	AVRA, ALAN KEITH	101	36,300	101,616	35.72
05 018 200 012 18 6 4	ANGEVINE, ROY C	101	133,500	220,080	60.66
05 018 300 015 18 6 4	LEWIS BROTHERS LAND LLC	102	111,000	246,248	45.08
05 020 100 002 20 6 4	MARSHALL, ERIC J FAMILY TR	102	106,000	222,238	47.70
05 027 200 003 27 6 4	CROSS, ALMA M	102	83,000	189,405	43.82
05 027 300 014 27 6 4	MARSH, DANIEL L & DEBRA D	102	61,800	138,118	44.74
05 030 100 001 30 6 4	MAPLE STREET FARMS LLC	102	223,900	479,015	46.74
05 032 200 004 32 6 4	WILEY, MARK & RACHELLE FA	102	39,500	82,896	47.65
05 035 100 011 35 6 4	SOUTHERN MICHIGAN PROPR	102	101,500	218,950	46.36

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

Statistical Mean= 48.407 Median= 46.483 Maximum= 66.793 Minimum= 35.723

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

Normalized Average Deviation	=	0.10807	(Coefficient of Dispersion)
Average Squared Deviation	=	55.27716	(Variance)
Square Root of Squared Deviation	=	7.43486	(Standard Deviation)
Normalized Standard Deviation	=	0.15359	(Covariance)
2 Standard Deviation Range (Low)	=	33.53776	(High) = 63.27721

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

Normalized Average Deviation	=	0.09721	(Coefficient of Dispersion)
Average Squared Deviation	=	59.19953	(Variance)
Square Root of Squared Deviation	=	7.69412	(Standard Deviation)
Normalized Standard Deviation	=	0.16553	(Covariance)
2 Standard Deviation Range (Low)	=	31.09454	(High) = 61.87104

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

Appraisal Study List

Classification **Commercial**

Issued under authority of Public Act 206 of 1893

County	HILLSDALE	City/Township	ALLEN TOWNSHIP	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio				
05 017 200 039 17 6 4	SHEELY, GERALD & KATHLEE	202	10,000	17,378	57.54				
05 018 300 013 18 6 4	ERVANS, JEREMIAH L	201	8,800	12,715	69.21				
05 018 300 014 18 6 4	LEWIS, ROGER W TRUST NO	201	3,800	9,794	38.80				
05 075 001 116	KNIGHTS OF PYTHIAS LODGE	201	23,500	70,705	33.24				
05 812 100 001 12 6 4	CROWN CASTLE TOWERS 05	210	75,200	157,058	47.88				
TOTALS:					5	Study Parcels	121,300	267,650	45.32%

Appraisal Study List

Classification: Industrial

Issued under authority of Public Act 206 of 1893

County	HILLSDALE	City/Township	ALLEN TOWNSHIP	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
05 007 200 002 07 6 4	CONAGRA FOODS INC	301	128,800	312,303	41.24
05 007 300 001 07 6 4	CONAGRA FOODS INC	301	4,353,100	9,032,734	48.19
05 007 300 006 07 6 4	CONAGRA FOODS INC	302	300	581	51.64
05 010 400 010 10 6 4	CONSUMERS ENERGY COMP	302	7,700	12,180	63.22
05 018 300 003 18 6 4	CONSUMERS ENERGY COMP	301	7,200	15,588	46.19
05 035 100 005 35 6 4	SOUTHERN MICHIGAN PROPE	301	114,500	282,141	40.58
TOTALS:					
	6	Study Parcels	4,611,600	9,655,527	47.76%

2024 24 Month Sales Ratio Study for determining the 2025 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 ALLEN TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	1. <u>51,393,400</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	2. <u>45,885,400</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1200</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	4. <u>59,972,600</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	5. <u>51,187,000</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1716</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.3122</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)
2022	4/22 - 9/22	13	875,200	1.3122	1,148,437	2,557,500	44.90%
2022	10/22 - 3/23	7	386,900	1.3122	507,690	1,002,750	50.63%
12 Month Total Sales		20	12 Month Total Sales		1,656,127	3,560,250	46.52%
2023	4/23 - 9/23	13	1,091,000	1.1716	1,278,216	3,221,300	39.68%
2023	10/23 - 3/24	5	276,400	1.1716	323,830	819,300	39.53%
12 Month Total Sales		18	12 Month Total Sales		1,602,046	4,040,600	39.65%
24 Month Total Sales		38	24 Month Total Sales		3,258,173	7,600,850	
*24 Month Mean Adjusted Ratio							43.09%

IMPORTANT: For Sales from April 2022 through March 2023, 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 2023 through March 2024. 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)
2023	10/23 - 3/24	5	276,400	1.1716	323,830	819,300	39.53%
2024	4/24 - 9/24	16	1,518,300	1.0000	1,518,300	3,905,600	38.87%
12 Month Total Sales		21	12 Month Total Sales		1,842,130	4,724,900	
**12 Month Aggregate Adjusted Ratio							38.99%

IMPORTANT: For Sales from Oct. 2023 through Sept. 2024, 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).

2022 March Board of Review valuations are compared with sales transacted during the last three 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 the last nine months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during April through September of 2024.

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Librer/Page	Inst.	Height	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult	
05 035 400 002 05 6 4	401	09/02/2022	1934/1179	MD	RAP2	LIPSEY, ASHLEIGH PINEGAM STEINSMAN, JOHN STEINSMAN,	03-ARM'S LENGTH	143,000	143,000	24,600	17.20		
+ Pcls 05 039 400 029 09 6 4	401	06/08/2022	1928/410	MD	DEFLT	HILLIAMS, KATHY/GAMBLE, W TERRY, COLTREN	19-MULTI PARCEL ARM'	225,000	225,000	93,700	41.64		
+ Pcls 05 075 001 167													
05 013 200 012 13 6 4	401	09/20/2022	1935/961	MD	RAP2	PAYN, DAVID A	03-ARM'S LENGTH	199,300	199,900	74,700	37.37		
05 016 400 014 13 6 4	401	05/16/2022	1928/933	MD	DEFLT	WILSON, DAVID & TANIA	FOUZY, DOUGLAS R & PAMELA	03-ARM'S LENGTH	170,000	170,000	54,400	32.00	
05 018 200 008 16 6 4	401	07/07/2022	1930/1005	MD	DEFLT	RICHMAN, GRANT A	DANSON, KEISY E/SUTTON,	03-ARM'S LENGTH	118,500	119,500	100,200	84.56	
05 024 200 008 24 6 4	401	04/01/2022	1923/547	MD	RAP2	MACOY, CHAD A & AERIL A	LAFFRE, ARLISSON & JONATHAN	03-ARM'S LENGTH	320,000	330,000	97,300	30.41	
05 024 200 015 24 6 4	401	07/18/2022	1931/370	MD	RAP2	LADIMALA, ISHMAIL	MYERS, STEVEN W	03-ARM'S LENGTH	186,300	186,300	49,000	26.30	
+ Pcls 05 024 200 0-1 24 6 4	401	05/02/2022	1925/904	MD	DEFLT	NICHOLS, JERRY I & SHELLEY RUBIN, KYLE & CHELSEA	19-DEFLT PARCEL ARM'	39,300	39,900	26,100	65.41		
05 026 200 001 26 6 4	401	06/22/2022	1929/1081	MD	RAP2	WAGLER, JACOB & FRANKIE	WHEATLEY, RICHARD	03-ARM'S LENGTH	240,000	240,000	53,800	22.42	
05 027 400 02-7 27 6 4	401	06/17/2022	1829/500	MD	DEFLT	GORDON, ANITA & DALLAS	WEIKEL, ANNE	03-ARM'S LENGTH	205,000	205,000	81,600	39.80	
05 032 100 001 32 6 4	401	06/22/2022	1929/499	MD	DEFLT	HAYES, JEFFERY D & LORI S	JEFFERY, DONNA & JAMES	03-ARM'S LENGTH	335,000	335,000	70,700	21.10	
05 050 001 006	401	07/25/2022	1931/1235	MD	DEFLT	JOHNSON, K/BARNER, E/BARR	CLANSON, DAVID H & SARAH	03-ARM'S LENGTH	209,900	209,900	90,900	43.31	
+ Pcls 05 075 001 145													
+ Pcls 05 075 001 146													
05 075 001 145	401	09/01/2022	1934/467	MD	DEFLT	GIBSON, CHASE & CHASELYN	JOHNSON, COREY/BROOKS, NIC	19-MULTI PARCEL ARM'	165,000	165,000	58,200	35.27	
Totals 04/01/2022 - 09/30/2022													
Conventional													
05 017 100 015 17 6 4	402	01/20/2023	1942/1048	MD	DEFLT	JOHNSON, FRANK & KAREN	SMALT, GUY L & TODY M	03-ARM'S LENGTH	52,000	52,000	31,100	59.81	
05 027 200 017 27 6 4	401	12/01/2022	1940/1236	MD	DEFLT	GUILLEY, JOHN A ESTATE	TITUS, JAMES DONALD	08-ESTATE	95,000	95,000	36,200	38.11	
+ Pcls 05 027 200 0-9 27 6 4													
05 033 300 020 33 6 4	401	10/03/2022	1936/454	MD	RAP2	EASTERLING, AMBERLYNN & N BAARDE	JUDITH	03-ARM'S LENGTH	130,000	130,000	38,700	29.77	
05 060 001 007	401	12/16/2022	1941/699	MD	DEFLT	MCALIN, RUSSELL W & ROSBA	KORENSPARGER, LANCE & BAR	19-MULTI PARCEL ARM'	296,000	296,000	77,700	26.25	
+ Pcls 05 032 400 0-7 32 6 4													
05 060 001 008	401	10/28/2022	1938/887	MD	DEFLT	MCALIN, RUSSELL & ROSEANN	CRAMER, STEVEN & PATCI/HI	19-MULTI PARCEL ARM'	180,000	180,000	96,700	53.72	
+ Pcls 05 032 400 0-6 32 6 4													
05 075 001 031	401	11/07/2022	1939/1057	MD	DEFLT	NICE, RONALD D & LORI L/C	KORSTANGR, RANDY & JACO	03-ARM'S LENGTH	135,000	135,000	54,900	40.67	
+ Pcls 05 032 400 0-6 32 6 4													
05 075 001 081	401	02/28/2023	1945/16	MD	DEFLT	DEBOE, JOHN A	OTIS, ROGER	03-ARM'S LENGTH	114,750	114,750	51,600	44.97	
Totals 10/01/2022 - 03/31/2023													
Conventional													
Totals 04/01/2022 - 03/31/2023													
Conventional													
									20	3,560,250	1,262,100	35.45	1.0000

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Instr.	Neigr.	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult		
05 022 400 004 02 6 4	401	07/21/2023	1954/325	WD	RAP2	BAUER, DAVID MOHAN & JULI TWILHAYEK, ANDREW R & ELI	03-ARM'S LENGTH	297,400	297,400	86,700	29.15		
05 035 400 002 05 6 4	401	08/14/2023	1956/1030	WD	RAP2	STINKSMA, JOHN/STINKSMA, DOUGHERTY, JOHN C	03-ARM'S LENGTH	170,000	170,000	27,800	16.35		
05 028 200 004 08 6 4 + P-18 05 008 200 009 08 6 4	401	08/06/2023	1957/1006	WD	DEFLT	POMERSON, CHARLES THOMAS MARLINER, SAMIR SELMAN	19-QUILT PARCEL ARM'	127,000	127,000	74,400	58.58		
05 039 400 028 09 6 4 + P-18 05 075 001 164, 05 075 001 168, 05 009 400 027 09 6 4	401	05/17/2023	1950/237	WD	DEFLT	WILLIAMS, KATHY/GAMBLE, W TERRY, COLTEN	19-QUILT PARCEL ARM'	75,000	75,000	39,100	52.13		
05 013 200 011 13 6 4	401	05/12/2023	1949/1200	WD	DEFLT	WALTERS, RAY F & DEBORAH SCHRIER, JAMES & MEGAN	03-ARM'S LENGTH	380,000	380,000	94,200	24.79		
05 017 100 004 17 6 4	401	09/27/2023	1959/310	WD	RAP2	WARR-VIHA, TORRIE/DONIGER ROBERTY, COPPER C	03-ARM'S LENGTH	159,500	159,500	43,700	27.40		
05 017 200 026 17 6 4	401	09/19/2023	1958/238	WD	DEFLT	STRBA, VALENTINE & SANDRA BAUER, CRAIG ANTHONY	03-ARM'S LENGTH	305,900	305,900	92,600	30.27		
05 023 100 011 23 6 4	401	09/15/2023	1956/160	WD	RAP2	BURLIN, ANTHONY E LAIRD, CHRISTOPHER & NICHI	03-ARM'S LENGTH	75,000	75,000	36,300	48.40		
05 029 100 008 29 6 4	401	08/10/2023	1956/205	WD	RAP2	BADALE, CAROL M LAKHOOGA ARNOLDSON, CONNOR & JONG	03-ARM'S LENGTH	285,000	285,000	123,600	43.37		
05 033 300 023 33 6 4	401	07/06/2023	1953/284	WD	DEFLT	DANIELS, JAMES E & CAROL 1784 S ALLEN LLC	03-ARM'S LENGTH	850,000	850,000	246,900	29.05		
05 035 100 015 35 6 4 + P-18 05 035 100 019 35 6 4	402	05/05/2023	1949/279	WD	DEFLT	BURRELL, ALAN JON MILLER, ROBERT P LIVING T 19-QUILT PARCEL ARM'	03-ARM'S LENGTH	16,500	16,500	9,000	54.55		
05 036 300 004 36 6 4	401	08/17/2023	1956/375	WD	RAP2	FRASSLAK, RAUSY ANBRUSTER, SCOTT F	03-ARM'S LENGTH	130,000	130,000	50,500	38.85		
Totals 04/01/2023 - 09/30/2023													
Conventional													
05 028 400 011 28 6 4	401	10/05/2023	1959/822	WD	RAP2	BERRY, ERNEST REVOCABLE T WATERMAN, MATTHEW	03-ARM'S LENGTH	162,500	162,500	78,500	48.31		
05 030 300 004 30 6 4	401	10/27/2023	1960/955	WD	RAP2	WONKALRY, LEONARD E HARSH, DANIEL L & DEBRA J	03-ARM'S LENGTH	165,000	165,000	89,100	54.00		
05 033 300 003 33 6 4	402	03/12/2024	1957/766	WD	DEFLT	KANG-APANE, JAMES V 1784 S ALLEN LLC	03-ARM'S LENGTH	332,000	332,000	54,000	16.27		
05 035 100 018 35 6 4	402	12/27/2023	1953/1031	WD	DEFLT	BURRELL, ALAN JON DEBUTLER, MONICA H & KEVIN	03-ARM'S LENGTH	9,800	9,800	6,500	66.33		
05 075 001 076	401	11/30/2023	1952/342	WD	DEFLT	CALDWELL, MICHAEL B RENTRO, JOHN III	03-ARM'S LENGTH	150,000	150,000	49,300	32.20		
Totals 10/01/2023 - 03/31/2024													
Conventional													
Totals 04/01/2023 - 03/31/2024													
Conventional													
									17	3,690,600	1,201,200	32.55	1.0000

*** Statistics for this group (17 in sample) ***

Statistical Mean= 39.411 Median= 38.816 Maximum= 66.327 Minimum= 16.265
 Normalized Average Deviation = 0.32949 (Coefficient of Dispersion)
 Average Squared Deviation = 227.83533 (Variance)
 Square Root of Squared Deviation = 15.09421 (Standard Deviation)

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Acq. Grants	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
05 026 100 002 06 6 4	401	05/06/2024	1970/853	MD	SINS, LEWIS & CHERI	03-ARM'S LENGTH	245,000	245,000	73,200	29.88	
05 037 300 013 07 6 4	401	06/24/2024	1973/1030	MD	FALOR, MICHAEL T & RENELIO	03-ARM'S LENGTH	239,900	239,900	75,500	31.47	
05 037 300 014 07 6 4	401	08/22/2024	1977/894	MD	POWERS, SALAH/SALIH, NLC	03-ARM'S LENGTH	33,000	33,000	21,300	64.55	
05 012 100 003 12 6 4	401	08/23/2024	1977/708	MD	LESLIE, TERROR J	03-ARM'S LENGTH	140,000	140,000	60,800	43.43	
05 012 300 003 12 6 4	401	09/19/2024	1979/520	MD	SPRINGSSTEAD, SEAN & KORTH	03-ARM'S LENGTH	299,900	299,900	173,900	57.99	
05 014 200 013 14 6 4	401	04/30/2024	1970/586	MD	ARENT, CHRISTOPHER J & JA	03-ARM'S LENGTH	370,000	370,000	86,300	23.32	
05 018 200 017 18 6 4	401	09/27/2024	1980/39	MD	PETERSON, KELSEA	03-ARM'S LENGTH	175,000	175,000	89,600	50.63	
05 030 300 005 30 6 4	401	08/24/2024	1977/996	MD	PARTEE, RANDALL L & REGIN	03-ARM'S LENGTH	325,000	325,000	170,000	54.77	
05 050 001 004	401	08/05/2024	1976/709	MD	WILLIAMS, BRIAN R & RESUC	03-ARM'S LENGTH	364,900	364,900	170,100	46.62	
05 025 001 002	401	06/14/2024	1973/779	MD	KOKINSPARSER, JANCE & SAR	19-WOLFF PARCEL ARM'	445,000	445,000	100,400	22.56	
05 060 001 007	401	09/23/2024	1880/268	MD	RISNER, JACOB & ADYGAILEH	19-WOLFF PARCEL ARM'	267,000	267,000	69,800	26.14	
+ Pcls 05 024 400 0 7 32 6 4											
05 075 001 025	401	08/13/2024	1977/737	MD	BRADLEY & TACQ BENNETT,	03-ARM'S LENGTH	155,000	155,000	62,200	40.13	
+ Pcls 05 075 001 027											
05 075 001 031	401	08/28/2024	1978/384	MD	MCCUNE, ELOISE	03-ARM'S LENGTH	145,900	145,900	51,400	35.23	
05 075 001 112	401	08/21/2024	1978/170	MD	STENORE, THOMAS J	03-ARM'S LENGTH	175,000	175,000	85,700	48.97	
05 075 001 123	401	07/31/2024	1975/1266	MD							
Totals 04/01/2024 - 09/30/2024 Conventional											
Totals 10/01/2023 - 09/30/2024 Conventional											
*** Statistics for this group (20 in sample) *** Statistical Mean = 41.621 Median = 41.779 Maximum = 66.327 Minimum = 16.265 *** Statistics about Mean *** Normalized Average Deviation = 0.28680 (Coefficient of Dispersion) Average Squared Deviation = 205.00677 (Variance) Square Root of Squared Deviation = 14.33806 (Standard Deviation) Normalized Standard Deviation = 0.31401 (Coefficient of Dispersion) 2 Standard Deviation Range (Low) = 12.98494 (High) = 70.25707 *** Statistics about Median *** Normalized Average Deviation = 0.28572 (Coefficient of Dispersion) Average Squared Deviation = 205.09300 (Variance) Square Root of Squared Deviation = 14.51857 (Standard Deviation) Normalized Standard Deviation = 0.31273 (Coefficient of Dispersion)											

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libar/Page	Inst. Height	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price Assessment	Ratio	Mult
Totals 01/01/2022 - 03/31/2024			Conventional				37	7,250,850	2,463,300	33.97 1.0000

*** Statistics for this group (37 in sample) ***

Statistical Mean = 39.461 Median = 38.105 Maximum = 84.557 Minimum = 16.265

Normalized Average Deviation Statistics about Mean ***
 Average Squared Deviation = 0.3328 (Coefficient of Dispersion)
 Square Root of Squared Deviation = 242.98176 (Variance)
 Normalized Standard Deviation = 15.58787 (Standard Deviation)
 2 Standard Deviation Range (Low) = 8.28573 (High) = 70.63722 (Covariance)

Normalized Average Deviation Statistics about Median ***
 Average Squared Deviation = 0.32260 (Coefficient of Dispersion)
 Square Root of Squared Deviation = 244.87217 (Variance)
 Normalized Standard Deviation = 15.64839 (Standard Deviation)
 2 Standard Deviation Range (Low) = 5.80848 (High) = 69.40205 (Covariance)

Price Related Differential (PRD): 1.16157 PKD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libr/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
05 025 300 010 25 6 4	401	08/01/2024	1876/100	DEEVE, RUPK, JOHN 08 DMN - 4.5% INT	MARTIN, GUSTAVO ARIUD & Y 03-AW'S LENGIN		165,000	165,000	78,400	47.52

Totals 04/01/2024 - 09/30/2024										
Creative										
Totals 10/01/2023 - 09/30/2024										
Creative										
1 165,000 78,400 47.52 0.0000										
1 165,000 78,400 47.52 1.0000										

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

Statistical Mean= 47.515 Median= 47.515 Maximum= 47.515 Minimum= 47.515

*** 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 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 47.51515 (High) = 47.51515

*** 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 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 47.51515 (High) = 47.51515

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

County: 30 HILLSDALE
Unit: ALLEN TOWNSHIP
Class: Residential

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

< Totals for this Analysis >

	# of Sales	Assessments	Sale Price	Ratio
Conventional	52	3,903,200	10,991,430	35.51
Creative	2	244,600	350,000	47.50
Totals:	54	4,147,800	11,341,430	41.50

(Before discounting, sales were = 515,000)
(Weighted)

*** Statistics for this group (54 in sample) ***
 Statistical Mean= 40.193 Median= 39.722 Maximum= 84.557 Minimum= 16.265

*** Statistics about Mean ***
 Normalized Average Deviation = 0.23200 (Coefficient of Dispersion)
 Average Squared Deviation = 211.96175 (Variance)
 Square Root of Squared Deviation = 14.55991 (Standard Deviation)
 Normalized Standard Deviation = 0.36223 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 11.07169 (High) = 69.31032

*** Statistics about Median ***
 Normalized Average Deviation = 0.29504 (Coefficient of Dispersion)
 Average Squared Deviation = 212.18741 (Variance)
 Square Root of Squared Deviation = 14.56665 (Standard Deviation)
 Normalized Standard Deviation = 0.36472 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 10.58858 (High) = 68.85519