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State Tax Commission Analysis for Equalized Valuation of Real Property

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

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Sample		% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
						Assessed Value	True Cash Value			
100 Agricultural	AS			53,667,700	21	1,767,600	4,421,525	39.98 %	134,236,368	AS
200 Commercial	AS			4,222,200	8	463,800	906,295	51.18 %	8,249,707	AS
300 Industrial	AS			960,500	5	318,400	722,745	44.05 %	2,180,477	AS
400 Residential	SS			54,982,400	62	0	0	42.39 %	129,706,063	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				113,832,800	96				274,372,615	

AS: Appraisal Study NC: None Classified
 NW: New Class RA: Reappraisal
 OH: One Hundred % Study S1: One Year Sales Study
 ES: Estimated Values (Explain):

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.

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.
 using 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.

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)		Sample		Year		
Hillsdale County		Camden Township		<input type="checkbox"/> City	<input checked="" type="checkbox"/> Township	2024		
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	272,739	0	0	0	50.00%	545,478	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	2,876,069	5	0	0	50.00%	5,752,138	RV
TOTAL - PERSONAL		3,148,808	5				6,297,616	

AU: Audit

CT: Class Transfer

AS: Appraisal Study

ES: Estimated Values (Explain):

NC: None Classified

RV: Review

NW: New Class

S1: One Year Sales Study

OH: 100%

S2: Two Year Sales Study

Remarks:

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 001 100 001 01 9 4	HEINDORFF, DAN R TRUST	101	245,000	602,644	40.65
14 002 100 011 02 8 4	SENIOR, BRANDON E	102	31,000	63,457	48.85
14 002 100 012 02 8 4	SENIOR, BRANDON E	102	30,100	62,372	48.26
14 002 300 009 02 8 4	JOHNSON, DONALD T	102	72,400	145,399	49.79
14 003 200 001 03 8 4	BOYNE, ROLLAND SCOTT & LINDA G	101	89,200	299,846	29.75
14 003 200 003 03 8 4	HANEY, WAYNE M	101	91,100	284,345	32.04
14 003 200 008 03 8 4	MARRIOTT, RANDAL W & CASSANDRA	101	54,300	148,103	36.66
14 003 300 009 03 8 4	TRIPLE T FARM LLC	102	77,600	160,292	48.41
14 003 300 014 03 9 4	CUSTER, MELCHER LIFE ESTATE	102	80,600	167,372	48.16
14 003 300 016 03 9 4	POLL, GREGORY ALLEN	101	236,900	647,274	36.60
14 003 400 002 03 9 4	SPENCER, CHARLES B	102	53,800	107,270	50.15
14 003 400 005 03 9 4	SPENCER, CHARLES B	102	64,000	135,859	47.11
14 004 200 002 04 8 4	TRIPLE T FARM LLC	101	113,300	198,099	57.19
14 004 200 011 04 8 4	TRIPLE T FARM LLC	102	81,400	161,817	50.30
14 004 400 003 04 8 4	BEAGLE, LORRIE	101	66,800	196,946	33.92
14 004 400 007 04 8 4	HARTMAN, TIMOTHY D	101	80,700	233,028	34.63
14 005 100 012 05 8 4	KAUFFMAN, RONALD L & JANE M TR	102	63,600	131,918	48.21
14 005 200 001 05 8 4	BEEM, DIANE M	102	103,200	213,816	48.27
14 005 200 014 05 9 4	TRISDALE, TRISHIA	101	62,300	290,988	21.41
14 005 200 015 05 9 4	GRABER, CHRISTY B & MARY G	102	56,300	125,859	44.73
14 005 300 012 05 9 4	GRABER, CHRIS M	102	14,000	44,821	31.24
Totals:		21	1,767,600	4,421,525	39.98
Class Totals:		101			9
		102			12

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

Statistical Mean= 42.207 Median= 47.108 Maximum= 57.194 Minimum= 21.410

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

Normalized Average Deviation = 0.18720 (Coefficient of Dispersion)
 Average Squared Deviation = 83.54492 (Variance)
 Square Root of Squared Deviation = 9.14029 (Standard Deviation)
 Normalized Standard Deviation = 0.21656 (Covariance)
 2 Standard Deviation Range (Low) = 23.92611 (High) = 60.48727

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

Normalized Average Deviation = 0.15766 (Coefficient of Dispersion)
 Average Squared Deviation = 108.76544 (Variance)
 Square Root of Squared Deviation = 10.42907 (Standard Deviation)
 Normalized Standard Deviation = 0.22139 (Covariance)
 2 Standard Deviation Range (Low) = 26.24953 (High) = 67.96580

Price Related Differential (PRD): 1.05577 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 010 400 008 10 8 4	CAYWOOD PROPANE GAS INC	202	17,500	35,275	49.61
14 015 400 006 15 8 4	10600 LLC	201	138,700	260,387	53.27
14 017 100 016 17 8 4	KEEGAN, SHANE LEE	201	64,200	123,230	52.10
14 017 100 044 17 8 4	SMITH, AARON	201	6,900	13,904	49.63
14 090 001 004	9 POINTS LLC	201	65,100	186,195	34.96
14 090 001 082	IN8CO LLC	201	96,400	121,248	79.51
14 100 001 011	FARMHOUSE KITCHEN AND ALE LLC	201	72,900	159,502	45.70
14 135 001 042	MER-CAR CORPORATION	202	2,100	6,554	32.04
Totals:			8	463,800	906,295 51.18
Class Totals:		201	6		
		202	2		

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

Statistical Mean= 49.602 Median= 49.618 Maximum= 79.506 Minimum= 32.042

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

Normalized Average Deviation = 0.18193 (Coefficient of Dispersion)
 Average Squared Deviation = 207.39820 (Variance)
 Square Root of Squared Deviation = 14.40133 (Standard Deviation)
 Normalized Standard Deviation = 0.29034 (Covariance)
 Standard Deviation Range (Low) = 20.79945 (High) = 78.40476

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

Normalized Average Deviation = 0.18183 (Coefficient of Dispersion)
 Average Squared Deviation = 207.39849 (Variance)
 Square Root of Squared Deviation = 14.40134 (Standard Deviation)
 Normalized Standard Deviation = 0.29024 (Covariance)
 Standard Deviation Range (Low) = 20.81543 (High) = 78.42078

Price Related Differential (PRD): 0.96926 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 017 300 004 17 8 4	ANGEL FARM HOLDINGS LLC	301	112,800	239,379	47.12
14 022 400 022 22 8 4	CURTIS, DAVID SR & SHIRLEY	302	6,200	15,972	38.82
14 022 400 023 22 8 4	LIPPS HOLDING COMPANY	301	106,300	259,996	40.89
14 022 400 024 22 8 4	TEMPLE, RONALD L & CAROL ANN T	301	38,500	73,783	52.18
14 022 400 025 22 8 4	STARR LAND HOLDINGS LLC	301	54,600	133,615	40.86
Totals:		5	318,400	722,745	44.05
Class Totals:		301	4	302	1

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

Statistical Mean= 43.974 Median= 40.885 Maximum= 52.180 Minimum= 38.818

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

Normalized Average Deviation = 0.10328 (Coefficient of Dispersion)
 Average Squared Deviation = 30.76204 (Variance)
 Square Root of Squared Deviation = 5.54635 (Standard Deviation)
 Normalized Standard Deviation = 0.12613 (Covariance)
 2 Standard Deviation Range (Low) = 32.88106 (High) = 55.06647

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

Normalized Average Deviation = 0.09598 (Coefficient of Dispersion)
 Average Squared Deviation = 42.68573 (Variance)
 Square Root of Squared Deviation = 6.53343 (Standard Deviation)
 Normalized Standard Deviation = 0.15980 (Covariance)
 2 Standard Deviation Range (Low) = 27.81838 (High) = 53.95211

Price Related Differential (PRD): 0.99817 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 CAMDEN 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>44,156,800</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>41,206,527</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0716</u>

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>53,819,600</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>45,130,800</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1925</u>

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.2779</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	19	660,200	1.2779	843,670	1,803,825	46.77%
2021	10/21 - 3/22	9	436,500	1.2779	557,803	1,548,100	36.03%
12 Month Total Sales		28	12 Month Total Sales		1,401,473	3,351,925	41.81%
2022	4/22 - 9/22	23	1,044,900	1.1925	1,246,043	2,831,860	44.00%
2022	10/22 - 3/23	11	591,700	1.1925	705,602	1,710,850	41.24%
12 Month Total Sales		34	12 Month Total Sales		1,951,645	4,542,710	42.96%
24 Month Total Sales		62	24 Month Total Sales		3,353,118	7,894,635	*24 Month Mean Adjusted Ratio
							42.39%

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	11	591,700	1.1925	705,602	1,710,850	41.24%
2023	4/23 - 9/23	15	1,164,200	1.0000	1,164,200	2,674,400	43.53%
12 Month Total Sales		26	12 Month Total Sales		1,869,802	4,385,250	**12 Month Aggregate Adjusted Ratio
							42.64%

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: CAMDEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liter/Page	Inst. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 002 100 003 02 9 4	401	07/21/2021	1801/319	WD RAPP POLING, KORI S & SARAH A	YOUNG, BRICK	03-ARM'S LENGTH	175,000	175,000	28,400	16.23	
14 002 100 006 02 8 4 + Pcls 14 002 100 008 02 8 4	401	09/30/2021	1809/658	WD RAPP MORRIS, SIERRA(HICKSENHIS	MENEFEE, KEVIN	19-MULTI PARCEL ARM'	210,000	210,000	84,100	40.05	
14 002 300 004 02 8 4	401	08/24/2021	1805/52	WD RAPP GIRDHAM, ELIZABETH/MORRIS	NOYES, EVAN	03-ARM'S LENGTH	190,000	190,000	66,800	35.16	
14 003 200 002 03 8 4	401	09/22/2021	1807/320	WD RAPP WILCOX, TIMOTHY A & MICHE	WILLIAMS, ANTHONY DESC ERR?	03-ARM'S LENGTH	118,500	118,500	29,300	24.73	
14 003 300 003 03 9 4	401	05/04/2021	1795/251	WD RAPP GIEN, TORIA S	THOMESCH, MICHAEL	03-ARM'S LENGTH	80,000	80,000	35,800	44.75	
14 013 100 002 13 8 4	401	09/24/2021	1807/720	WD RAPP TOWLER, REBECCA	WARFIELD, WILLIAM & SHARO	03-ARM'S LENGTH	141,500	141,500	37,000	26.15	
14 015 200 006 15 8 4 + Pcls 14 015 200 005 15 8 4	401	09/25/2021	1805/332	WD DEFLT GRATE, GERALD L & CONSTAN	STEURY, PAUL & EDNA L	19-MULTI PARCEL ARM'	450,000	450,000	3,100	41.76	
14 023 200 003 23 8 4	401	09/31/2021	1805/875	WD RAPP TRAXLER, ALVA L & LORI A	LIPPS HOLDING COMPANY	03-ARM'S LENGTH	50,000	50,000	23,700	47.40	
14 029 100 003 29 8 4	401	05/07/2021	1795/82	WD DEFLT MCCOMBS, LOLA B LIVING TR	BEHNELDT, RICK	03-ARM'S LENGTH	80,000	80,000	50,500	63.13	
14 029 300 004 29 8 4	401	04/16/2021	1793/226	WD DEFLT CLINGAMAN, JAMES S	VORST, CRAIG & SHEILA	03-ARM'S LENGTH	85,000	85,000	37,700	44.35	
14 050 001 029	408	07/15/2021	1801/280	WD DEFLT MARKS, GLENN C & PATRICIA	BERGMAN, LANCE A	03-ARM'S LENGTH	112,500	112,500	50,600	44.98	
14 060 001 036 + Pcls 14 060 001 037	402	08/27/2021	1809/575	WD DEFLT COSIK, MICHAEL S	ODORZYNSKI, KENNETH J	19-MULTI PARCEL ARM'	109,000	109,000	42,000	38.53	
14 066 001 004	408	04/29/2021	1793/1198	WD DEFLT LEMLEY, KENNETH G TRUST	TRUMP, GREG & ANA SHULL	03-ARM'S LENGTH	70,000	70,000	33,000	47.14	
14 100 001 051	401	04/13/2021	1792/785	WD DEFLT RAS PROPERTY MANAGEMENT	THORNE, JASON J & APRIL A	03-ARM'S LENGTH	79,000	79,000	30,200	38.23	
14 100 001 057	401	07/16/2021	1802/894	WD DEFLT KATE, FRED & DIXIE	WALLER, JENNY L	03-ARM'S LENGTH	89,217	89,217	20,400	22.87	
14 120 001 017 + Pcls 14 120 001 007	402	06/18/2021	1799/357	WD DEFLT DANGERFIELD, DYLAN	MILLER, APRIL	19-MULTI PARCEL ARM'	28,000	28,000	22,200	79.29	

Totals 04/01/2021 - 09/30/2021 Conventional

Parcel Number	Class	Sale Date	Liter/Page	Inst. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 003 400 011 03 9 4	401	12/27/2021	1815/1292	WD RAPP BEAY, ANTHONY P & JONELLE	WEBSTER, DANIELLE & KYLE	03-ARM'S LENGTH	180,000	180,000	63,100	35.06	
14 029 100 008 29 8 4	408	10/07/2021	1809/869	WD DEFLT DEYOUNG, SAUNDRA J	NAGEL, MARGARET MARY	03-ARM'S LENGTH	280,000	280,000	71,400	25.50	
14 040 001 011 + Pcls 14 040 001 012, 14 040 001 037, 14 040 001 038	402	11/22/2021	1817/634	WD DEFLT LORENZEN, RICHARD F & PAT	LONG, DIANE MARIE/STUART, 19-MULTI PARCEL ARM'	200,000	200,000	55,800	27.90		
14 045 001 009 + Pcls 14 040 001 022	402	10/28/2021	1811/285	WD DEFLT THORMEIER, RICHARD M & CH	MCQUILLIN, KENTON E & KOR	19-MULTI PARCEL ARM'	285,000	285,000	69,300	24.32	
14 060 001 017	401	03/11/2022	1821/753	WD DEFLT CALLOWAY, SCOTT E/CALLOWA	LIMBACHER, FLORENCE	03-ARM'S LENGTH	129,900	129,900	43,800	33.72	
14 060 001 020 + Pcls 14 060 001 013, 14 060 001 019	402	10/13/2021	1912/1026	WD DEFLT DULES, CHERYL J & ERIC	NEWBERRY, KENDALL/SHIDER, 19-MULTI PARCEL ARM'	138,000	138,000	24,600	17.83		

County: 30 HILLSDALE
Unit: CAMDEN 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
14 004 200 007 04 8 4	401	07/29/2022	1835/408	WD	RAPP	TAYLOR, TRACIE ANETTE	TERRIS, JOHN A & ALICIA	03-ARM'S LENGTH	175,000	175,000	77,800	44.44	
14 005 200 006 05 9 4 + Pct: 14 005 200 007 05 9 4, -4 005 200 008 05 9 4	401	09/25/2022	1836/863	WD	DEFLT	SHIMP, ROBERT D ESTATE DESC ERR? MISSING EXC 535/135	WOLFORD, MICHAEL C	08-ESTATE	228,000	14,132	8,200	58.02	
14 005 400 005 05 9 4	401	09/05/2022	1832/756	WD	RAPP	TADSEN, KRISTEN	COONEY, DYLAN SCOTT/COONE	03-ARM'S LENGTH	120,000	120,000	40,700	33.92	
14 006 100 019 06 8 4	408	07/15/2022	1832/1003	WD	DEFLT	JUSTEN, NICHOLAS	AVERY, MANDY	03-ARM'S LENGTH	35,000	35,000	10,500	30.00	
14 007 200 006 07 8 4	401	09/13/2022	1835/264	WD	RAPP	ZILCH, FREDERICK T & MART MARSH	NACHAN A	03-ARM'S LENGTH	65,000	65,000	34,500	53.08	
14 009 300 012 09 8 4	401	04/27/2022	1825/1171	WD	RAPP	ADAMS, NATHAN L & ASHLEY DESC ERR? S/B NE1/4 SW1/4	TENEYCK, CRESSA A	03-ARM'S LENGTH	149,900	149,900	24,600	16.41	
14 011 200 004 11 9 4	401	06/03/2022	1827/1294	WD	RAPP	COBE, MICHAEL DAVID & MAR KARR	JUSTIN & BETHANY S	03-ARM'S LENGTH	220,000	220,000	51,400	23.36	
14 013 100 002 13 8 4	401	05/31/2022	1827/954	WD	RAPP	WARFIELD, WILLIAM & SARA	CALLAWAY, IZAT G & LEAH M	03-ARM'S LENGTH	190,000	190,000	42,800	22.53	
14 015 200 010 15 8 4	401	08/10/2022	1832/775	WD	RAPP	MANN, MATTHEW MICHAEL-BAR	GOODBAND, CASSIE M	03-ARM'S LENGTH	200,000	200,000	68,400	34.20	
14 017 300 012 17 8 4	401	09/01/2022	1834/369	WD	RAPP	LANGLEY, ERIC C & TIHA M	ARNOLD, TODD & LONA	03-ARM'S LENGTH	40,000	40,000	14,600	36.50	
14 022 300 033 22 8 4	401	07/29/2022	1831/1270	WD	DEFLT	GILES, LARRY P & NELLISSA	DIAMANTE, WENDI/DIAMANTE,	03-ARM'S LENGTH	65,500	68,500	33,000	48.18	
14 022 400 018 22 8 4	401	07/29/2022	1832/13	WD	DEFLT	HOWARD, CECIL	ENGLAND, KENNETH L & ANNE	03-ARM'S LENGTH	15,250	15,250	15,800	103.61	
14 029 100 005 29 8 4	401	09/01/2022	1832/249	WD	DEFLT	BOULTON, LARRY TR/GLORIA	BEHNELDT, ALIVIA A	03-ARM'S LENGTH	230,000	230,000	103,100	44.83	
14 035 100 004 35 8 4	401	05/03/2022	1828/343	WD	RAPP	DONAHUE, JUDITH	MONTAYA, ELVIA & LOUIS VAL	03-ARM'S LENGTH	240,000	240,000	108,000	45.00	
14 055 001 010 + Pct: 14 055 001 009	408	06/30/2022	1831/133	WD	DEFLT	LUDY, JOHN & FREDIA LIVING	ELLIOTT, JEREMY S & JENNI	19-MULTI PARCEL ARM'	310,000	310,000	129,600	41.81	
14 060 001 004 + Pct: 14 060 001 005	408	07/22/2022	1831/1186	WD	DEFLT	DAMAZYN, MARK T & DENISE	HERBST, MICHAEL M & THERE	19-MULTI PARCEL ARM'	169,000	169,000	50,300	29.76	
14 060 001 024	401	09/23/2022	1836/17	WD	DEFLT	TABER, NILES S & CHRISTIN	KAREN, CHRISTOPHER A	03-ARM'S LENGTH	13,500	13,500	13,400	99.26	
14 060 001 039	408	07/22/2022	1831/703	WD	DEFLT	MILLER, CHARLES F & ROBBIE	SHALLENBARGER, THOMAS L &	03-ARM'S LENGTH	140,000	140,000	39,700	28.36	
14 060 001 047	408	09/19/2022	1833/1055	WD	DEFLT	HARTLEY, KATHY J	FOLLI, SANDRA	03-ARM'S LENGTH	150,000	150,000	66,100	44.07	
14 120 001 032	401	09/16/2022	1835/1254	WD	DEFLT	SHAFFER, BAILEY F	OLSEN, SKYLAR	03-ARM'S LENGTH	115,000	115,000	28,500	24.78	
14 120 001 061 + Pct: 14 120 001 060	401	09/30/2022	1834/950	WD	DEFLT	MCKIBBIN, SHAWN SCOTT	HARVEY, JOSPEH K	19-MULTI PARCEL ARM'	60,000	60,000	33,300	55.50	

Totals	06/01/2022 - 09/30/2022	Conventional	21	2,720,292	994,300	36.55	1.0000						
14 002 100 003 02 9 4	401	01/27/2023	1843/219	WD	RAPP	YOUNG, ERICK	MILLER, ROBERT A/WALTERS,	03-ARM'S LENGTH	210,000	210,000	54,100	25.76	
14 002 400 007 02 9 4	401	03/22/2023	1846/572	WD	RAPP	TYLER, KELLY L & WYATT J	MARTIN, ANTHONY/REA, MOLL	03-ARM'S LENGTH	275,400	275,400	125,300	45.50	

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 001 300 013 01 9 4	401	08/18/2023	1856/536	WD	DEFLT	HOTCHKISS, GLEN	BOONE, CHRISTOPHER & LISA 03-ARM'S LENGTH	222,000	222,000	50,800	22.88	
14 004 400 011 04 9 4	401	08/16/2023	1856/223	WD	RAP	EXLINE, GERALD & JANET	FRANCE, KURT/KEEGAN, KASE 03-ARM'S LENGTH	299,000	299,000	129,800	43.41	
14 005 100 009 05 8 4	409	07/21/2023	1854/557	WD	DEFLT	STELER, JEAN ANN S	TIENDA, LAURIE J/TIENDA, 03-ARM'S LENGTH	31,500	31,500	19,300	61.27	
14 005 200 011 05 9 4	401	08/11/2023	1855/947	WD	DEFLT	WHITE, LOUIS E/WHITE, DUS RAJONI FAMILY TRUST	03-ARM'S LENGTH	249,900	249,900	86,100	34.45	
14 009 300 006 09 8 4	401	07/28/2023	1854/1021	WD	DEFLT	MCKIBBIN, JOY A REV LIVIN BOWSER, G-SELLE & MARK	19-MULTI PARCEL ARM'	200,000	200,000	62,100	31.05	
+ Pcls 14 009 300 009 09 8 4, 14 009 300 017 09 8 4												
14 013 400 009 10 8 4	401	07/14/2023	1854/31	WD	RAP	WILLIAMS, RONALD H & GLOR VANVLEET, JARED & ELIZABE	03-ARM'S LENGTH	305,000	305,000	142,900	46.85	
14 017 100 001 17 8 4	401	09/01/2023	1854/1077	WD	DEFLT	BENH, ROBERT E	03-ARM'S LENGTH	5,000	5,000	4,200	84.00	
14 027 100 002 27 8 4	401	08/11/2023	1855/1157	WD	DEFLT	HAYES, DOUGLAS	MCKIBBIN, JOY A REVOCABLE 19-MULTI PARCEL ARM'	187,000	187,000	143,100	76.52	
+ Pcls 14 085 001 010, 14 027 100 010 27 8 4												
14 040 001 019	401	06/23/2023	1853/729	WD	DEFLT	TOBIAS, ERNEST C & SUE A	GRACE, DIANA	294,000	294,000	148,700	50.58	
+ Pcls 14 040 001 030, 14 045 001 001												
14 040 001 026	408	06/21/2023	1852/655	WD	DEFLT	DIETSCH, LAMAR F JR	BOWLING, MARK W REV LIVIN 03-ARM'S LENGTH	229,000	229,000	114,500	50.00	
14 060 001 004	408	04/24/2023	1848/770	WD	DEFLT	HERBST, MICHAEL M & THERE MILLER, DINA KAY	19-MULTI PARCEL ARM'	259,000	259,000	55,500	21.43	
+ Pcls 14 060 001 005												
14 060 001 015	401	04/18/2023	1847/239	WD	DEFLT	HAMBLETON, MITA & DALTON	STEPNOSK-, DALTON J	175,000	175,000	98,300	56.17	
14 060 001 057	401	07/10/2023	1853/600	WD	DEFLT	MORSE, DONALD L	HALL, ROBERT D III & HEAT 03-ARM'S LENGTH	75,000	75,000	26,400	35.20	
14 103 001 025	401	08/02/2023	1854/1180	WD	DEFLT	HEINDEL, WILLIAM M & GENE BRENNER, ANNE MARIE	19-MULTI PARCEL ARM'	90,000	90,000	73,200	81.33	
+ Pcls 14 100 001 098												
14 140 001 017	401	05/23/2023	1850/750	WD	DEFLT	FORRESTER, ROBERT L & PEN HAYDEN, TESS	03-ARM'S LENGTH	53,000	53,000	9,300	17.55	

Totals 06/01/2023 - 09/30/2023	Conventional											
Totals 10/01/2022 - 09/30/2023	Conventional											

*** ** Statistics for this group (26 in sample) *** **
 Statistical Mean= 43.632 Median= 40.337 Maximum= 84.030 Minimum= 17.547
 *** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.36578 (Coefficient of Dispersion)
 Average Squared Deviation = 375.26953 (Variance)
 Square Root of Squared Deviation = 19.37187 (Standard Deviation)
 Normalized Standard Deviation = 0.44398 (Covariance)
 2 Standard Deviation Range (low) = 4.86828 (High) = 82.37578
 *** ** Statistics about Median *** **
 Normalized Average Deviation = 0.39524 (Coefficient of Dispersion)

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County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Malt
Totals 04/01/2021 - 03/31/2023			Conventional				56	7,543,073	2,597,800	34.44	1.0000

*** Statistics for this group (56 in sample) ***

Statistical Mean = 40.503 Median = 36.882 Maximum = 103.607 Minimum = 16.229

Normalized Average Deviation = 0.33659 (Coefficient of Dispersion)

Average Squared Deviation = 346.04400 (Variance)

Square Root of Squared Deviation = 18.60226 (Standard Deviation)

Normalized Standard Deviation = 0.45828 (Covariance)

2 Standard Deviation Range (Low) = 3.23837 (High) = 77.70800

Normalized Average Deviation = 0.36195 (Coefficient of Dispersion)

Average Squared Deviation = 359.40074 (Variance)

Square Root of Squared Deviation = 18.95787 (Standard Deviation)

Normalized Standard Deviation = 0.51402 (Covariance)

2 Standard Deviation Range (Low) = -1.03416 (High) = 74.79731

Price Related Differential (PRD): 1.17607 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: CAMDEN 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
14 022 400 031 22 8 4	402	07/05/2022	1830/503	LC DEBIT CUTCHALL, EUGENE 3 & DARL STURDY, MATTHEW T	19-MULTI PARCEL ARM'	200,000	64,078	29,700	46.35		
+ Pels 14 022 400 018 22 8 4, 14 022 400 010 22 8 4, 14 022 400 032 22 8 4 \$1,000 DN - 3 1/4 INT											
14 110 001 001	401	05/20/2022	UNRECORDED	PTA DEBIT WEIK, GEORGE W & KATHERIN MCCONNALL, JOHN STEVEN JR	03-ARM'S LENGTH	47,500	47,500	20,900	44.00		
				\$2,500 DN UNKNOWN INT							
Totals 06/01/2022 - 09/30/2022						Creative	2	111,578	50,600	45.35	1.0000
Totals 06/01/2022 - 03/31/2023						Creative	2	111,578	50,600	45.35	1.0000

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

Statistical Mean= 45.175 Median= 45.175 Maximum= 46.350 Minimum= 44.000

Normalized Average Deviation = 0.02601 (Coefficient of Dispersion)

Average Squared Deviation = 2.76069 (Variance)

Square Root of Squared Deviation = 1.66153 (Standard Deviation)

Normalized Standard Deviation = 0.03678 (Covariance)

2 Standard Deviation Range (Low) = 41.83182 (High) = 48.49795

Normalized Average Deviation = 0.02601 (Coefficient of Dispersion)

Average Squared Deviation = 2.76069 (Variance)

Square Root of Squared Deviation = 1.66153 (Standard Deviation)

Normalized Standard Deviation = 0.03678 (Covariance)

2 Standard Deviation Range (Low) = 41.83182 (High) = 48.49795

Price Related Differential (PRD): 0.99615 PRD > 1 regressive, < 1 progressive.

COUNTY OF HILLSDALE
CAMDEN TOWNSHIP
COUNTY OF HILLSDALE

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

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

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio
 Conventional 71 3,762,000 10,217,473 36.82
 Creative 5 135,500 351,562 34.49
 Totals: 77 3,897,500 10,569,035 35.65 (Weighted)
 (Before discounting, sales were = 392,878)

*** Statistics for this group (77 in sample) ***

Statistical Mean= 41.317 Median= 37.263 Maximum= 103.607 Minimum= 14.600
 Normalized Average Deviation = 0.34464 (Coefficient of Dispersion)
 Average Squared Deviation = 356.45925 (Variance)
 Square Root of Squared Deviation = 18.66013 (Standard Deviation)
 Normalized Standard Deviation = 0.45696 (Covariance)
 2 S-standard Deviation Range (Low) = 3.55649 (High) = 79.07701
 Normalized Average Deviation = 0.37574 (Coefficient of Dispersion)
 Average Squared Deviation = 373.10707 (Variance)
 Square Root of Squared Deviation = 19.31598 (Standard Deviation)
 Normalized Standard Deviation = 0.51837 (Covariance)
 2 S-standard Deviation Range (Low) = -1.36880 (High) = 75.89512