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Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification
Agricultural

County	HILLSDALE	City/Township	CAMDEN TOWNSHIP	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
14 001 300 008 01 9 4	PERSON, DANIEL RAY LIVING	102	46,400	90,525	51.26
14 001 400 001 01 9 4	DILLER, BARBARA A LIVING T	102	192,900	386,735	49.88
14 003 100 003 03 8 4	KAUFFMAN, RONALD L & JAN	102	53,400	105,530	50.60
14 005 100 023 05 9 4	SMITH FAMILY REVOCABLE L	101	63,700	131,999	48.26
14 005 300 013 05 9 4	GRABER, VICTOR M	102	74,000	145,587	50.83
14 005 400 004 05 8 4	HUTCHINS FAMILY LIVING TR	102	97,900	191,266	51.19
14 008 100 001 08 9 4	LAMIER, STEPHEN & REBECC	101	483,700	1,062,345	45.53
14 008 400 002 08 9 4	TROXELL, TIMOTHY	101	60,700	123,905	48.99
14 009 300 018 09 8 4	VINCENT, GLENN LEO & DAW	101	122,500	376,446	32.54
14 010 200 002 10 9 4	HARDING, DENNIS J	101	131,100	269,030	48.73
14 012 300 001 12 9 4	PERSON, DENNY D & CAROL	102	59,700	120,370	49.60
14 012 400 001 12 9 4	PATRICK(HAMPSHIRE), DAWN	101	86,900	191,487	45.38
14 014 400 007 14 8 4	STEURY, EMANUEL & ROSINA	101	299,200	769,532	38.88
14 021 400 001 21 8 4	STEURY, ELMER P & ROSINA	101	286,500	839,422	34.13
14 025 100 001 25 8 4	FORRESTER, DENNIS L & PAN	102	97,000	197,885	49.02
14 027 400 006 27 8 4	PERSON, DANIEL RAY LIVING	102	140,700	284,776	49.41

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

Statistical Mean= 46.650 Median= 48.860 Maximum= 51.257 Minimum= 32.541

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

Normalized Average Deviation	=	0.08197	(Coefficient of Dispersion)
Average Squared Deviation	=	28.91111	(Variance)
Square Root of Squared Deviation	=	5.37691	(Standard Deviation)
Normalized Standard Deviation	=	0.11526	(Covariance)
2 Standard Deviation Range (Low)	=	35.89622	(High) = 57.40384

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

Normalized Average Deviation	=	0.06913	(Coefficient of Dispersion)
Average Squared Deviation	=	34.05160	(Variance)
Square Root of Squared Deviation	=	5.83537	(Standard Deviation)
Normalized Standard Deviation	=	0.11943	(Covariance)
2 Standard Deviation Range (Low)	=	37.18914	(High) = 60.53063

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

Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification	Commercial
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County	HILLSDALE	City/Township	CAMDEN TOWNSHIP	Study Year	Equalization Year
				2024	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
14 003 400 010 03 9 4	PAGE, GLEN S & DENISE	201	41,800	143,603	29.11
14 005 200 016 05 9 4	GRABER, CHRISTY B & MARY	201	172,000	366,750	46.90
14 022 300 002 22 8 4	ARC DGCMDM1001 LLC	202	18,400	8,016	229.54
14 027 200 024 27 8 4	REAMER, DUANE & SANDRA	201	37,800	87,375	43.26
14 027 200 027 27 8 4	KISA CAMDEN 421 LLC	202	11,100	9,768	113.64
14 100 001 001	RODRIGUEZ, RUDY & CHARLO	201	35,500	38,650	91.85
14 100 001 072	CLEVENGER LIVING TRUST	201	23,100	39,835	57.99
14 135 001 031	BRYAN, STEVEN L	201	8,300	6,152	134.92
14 135 001 039	DAGGETT, ROSALIE	202	3,200	2,907	110.08
TOTALS:	9	Study Parcels	351,200	703,056	49.95%

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

Statistical Mean= 95.253 Median= 91.850 Maximum= 229.541 Minimum= 29.108

*** Statistics about Mean ***

Normalized Average Deviation = 0.48329 (Coefficient of Dispersion)
Average Squared Deviation = 3,872.58703 (Variance)
Square Root of Squared Deviation = 62.23011 (Standard Deviation)
Normalized Standard Deviation = 0.65331 (Covariance)
2 Standard Deviation Range (Low) = -29.20697 (High) = 219.71348

*** Statistics about Median ***

Normalized Average Deviation = 0.49708 (Coefficient of Dispersion)
Average Squared Deviation = 3,885.61743 (Variance)
Square Root of Squared Deviation = 62.33472 (Standard Deviation)
Normalized Standard Deviation = 0.67866 (Covariance)
2 Standard Deviation Range (Low) = -32.81951 (High) = 216.51938

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

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

Statistical Mean= 62.700 Median= 57.188 Maximum= 93.988 Minimum= 45.830

*** Statistics about Mean ***

Normalized Average Deviation	=	0.24888	(Coefficient of Dispersion)
Average Squared Deviation	=	407.53815	(Variance)
Square Root of Squared Deviation	=	20.18757	(Standard Deviation)
Normalized Standard Deviation	=	0.32197	(Covariance)
2 Standard Deviation Range (Low)	=	22.32441	(High) = 103.07471

*** Statistics about Median ***

Normalized Average Deviation	=	0.25359	(Coefficient of Dispersion)
Average Squared Deviation	=	445.50892	(Variance)
Square Root of Squared Deviation	=	21.10708	(Standard Deviation)
Normalized Standard Deviation	=	0.36908	(Covariance)
2 Standard Deviation Range (Low)	=	14.97389	(High) = 99.40222

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

2024 24 and 12 Month Sales Ratio Study for Determining the 2025 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*
NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Hillsdale County	City or Township Name: Camden Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 4051. 53,819,600
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 4032. 45,130,800
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 23. 1.1925

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 4054. 64,183,100
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 4035. 54,920,955
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 56. 1.1686

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 67. 1.3936

24 Month Sales Study

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio (col. F ÷ col. G)
2022	04/2022-09/2022	23	1,044,900	1.3936	1,456,173	2,831,860	51.42%
2022	10/2022-03/2023	11	591,700	1.3936	824,593	1,710,850	48.20%
12 Month Total Sales		34	12 Month Total Sales		2,280,766	4,542,710	50.21%
2023	04/2023-09/2023	13	1,099,400	1.1686	1,284,759	2,362,400	54.38%
2023	10/2023-03/2024	6	484,900	1.1686	566,654	1,040,000	54.49%
12 Month Total Sales		19	12 Month Total Sales		1,851,413	3,402,400	54.41%
24 Month Total Sales		53	24 Month Total Sales		4,132,179	7,945,110	
*24 Month Mean Adjusted Ratio							52.31%

*** 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 (L-4018).

12 Month / Single Year Sales Study

L-4047

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % (col. F ÷ col. G)
2023	10/2023-03/2024	6	484,900	1.1686	566,654	1,040,000	54.49%
2024	04/2024-09/2024	16	1,074,100	1.0000	1,074,100	2,625,691	40.91%
12 Month Total Sales		22	12 Month Total Sales		1,640,754	3,665,691	
** 12 Month Aggregate Adjusted Ratio							44.76%

**** Important:**

For sales from October 2023 through September 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 (L-4018).

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 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.

07/05/2024
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L-40:5

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

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DE: County Rock 2023

Parcel Number	Class	Sale Date	Lib/Par	Inst.	Neigh.	Grantor	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Molt	
14 004 200 007 04 8 4	401	07/29/2022	1835/408	WD	RAP?	TAYLOR, TRACIE LAUNETTE	TERRIS, JOHN A & ALICIA	03-ARM'S LENGTH	175,000	175,000	77,800	44.46	
14 005 200 006 05 9 4 + Pcls 14 005 200 007 05 9 4, 14 005 200 008 05 9 4	401	08/25/2022	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	08/05/2022	1832/756	WD	RAP?	TAUSEN, KRISTEN	COONEY, DYLAN SCOTT/COONE	03-ARM'S LENGTH	120,000	120,000	40,700	33.92	
14 006 100 019 06 8 4	401	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	RAP?	ZILCH, FREDERICK T & MART NARCH, 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	RAP?	ADAMS, NATHAN L & ASHLEY TENNEYCK, TRESSA A DESC ERR? S/B NE1/4 SW1/4	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	RAP?	CUBE, MICHAEL DAVID & MAR KARI, 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	RAP?	WARFIELD, WILLIAM & SHARO CALLANAY, IZAT G & LEAH M	03-ARM'S LENGTH	190,000	190,000	42,800	22.53		
14 015 200 010 15 8 4	401	09/10/2022	1832/775	WD	RAP?	MANI, MATTHEW MICHAEL-BAR COODRAND, 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	RAP?	LANGLEY, ERIC C & TINA 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 & MELISSA DIAMANTE, WENDI/DIAMANTE, 03-ARM'S LENGTH	ENGLAND, KEINETH L & ANNE	03-ARM'S LENGTH	68,500	15,250	33,000	48.18		
14 022 400 018 22 8 4	401	07/29/2022	1832/13	WD	DEFLT HOWARD, CECIL	ENGLAND, KEINETH L & ANNE	03-ARM'S LENGTH	15,250	15,250	15,800	103.61		
14 029 100 005 29 8 4	401	08/01/2022	1832/249	WD	DEFLT BOULTON, LARRY TR/GLORIA BEHNFIELDT, ALIVIA A SEE EXT COM	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	RAP?	DONAHUE, JUDITH	MONTOYA, ELVIA & LUIS VAL	03-ARM'S LENGTH	240,000	240,000	108,000	45.00	
14 055 001 010 + Pcls 14 055 001 009	401	06/30/2022	1831/133	WD	DEFLT LUDY, JOHN & FRED LIVING ELLIOTT, JEREMY S & JENNI	19-MULTI PARCEL ARM'	310,000	310,000	129,600	41.81			
14 060 001 004 + Pcls 14 060 001 005	401	07/22/2022	1831/1186	WD	DEFLT DAMAZIN, MARK T & DENISE HERBST, MICHAEL M & THERE	19-MULTI PARCEL ARM'	169,000	169,000	50,300	29.76			
14 063 001 024	401	09/23/2022	1836/17	WD	DEFLT TABER, NILES S & CHRISTIN WARREN, CHRISTOPHER A	03-ARM'S LENGTH	13,500	13,500	13,400	99.26			
14 060 001 039	401	07/22/2022	1831/703	WD	DEFLT MILLER, CHARLES F & ROBBY SHALLENBARGER, THOMAS L & 03-ARM'S LENGTH	140,000	140,000	39,700	28.36				
14 060 001 047	401	09/19/2022	1833/1055	WD	DEFLT HARTLEY, KATHY J	03-ARM'S LENGTH	150,000	150,000	66,100	44.07			
14 123 001 032	401	09/16/2022	1835/1254	WD	DEFLT SHAFER, BAILEY E	03-ARM'S LENGTH	115,000	115,000	28,500	24.78			
14 123 001 061 Pcls 14 120 001 060	401	09/30/2022	1834/950	WD	DEFLT MCKIBBIN, SHAWN SCOTT	HARVEY, JOSEPH K	19-MULTI PARCEL ARM'	60,000	60,000	33,300	55.50		
Totals 06/01/2022 - 09/30/2022													
Conventional													
14 002 100 003 02 9 4	401	01/27/2023	1843/219	WD	RAP?	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	RAP?	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	Libor/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 009 100 005 09 9 4	401	11/09/2023	1838/1129	WD	RAP?	VANCAMP, KENNETH T	HONARD, PAMELA M & JERRY	03-ARM'S LENGTH	257,450	257,450	83,600	32.47	
14 017 100 026 17 8 4	401	02/10/2023	1844/706	WD	RAP?	WELLS, MONTE & AUTUMN	GORDON, JOHN A/FURNEY, HA	03-ARM'S LENGTH	115,000	115,000	32,700	28.43	
14 017 300 001 17 8 4	401	01/10/2023	1842/556	WD	DEFLT	BACKES, CARY & STEPHANIE	BAILEY, SAMUEL O	03-ARM'S LENGTH	120,000	120,000	30,900	25.75	
14 022 300 008 22 8 4	401	10/17/2022	1837/531	WD	DEFLT	BENNETT, DEHNIS	TABER, RANDY RAYMOND	03-ARM'S LENGTH	135,000	135,000	36,500	27.04	
14 029 100 059 29 8 4	401	02/27/2023	1845/307	WD	DEFLT	SKK PROPERTIES LLC	BRITTSCH, MARK & LEISA	03-ARM'S LENGTH	380,000	380,000	141,500	37.26	
14 090 001 070 + Pcls 14 090 001 069	401	03/07/2023	1845/451	WD	DEFLT	VANAKEN, JENNIFER L	ROGERS, KEEGAN	19-MULTI PARCEL ARM'	40,000	40,000	20,800	52.00	
14 103 001 107 + Pcls 14 100 001 108	402	11/04/2022	1838/971	WD	DEFLT	TWISTED FARM LLC	FARNHOUSE KITCHEN AND ALE	19-MULTI PARCEL ARM'	15,000	15,000	10,400	69.33	
14 120 001 004	401	12/13/2022	1841/239	WD	DEFLT	NA CAPITAL GROUP LLC	EVANS, MELISSA	03-ARM'S LENGTH	60,000	60,000	34,500	57.50	
14 135 001 032	401	02/27/2023	1845/1104	WD	DEFLT	MEHEAVER, CHARLES/SATTISO SMITH	NATHAN/LUFT, ANNA	03-ARM'S LENGTH	103,000	103,000	21,300	20.68	
Totals 10/01/2022 - 03/31/2023										11	1,710,850	591,700	34.59 1.0000
Totals 04/01/2022 - 03/31/2023										32	4,431,132	1,586,000	35.79 1.0000

*** Statistics for this group (32 in sample) ***
Statistical Mean= 41.855 Median= 36.882 Maximum= 103.607 Minimum= 16.411
Normalized Average Deviation = 0.34996 (Coefficient of Dispersion)
Average Squared Deviation = 407.01905 (Variance)
Square Root of Squared Deviation = 20.17471 (Standard Deviation)
Normalized Standard Deviation = 0.48202 (Covariance)
2 S-standard Deviation Range (Low) = 1.50523 (High) = 82.20408
Normalized Average Deviation = 0.38928 (Coefficient of Dispersion)
Average Squared Deviation = 432.54829 (Variance)
Square Root of Squared Deviation = 20.79780 (Standard Deviation)
Normalized Standard Deviation = 0.56391 (Covariance)
2 S-standard Deviation Range (Low) = -4.71401 (High) = 78.47717
Price Related Differential (PRD): 1.16938 PRD > 1 regressive, < 1 progressive.

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	Mult
14 001 300 013 01 9 4	401	09/18/2023	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	09/16/2023	1856/223	WD	RAP?	EXTINE, 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	402	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	09/11/2023	1855/947	WD	DEFLT	WHITE, LOUIS E/WHITE, DUS RAHONI 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	
14 013 400 009 10 8 4	401	07/14/2023	1854/31	WD	RAP?	WILLIAMS, RONALD H & GIOR 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	BENN, ROBERT E	BURNEY, CARI SUSANNE	03-ARM'S LENGTH	5,000	5,000	4,200	84.00	
14 027 100 002 27 8 4	401	09/11/2023	1855/1157	WD	DEFLT	HAYES, DOUGLAS	MCKIBBIN, JOY A REVOCABLE 19-MULTI PARCEL ARM'		187,000	187,000	143,100	76.52	
14 040 001 019	401	06/23/2023	1853/729	WD	DEFLT	TOBIAS, ERNEST C & SUE A	CRACE, DIANA	19-MULTI PARCEL ARM'	294,000	294,000	148,700	50.58	
14 040 001 026	401	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	
14 060 001 015	401	04/18/2023	1847/239	WD	DEFLT	HAMELTON, MIA & DALTON	STEENONSK-, DALTON J	03-ARM'S LENGTH	175,000	175,000	98,300	56.17	
14 063 001 057	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	
14 100 001 025	401	09/02/2023	1854/1180	WD	DEFLT	HEINDEL, WILLIAM M & GENE BRENNER, ANNIE MARIE		19-MULTI PARCEL ARM'	90,000	90,000	73,200	81.33	
14 006 200 010 06 8 4	401	12/12/2023	1863/418	WD	DEFLT	RAMON, CHRISTOPHER	IDICA, STEPHAN CARL	19-MULTI PARCEL ARM'	175,000	175,000	129,700	74.11	
14 010 400 009 10 8 4	401	03/01/2024	1867/177	WD	RAP?	VANVLEET, JARED & ELIZABE TELSCHOW, WALTER & MICHEL		03-ARM'S LENGTH	317,500	317,500	142,900	45.01	
14 053 001 030	401	10/02/2023	1859/176	WD	DEFLT	WEBSTER, CHRISTINE L	WEST, DARREN & DARLENE SO 03-ARM'S LENGTH		175,000	175,000	60,100	34.34	
14 070 002 009	401	11/02/2023	1860/1169	WD	DEFLT	PORTER, ARLENE E	ARMSTRONG, JULIE KAY	03-ARM'S LENGTH	64,500	64,500	41,300	64.03	
14 090 001 065	401	02/29/2024	1866/1023	WD	DEFLT	MANU, CORINNA C/MILLER, P BARKER, BRANDI M/DERBY-CR		03-ARM'S LENGTH	140,000	140,000	38,100	27.21	
14 090 001 079	401	01/31/2024	1865/259	WD	DEFLT	VANAKEN, JENNIFER	STRINE, AARON	03-ARM'S LENGTH	168,000	168,000	72,800	43.33	
14 001 300 013 01 9 4	401	09/18/2023	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	09/16/2023	1856/223	WD	RAP?	EXTINE, 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	402	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	09/11/2023	1855/947	WD	DEFLT	WHITE, LOUIS E/WHITE, DUS RAHONI 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	
14 013 400 009 10 8 4	401	07/14/2023	1854/31	WD	RAP?	WILLIAMS, RONALD H & GIOR 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	BENN, ROBERT E	BURNEY, CARI SUSANNE	03-ARM'S LENGTH	5,000	5,000	4,200	84.00	
14 027 100 002 27 8 4	401	09/11/2023	1855/1157	WD	DEFLT	HAYES, DOUGLAS	MCKIBBIN, JOY A REVOCABLE 19-MULTI PARCEL ARM'		187,000	187,000	143,100	76.52	
14 040 001 019	401	06/23/2023	1853/729	WD	DEFLT	TOBIAS, ERNEST C & SUE A	CRACE, DIANA	19-MULTI PARCEL ARM'	294,000	294,000	148,700	50.58	
14 040 001 026	401	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	
14 060 001 015	401	04/18/2023	1847/239	WD	DEFLT	HAMELTON, MIA & DALTON	STEENONSK-, DALTON J	03-ARM'S LENGTH	175,000	175,000	98,300	56.17	
14 063 001 057	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	
14 100 001 025	401	09/02/2023	1854/1180	WD	DEFLT	HEINDEL, WILLIAM M & GENE BRENNER, ANNIE MARIE		19-MULTI PARCEL ARM'	90,000	90,000	73,200	81.33	
14 006 200 010 06 8 4	401	12/12/2023	1863/418	WD	DEFLT	RAMON, CHRISTOPHER	IDICA, STEPHAN CARL	19-MULTI PARCEL ARM'	175,000	175,000	129,700	74.11	
14 010 400 009 10 8 4	401	03/01/2024	1867/177	WD	RAP?	VANVLEET, JARED & ELIZABE TELSCHOW, WALTER & MICHEL		03-ARM'S LENGTH	317,500	317,500	142,900	45.01	
14 053 001 030	401	10/02/2023	1859/176	WD	DEFLT	WEBSTER, CHRISTINE L	WEST, DARREN & DARLENE SO 03-ARM'S LENGTH		175,000	175,000	60,100	34.34	
14 070 002 009	401	11/02/2023	1860/1169	WD	DEFLT	PORTER, ARLENE E	ARMSTRONG, JULIE KAY	03-ARM'S LENGTH	64,500	64,500	41,300	64.03	
14 090 001 065	401	02/29/2024	1866/1023	WD	DEFLT	MANU, CORINNA C/MILLER, P BARKER, BRANDI M/DERBY-CR		03-ARM'S LENGTH	140,000	140,000	38,100	27.21	
14 090 001 079	401	01/31/2024	1865/259	WD	DEFLT	VANAKEN, JENNIFER	STRINE, AARON	03-ARM'S LENGTH	168,000	168,000	72,800	43.33	
14 001 300 013 01 9 4	401	09/18/2023	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	09/16/2023	1856/223	WD	RAP?	EXTINE, 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	402	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	09/11/2023	1855/947	WD	DEFLT	WHITE, LOUIS E/WHITE, DUS RAHONI 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	
14 013 400 009 10 8 4	401	07/14/2023	1854/31	WD	RAP?	WILLIAMS, RONALD H & GIOR 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	BENN, ROBERT E	BURNEY, CARI SUSANNE	03-ARM'S LENGTH	5,000	5,000	4,200	84.00	
14 027 100 002 27 8 4	401	09/11/2023	1855/1157	WD	DEFLT	HAYES, DOUGLAS	MCKIBBIN, JOY A REVOCABLE 19-MULTI PARCEL ARM'		187,000	187,000	143,100	76.52	
14 040 001 019	401	06/23/2023	1853/729	WD	DEFLT	TOBIAS, ERNEST C & SUE A	CRACE, DIANA	19-MULTI PARCEL ARM'	294,000	294,000	148,700	50.58	
14 040 001 026	401	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	
14 060 001 015	401	04/18/2023	1847/239	WD	DEFLT	HAMELTON, MIA & DALTON	STEENONSK-, DALTON J	03-ARM'S LENGTH	175,000	175,000	98,300	56.17	
14 063 001 057	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	
14 100 001 025	401	09/02/2023	1854/1180	WD	DEFLT	HEINDEL, WILLIAM M & GENE BRENNER, ANNIE MARIE		19-MULTI PARCEL ARM'	90,000	90,000	73,200	81.33	
14 006 200 010 06 8 4	401	12/12/2023	1863/418	WD	DEFLT	RAMON, CHRISTOPHER	IDICA, STEPHAN CARL	19-MULTI PARCEL ARM'	175,000	175,000	129,700	74.11	
14 010 400 009 10 8 4	401	03/01/2024	1867/177	WD	RAP?	VANVLEET, JARED & ELIZABE TELSCHOW, WALTER & MICHEL		03-ARM'S LENGTH	317,500	317,500	142,900	45.01	
14 053 001 030	401	10/02/2023	1859/176	WD	DEFLT	WEBSTER, CHRISTINE L	WEST, DARREN & DARLENE SO 03-ARM'S LENGTH		175,000	175,000	60,100	34.34	
14 070 002 009	401	11/02/2023	1860/1169	WD	DEFLT	PORTER, ARLENE E	ARMSTRONG, JULIE KAY	03-ARM'S LENGTH	64,500	64,500	41,300	64.03	
14 090 001 065	401	02/29/2024	1866/1023	WD	DEFLT	MANU, CORINNA C/MILLER, P BARKER, BRANDI M/DERBY-CR		03-ARM'S LENGTH	140,000	140,000	38,100	27.21	
14 090 001 079	401	01/31/2024	1865/259	WD	DEFLT	VANAKEN, JENNIFER	STRINE, AARON	03-ARM'S LENGTH	168,000	168,000	72,800	43.33	
14 001 300 013 01 9 4	401	09/18/2023	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	09/16/2023	1856/223	WD	RAP?	EXTINE, 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	402	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	09/11/2023	1855/947	WD	DEFLT	WHITE, LOUIS E/WHITE, DUS RAHONI 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	
14 013 400 009 10 8 4	401	07/14/2023	1854/31	WD	RAP?	WILLIAMS, RONALD H & GIOR 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	BENN, ROBERT E	BURNEY, CARI SUSANNE	03-ARM'S LENGTH	5,000	5,000	4,200	84.00	
14 027 100 002 27 8 4	401	09/11/2023	1855/1157	WD	DEFLT	HAYES, DOUGLAS	MCKIBBIN, JOY A REVOCABLE 19-MULTI PARCEL ARM'		187,000	187,000	143,100	76.52	
14 040 001 019	401	06/23/2023	1853/729	WD	DEFLT	TOBIAS, ERNEST C & SUE A	CRACE, DIANA	19-MULTI PARCEL ARM'	294,000	294,000	148,700	50.58	
14 040 001 026	401	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	
14 060 001 015	401	04/18/2023	1847/239	WD	DEFLT	HAMELTON, MIA & DALTON	STEENONSK-, DALTON J	03-ARM'S LENGTH	175,000	175,000	98,300	56.17	
14 063 001 057	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	
14 100 001 025	401	09/02/2023	1854/1180	WD	DEFLT	HEINDEL, WILLIAM M & GENE BRENNER, ANNIE MARIE		19-MULTI PARCEL ARM'	90,000	90,000	73,200	81.33	
14 006 200 010 06 8 4	401	12/12/2023	1863/418	WD	DEFLT	RAMON, CHRISTOPHER	IDICA, STEPHAN CARL	19-MULTI PARCEL ARM'	175,000	175,000	129,700	74.11	
14 010 400 009 10 8 4	401	03/01/2024	1867/177	WD	RAP?	VANVLEET, JARED & ELIZABE TELSCHOW, WALTER & MICHEL		03-ARM'S LENGTH	317,500	317,500	142,900	45.01	
14 053 001 030	401	10/02/2023	1859/176	WD	DEFLT	WEBSTER, CHRISTINE L	WEST, DARREN & DARLENE SO 03-ARM'S LENGTH		175,000	175,000	60,100	34.34	
14 070 002 009	401	11/02/2											

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

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County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

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Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Molt
14 010 400 011 10 8 4 + Pcls 14 010 400 010 10 8 4	401	04/15/2024	1869/571	WD RAPP HINER, SCOTT M/GROVES, SH VANDYKE, NATHAN C & KATHE 19-MULTI PARCEL ARM'			400,000	430,000	164,200	41.05
14 023 100 004 23 8 4 + Pcls 14 022 200 009 22 8 4, 14 023 100 006 23 8 4	401	05/10/2024	1871/103	WD DEFLT WORD, WILLIAM KENNETH ETA MCCANN, THOMAS JEROME & A 19-MULTI PARCEL ARM'			260,000	260,000	70,400	27.03
14 120 001 081	401	05/20/2024	1871/1203	WD DEFLT FOWLER, DERECK	GREEN, JASON	03-ARM'S LENGTH	135,000	135,000	56,500	41.85
14 145 001 001	407	05/13/2024	1871/1078	WD CAPPC COASTAL LINE HOMES LLC	YESIL, HAMDIYE	03-ARM'S LENGTH	67,000	67,000	30,800	45.97
14 145 001 002	407	05/13/2024	1871/1106	WD CAPPC AMERICAN HERITAGE REAL ES KIVANS LLC		03-ARM'S LENGTH	67,000	67,000	30,800	45.97
14 145 001 010	407	05/13/2024	1871/1080	WD CAPPC AMERICAN HERITAGE REAL ES SAHINLER LLC		03-ARM'S LENGTH	66,000	66,000	25,000	37.88
Totals 04/01/2024 - 09/30/2024							6	995,000	377,700	37.96 1.0000
Totals 10/01/2023 - 09/30/2024							12	2,035,000	862,600	42.39 1.0000

*** Statistics for this group (12 in sample) ***

Statistical Mean= 43.987 Median= 42.593 Maximum= 74.114 Minimum= 27.077

Normalized Average Deviation = 0.20900 (Coefficient of Dispersion)
Average Squared Deviation = 184.50274 (Variance)
Square Root of Squared Deviation = 13.58318 (Standard Deviation)
Normalized Standard Deviation = 0.30880 (Covariance)
2 Standard Deviation Range (Low) = 16.82043 (High) = 71.15315

*** Statistics about Median ***
Normalized Average Deviation = 0.21328 (Coefficient of Dispersion)
Average Squared Deviation = 186.62324 (Variance)
Square Root of Squared Deviation = 13.66101 (Standard Deviation)
Normalized Standard Deviation = 0.32074 (Covariance)
2 Standard Deviation Range (Low) = 15.27057 (High) = 69.91462

Price Related Differential (PRD): 1.03771 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
Totals 04/01/2022 - 03/31/2024											
Conventional											
51							7,833,532	3,170,300	40.47	1.0000	

*** ** Statistics for this group (51 in sample) *** **

Statistical Mean= 45.120 Median= 43.411 Maximum= 103.607 Minimum= 16.411

Normalized Average Deviation = 0.33414 (Coefficient of Dispersion)
Average Squared Deviation = 395.04859 (Variance)
Square Root of Squared Deviation = 19.87633 (Standard Deviation)
Normalized Standard Deviation = 0.44052 (Covariance)
2 Standard Deviation Range (Low) = 5.36733 (High) = 84.87267

Normalized Average Deviation = 0.34449 (Coefficient of Dispersion)
Average Squared Deviation = 398.04648 (Variance)
Square Root of Squared Deviation = 19.95110 (Standard Deviation)
Normalized Standard Deviation = 0.45958 (Covariance)
2 Standard Deviation Range (Low) = 3.50917 (High) = 83.31338

Price Related Differential (PRD): 1.11488 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libez/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	IC	DEFLT CUTCHALL, EUGENE B & DARL STEURY, MATTHEW T	19-MULTI PARCEL ARM'			200,000	64,078	29,700	46.35	
+ Pcls 14 022 400 018 22 8 4, -4 022 400 010 22 8 4, 14 022 400 032 22 8 4\$1,000 DN - 3% INT													
14 113 001 001	401	05/20/2022	UNRECORDED	PTA	DEFLT WEIR, GEORGE W & KATHERIN McDONALD, JOHN STEVEN JR	03-ARM'S LENGTH			47,500	47,500	20,900	44.00	
					\$2,500 DN UNKNOWN INT								
Totals 04/01/2022 - 09/30/2022			Creative						2	111,578	50,600	45.35	1.0300
Totals 04/01/2022 - 03/31/2023			Creative						2	111,578	50,600	45.35	1.0300

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

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

*** ** Statistics about Mean *** **
Normalized Average Deviation = 0.02501 (Coefficient of Dispersion)
Average Squared Deviation = 2.76069 (Variance)
Square Root of Squared Deviation = 1.66153 (Standard Deviation)
Normalized Standard Deviation = 0.03678 (Covariance)
Standard Deviation Range (Low) = 41.85182 (High) = 48.49795

*** ** Statistics about Median *** **
Normalized Average Deviation = 0.02501 (Coefficient of Dispersion)
Average Squared Deviation = 2.76069 (Variance)
Square Root of Squared Deviation = 1.66153 (Standard Deviation)
Normalized Standard Deviation = 0.03678 (Covariance)
Standard Deviation Range (Low) = 41.85182 (High) = 48.49795

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

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County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

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Parcel Number	Class	Sale Date	Libor/Pager	Inst. Neigh. Grantor	Inst. Neigh. Grantor	Grantor	Term-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
14 004 300 015 04 8 4	401	05/08/2024	1870/1234	MLC	DELLIT SPARKS, ZACHARY S MEMO OF LC	COOK, RANDALL C	03-YRM'S LENGTH	105,000	105,000	28,100	26.76	26.76
Totals 06/01/2024 - 09/30/2024												
Creative												
Totals 10/01/2023 - 09/30/2024												
Creative												

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

Statistical Mean= 26.762 Median= 26.762 Maximum= 26.762 Minimum= 26.762

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) = 26.76191 (High) = 26.76191

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) = 26.76191 (High) = 26.76191

Price Related Differential (PRD): 1.00000 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
Totals 04/01/2022 - 03/31/2024			Creative				2	111,578	50,600	45.35	1.0300

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

County: 30 HILLSDALE
Unit: CAMDEN TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Assessments	Sale Prices	Ratio	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Price Assessment	Ratio	Mult
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< Totals for this Analysis > # of Sales													
Conventional	57			3,548,000	8,828,532	40.19							
Creative	3			78,700	111,578	36.34							
Totals:	60			3,626,700	8,940,110	38.26							
(Before discounting, sales were = 216,578)													
(Weighted)													

*** ** Statistics for this group (60 in sample) *** **

Statistical Mean= 44.300 Median= 43.372 Maximum= 103.607 Minimum= 16.411

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

Normalized Average Deviation = 0.30723 (Coefficient of Dispersion)

Average Squared Deviation = 345.77295 (Variance)

Square Root of Squared Deviation = 18.62184 (Standard Deviation)

Normalized Standard Deviation = 0.42035 (Covariance)

2 S-standard Deviation Range (Low) = 7.05681 (High) = 81.54417

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

Normalized Average Deviation = 0.31271 (Coefficient of Dispersion)

Average Squared Deviation = 347.64899 (Variance)

Square Root of Squared Deviation = 18.64535 (Standard Deviation)

Normalized Standard Deviation = 0.42989 (Covariance)

2 S-standard Deviation Range (Low) = 6.08166 (High) = 80.66305