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## 2024 HILLSDALE COUNTY TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS

In compliance with Section 211.34a of the Michigan General Property Tax Act, following are the Tentative Recommended Equalization Ratios and Estimated Multipliers necessary to compute individual State Equalized Valuation of real property and of personal property for each Township and City in Hillsdale County. The Tentative Recommended Equalization Ratios and Multiplying figures shall not prejudice the Equalization procedures of the County Board of Commissioners or the State Tax Commission.

| Township or City    | Agricultural |         | Commercial |         | Industrial |         | Residential |         | Timber-Cutover |        | Developmental |        | Personal |         |
|---------------------|--------------|---------|------------|---------|------------|---------|-------------|---------|----------------|--------|---------------|--------|----------|---------|
|                     | Ratio        | Factor  | Ratio      | Factor  | Ratio      | Factor  | Ratio       | Factor  | Ratio          | Factor | Ratio         | Factor | Ratio    | Factor  |
| Adams Township      | 45.61        | 1.09625 | 45.10      | 1.10865 | 48.82      | 1.02417 | 46.88       | 1.06655 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Allen Township      | 38.23        | 1.30787 | 46.83      | 1.06769 | 46.12      | 1.08413 | 42.39       | 1.17952 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Amboy Township      | 45.79        | 1.09194 | 48.75      | 1.02564 | N.C.       | N.C.    | 42.15       | 1.18624 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Cambria Township    | 45.67        | 1.09481 | 41.08      | 1.21714 | N.C.       | N.C.    | 44.59       | 1.12133 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Camden Township     | 39.98        | 1.25063 | 51.18      | 0.97694 | 44.05      | 1.13507 | 42.39       | 1.17952 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Fayette Township    | 41.66        | 1.20019 | 41.77      | 1.19703 | 43.70      | 1.14416 | 42.35       | 1.18064 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Hillsdale Township  | 47.01        | 1.06360 | 48.69      | 1.02690 | 49.30      | 1.01420 | 44.45       | 1.12486 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Jefferson Township  | 42.48        | 1.17702 | 43.14      | 1.15902 | 34.34      | 1.45603 | 49.41       | 1.01194 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Litchfield Township | 46.45        | 1.07643 | 47.48      | 1.05307 | 58.57      | 0.85368 | 41.50       | 1.20482 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Moscow Township     | 41.13        | 1.21566 | 44.07      | 1.13456 | 43.46      | 1.15048 | 44.89       | 1.11383 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Pittsford Township  | 45.08        | 1.10914 | 44.25      | 1.12994 | 42.62      | 1.17316 | 46.27       | 1.08061 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Ransom Township     | 49.57        | 1.00867 | 38.66      | 1.29333 | 46.21      | 1.08202 | 48.23       | 1.03670 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Reading Township    | 47.62        | 1.04998 | 40.35      | 1.23916 | 44.80      | 1.11607 | 47.71       | 1.04800 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Scipio Township     | 48.20        | 1.03734 | 45.06      | 1.10963 | 50.36      | 0.99285 | 43.33       | 1.15393 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Somerset Township   | 47.63        | 1.04976 | 48.52      | 1.03050 | 44.20      | 1.13122 | 42.98       | 1.16333 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Wheatland Township  | 44.38        | 1.12663 | 48.63      | 1.02817 | N.C.       | N.C.    | 47.34       | 1.05619 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Woodbridge Township | 42.50        | 1.17647 | 47.80      | 1.04603 | 47.92      | 1.04341 | 40.50       | 1.23457 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| Wright Township     | 47.17        | 1.06000 | 45.19      | 1.10644 | 46.76      | 1.06929 | 41.08       | 1.21714 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| City of Hillsdale   | N.C.         | N.C.    | 40.61      | 1.23122 | 47.30      | 1.05708 | 42.18       | 1.18540 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| City of Jonesville  | 43.08        | 1.16063 | 48.50      | 1.03093 | 47.32      | 1.05664 | 44.14       | 1.13276 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| City of Litchfield  | N.C.         | N.C.    | 46.56      | 1.07388 | 48.44      | 1.03220 | 44.69       | 1.11882 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |
| City of Reading     | 47.00        | 1.06383 | 47.77      | 1.04668 | 43.82      | 1.14103 | 37.65       | 1.32802 | N.C.           | N.C.   | N.C.          | N.C.   | 50.00    | 1.00000 |

# State Tax Commission Analysis for Equalized Valuation of Real Property

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

| Class of Real Property | Study Type | Stratified Study | Combined Study | Assessment Value  |                 | No. of Parcels | Sample         |                 | % Ratio Assessments to Appraisals | Projected True Cash Value | Remarks |
|------------------------|------------|------------------|----------------|-------------------|-----------------|----------------|----------------|-----------------|-----------------------------------|---------------------------|---------|
|                        |            |                  |                | Assessed Value    | True Cash Value |                | Assessed Value | True Cash Value |                                   |                           |         |
| 100 Agricultural       | AS         |                  |                | 19,225,600        | 2,690,740       | 16             | 1,121,000      | 2,690,740       | 41.66 %                           | 46,148,824                | AS      |
| 200 Commercial         | AS         |                  |                | 2,660,700         |                 | 16             | 513,100        | 1,228,461       | 41.77 %                           | 6,369,883                 | AS      |
| 300 Industrial         | AS         |                  |                | 2,292,100         |                 | 8              | 1,571,400      | 3,595,762       | 43.70 %                           | 5,245,080                 | AS      |
| 400 Residential        | SS         |                  |                | 50,785,900        |                 | 49             | 0              | 0               | 42.35 %                           | 119,919,481               | SS      |
| 500 Timber-Cutlover    | NC         |                  |                | 0                 |                 | 0              | 0              | 0               | 50.00 %                           | 0                         | NC      |
| 600 Developmental      | NC         |                  |                | 0                 |                 | 0              | 0              | 0               | 50.00 %                           | 0                         | NC      |
| <b>TOTAL - REAL</b>    |            |                  |                | <b>74,964,300</b> |                 | <b>89</b>      |                |                 |                                   | <b>177,683,268</b>        |         |

AS: Appraisal Study      NC: None Classified  
 NW: New Class      RA: Reappraisal  
 OH: One Hundred % Study      S1: One Year Sales Study      S2: Two Year Sales Study  
 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 meet Assessed Value of the classification. NOTE: No data entry required.

**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): Fayette Township  
 City  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 | True Cash Value |               |                               |         |
| 150 Agricultural           | NC         | 0                          | 0              | 0              | 0               | 50.00%          | 0             | NC                            |         |
| 250 Commercial             | RV         | 1,513,424                  | 4              | 0              | 0               | 50.00%          | 3,026,848     | RV                            |         |
| 350 Industrial             | RV         | 4,837,924                  | 0              | 0              | 0               | 50.00%          | 9,675,848     | RV                            |         |
| 450 Residential            | NC         | 0                          | 0              | 0              | 0               | 50.00%          | 0             | NC                            |         |
| 550 Utility                | RV         | 9,537,707                  | 1              | 0              | 0               | 50.00%          | 19,075,414    | RV                            |         |
| <b>TOTAL - PERSONAL</b>    |            | 15,889,055                 | 5              |                |                 |                 | 31,778,110    |                               |         |

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: FAYETTE TOWNSHIP**  
**Class: Agricultural**

| Parcel Number         | Owner's Name                   | Class | Assessment | Appraisal | Ratio |
|-----------------------|--------------------------------|-------|------------|-----------|-------|
| 06 001 100 003 01 6 3 | BLACK, DONALD E & DAWN M REV T | 102   |            |           |       |
| 06 001 100 004 01 6 3 | WELDEN, STUART M & JENNIFER B  | 101   | 79,400     | 170,104   | 46.68 |
| 06 001 300 004 01 6 3 | HENSON, THOMAS G & BRENDA K    | 102   | 144,800    | 350,504   | 41.31 |
| 06 006 100 003 06 6 3 | HALE, RICHARD A & JUDY A       | 101   | 62,600     | 160,720   | 38.95 |
| 06 007 100 004 07 6 3 | LEWIS, BRUCE TRUST NO 1        | 102   | 139,600    | 410,153   | 34.04 |
| 06 007 200 006 07 6 3 | KIMBERLY, DORA                 | 102   | 15,800     | 50,765    | 31.12 |
| 06 010 300 003 10 6 3 | CUSTARD, SHARON L              | 101   | 68,300     | 163,717   | 41.72 |
| 06 012 200 006 12 6 3 | WELDEN, STUART M & JENNIFER B  | 101   | 120,400    | 304,023   | 39.60 |
| 06 017 100 016 17 6 3 | TORONY, KATHLEEN               | 102   | 64,700     | 158,238   | 40.89 |
| 06 017 400 001 17 6 3 | LEWIS, BRUCE TRUST NO 1        | 101   | 99,300     | 193,352   | 51.36 |
| 06 031 200 014 31 5 3 | HALE, RICHARD A & JUDY A       | 102   | 75,200     | 166,583   | 45.14 |
| 06 031 300 002 31 5 3 | VANCAMP, SARA L REVOCABLE TRUS | 102   | 48,700     | 108,428   | 44.91 |
| 06 032 100 013 32 5 3 | HALE, RICHARD A & JUDY A       | 102   | 67,300     | 158,013   | 42.59 |
| 06 032 300 003 32 5 3 | PROSSER, DOUGLAS O & DEBRA     | 102   | 22,500     | 42,135    | 53.40 |
| 06 034 100 018 34 5 3 | IRVIN FAMILY FARM LLC          | 102   | 79,400     | 175,674   | 45.20 |
| 06 036 300 005 36 5 3 | JONESVILLE PROPERTIES LLC      | 102   | 19,500     | 40,996    | 47.57 |
|                       |                                |       | 13,500     | 37,335    | 36.16 |
| Totals:               |                                |       |            |           |       |
|                       |                                | 16    |            |           |       |
|                       |                                |       | 1,121,000  | 2,690,740 | 41.66 |
| Class Totals:         |                                |       |            |           |       |
|                       | 101                            | 5     |            |           |       |
|                       | 102                            | 11    |            |           |       |

\*\*\* \*\* Statistics for this group (16 in sample) \*\*\* \*\*

Statistical Mean= 42.540    Median= 42.155    Maximum= 53.400    Minimum= 31.124

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

Normalized Average Deviation = 0.10734 (Coefficient of Dispersion)  
 Average Squared Deviation = 35.15486 (Variance)  
 Square Root of Squared Deviation = 5.92915 (Standard Deviation)  
 Normalized Standard Deviation = 0.13938 (Covariance)  
 2 Standard Deviation Range (Low) = 30.68137 (High) = 54.39799

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

Normalized Average Deviation = 0.10832 (Coefficient of Dispersion)  
 Average Squared Deviation = 35.31280 (Variance)  
 Square Root of Squared Deviation = 5.94246 (Standard Deviation)  
 Normalized Standard Deviation = 0.14097 (Covariance)  
 2 Standard Deviation Range (Low) = 30.26997 (High) = 54.03980

Price Related Differential (PRD): 1.02108    PRD > 1 regressive, < 1 progressive.

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

| Parcel Number         | Owner's Name                   | Class | Assessment | Appraisal | Ratio     |       |
|-----------------------|--------------------------------|-------|------------|-----------|-----------|-------|
| 06 009 300 007 09 6 3 | MILLER, ROBERT P LIVING TRUST  | 202   |            |           |           |       |
| 06 009 300 022 09 6 3 | C & R PROPERTY MANAGEMENT LLC  | 201   | 3,300      | 17,390    | 18.98     |       |
| 06 009 300 024 09 6 3 | PAGE, DENISE R                 | 202   | 149,600    | 299,976   | 49.87     |       |
| 06 009 300 027 09 6 3 | FOUST, PATRIC L & SHARON L     | 201   | 7,000      | 29,144    | 24.02     |       |
| 06 010 400 001 10 6 3 | COMCAST OF FLINT INC           | 201   | 20,200     | 78,436    | 25.75     |       |
| 06 015 200 022 15 6 3 | YOUNG PROPERTY MANAGEMENT INC  | 201   | 75,500     | 113,400   | 66.58     |       |
| 06 016 100 019 16 6 3 | WINGATE, JANE M                | 202   | 56,600     | 143,514   | 39.44     |       |
| 06 034 300 005 34 5 3 | ACT II LLC                     | 202   | 9,400      | 31,992    | 29.38     |       |
| 06 034 300 016 34 5 3 | UNION LAND LLC                 | 202   | 5,500      | 19,845    | 27.71     |       |
| 06 300 001 006        | UNION LAND LLC                 | 202   | 24,000     | 63,971    | 37.52     |       |
| 06 300 001 007        | UNION LAND LLC                 | 202   | 8,500      | 29,845    | 28.48     |       |
| 06 300 001 008        | FLOWERS, MICHAEL LYNN REV LVG  | 202   | 3,800      | 12,284    | 30.93     |       |
| 06 300 001 012        | J&D GRIFFITHS PROPERTIES LLC   | 201   | 7,500      | 27,415    | 27.36     |       |
| 06 300 001 015        | J&D GRIFFITHS PROPERTIES LLC   | 201   | 7,500      | 44,196    | 16.97     |       |
| 06 300 001 029        | UNION LAND LLC                 | 202   | 83,300     | 182,681   | 45.60     |       |
| 06 300 001 036        | TRI STATE EQUIPMENT COMPANY LL | 201   | 6,300      | 20,123    | 31.31     |       |
| <b>Totals:</b>        |                                |       |            |           |           |       |
|                       |                                |       | 16         | 513,100   | 1,228,461 | 41.77 |
| <b>Class Totals:</b>  |                                |       |            |           |           |       |
|                       |                                |       | 201        | 7         |           |       |
|                       |                                |       | 202        | 9         |           |       |

\*\*\* \*\* Statistics for this group (16 in sample) \*\*\* \*\*

Statistical Mean= 33.711 Median= 30.158 Maximum= 66.578 Minimum= 16.970

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

Normalized Average Deviation = 0.28260 (Coefficient of Dispersion)  
 Average Squared Deviation = 156.91875 (Variance)  
 Square Root of Squared Deviation = 12.52672 (Standard Deviation)  
 Normalized Standard Deviation = 0.37159 (Covariance)  
 2 Standard Deviation Range (Low) = 8.65743 (High) = 58.76431

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

Normalized Average Deviation = 0.29442 (Coefficient of Dispersion)  
 Average Squared Deviation = 170.37977 (Variance)  
 Square Root of Squared Deviation = 13.05296 (Standard Deviation)  
 Normalized Standard Deviation = 0.43281 (Covariance)  
 2 Standard Deviation Range (Low) = 4.05253 (High) = 56.26437

Price Related Differential (PRD): 0.80710 PRD > 1 regressive, < 1 progressive.

**County: 30 HILLSDALE**  
**Unit: FAYETTE TOWNSHIP**  
**Class: Industrial**

| Parcel Number         | Owner's Name                  | Class      | Assessment       | Appraisal        | Ratio        |
|-----------------------|-------------------------------|------------|------------------|------------------|--------------|
| 06 009 400 006 09 6 3 | CONSUMERS ENERGY COMPANY      | 302        | 18,800           | 28,750           | 65.39        |
| 06 010 300 005 10 6 3 | CONSUMERS ENERGY COMPANY      | 301        | 131,300          | 273,076          | 48.08        |
| 06 016 200 016 16 6 3 | WHITE LEASING LLC             | 301        | 123,400          | 307,078          | 40.19        |
| 06 032 300 010 32 5 3 | SHEELY, GERALD L & KATHLEEN D | 302        | 14,700           | 39,827           | 36.91        |
| 06 034 200 012 34 5 3 | ICHOR PARTNERS LLC            | 301        | 1,235,100        | 2,860,563        | 43.18        |
| 06 034 200 013 34 5 3 | CONSUMERS ENERGY COMPANY      | 302        | 23,100           | 47,479           | 48.65        |
| 06 300 001 001        | CONSUMERS ENERGY COMPANY      | 302        | 12,500           | 18,426           | 67.84        |
| 06 300 001 030        | CONSUMERS ENERGY COMPANY      | 302        | 12,500           | 20,563           | 60.79        |
| <b>Totals:</b>        |                               | <b>8</b>   | <b>1,571,400</b> | <b>3,595,762</b> | <b>43.70</b> |
| <b>Class Totals:</b>  |                               | <b>301</b> |                  |                  |              |
|                       |                               | <b>302</b> |                  |                  |              |

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

Statistical Mean= 51.378    Median= 48.367    Maximum= 67.839    Minimum= 36.910

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

Normalized Average Deviation = 0.19407 (Coefficient of Dispersion)  
 Average Squared Deviation = 139.43695 (Variance)  
 Square Root of Squared Deviation = 11.80834 (Standard Deviation)  
 Normalized Standard Deviation = 0.22983 (Covariance)  
 Standard Deviation Range (Low) = 27.76152 (High) = 74.99489

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

Normalized Average Deviation = 0.19207 (Coefficient of Dispersion)  
 Average Squared Deviation = 149.79640 (Variance)  
 Square Root of Squared Deviation = 12.23913 (Standard Deviation)  
 Normalized Standard Deviation = 0.25304 (Covariance)  
 2 Standard Deviation Range (Low) = 23.88920 (High) = 72.84574

Price Related Differential (PRD): 1.17566    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<br><b>HILLSDALE</b>                               | City or Township Name<br><b>FAYETTE TOWNSHIP</b> |
| Class of Property (Ag.,Comm.,Res.,etc.)<br><b>Residential</b> |  |

**2021 to 2022 Adjustment Modifier**

|  |                      |
|--|----------------------|
| 1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....  | 1. <u>46,410,000</u> |
| 2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 2. <u>41,701,200</u> |
| 3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....                        | 3. <u>1.1129</u>     |

**2022 to 2023 Adjustment Modifier**

|  |                      |
|--|----------------------|
| 4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....  | 4. <u>49,475,400</u> |
| 5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03..... | 5. <u>46,342,600</u> |
| 6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....                        | 6. <u>1.0676</u>     |

**2021 to 2023 Adjustment Modifier**

|   |                  |
|---|------------------|
| 7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.1881</u> |
|---|------------------|

## 24 Month Sales Study

| A.<br>Year of Assessment    | B.<br>Sales Period | C.<br>Number of Sales | D.<br>Total Assessed Value for Sales | E.<br>Applicable Adjustment Modifier | F.<br>Adjusted Assessed Value | G.<br>Total Adjusted Prices | H.<br>Adjusted % Ratio (col.F/col.G) |
|-----------------------------|--------------------|-----------------------|--------------------------------------|--------------------------------------|-------------------------------|-----------------------------|--------------------------------------|
| 2021                        | 4/21 - 9/21        | 11                    | 548,800                              | 1.1881                               | 652,029                       | 1,519,050                   | 42.92%                               |
| 2021                        | 10/21 - 3/22       | 14                    | 1,273,300                            | 1.1881                               | 1,512,808                     | 3,172,505                   | 47.68%                               |
| 12 Month Total Sales        |                    | 25                    | 12 Month Total Sales                 |                                      | 2,164,837                     | 4,691,555                   | 46.14%                               |
| 2022                        | 4/22 - 9/22        | 12                    | 766,600                              | 1.0676                               | 818,422                       | 1,908,500                   | 42.88%                               |
| 2022                        | 10/22 - 3/23       | 12                    | 912,100                              | 1.0676                               | 973,758                       | 2,740,400                   | 35.53%                               |
| 12 Month Total Sales        |                    | 24                    | 12 Month Total Sales                 |                                      | 1,792,180                     | 4,648,900                   | 38.55%                               |
| <b>24 Month Total Sales</b> |                    | <b>49</b>             | <b>24 Month Total Sales</b>          |                                      | <b>3,957,017</b>              | <b>9,340,455</b>            | <b>*24 Month Mean Adjusted Ratio</b> |
|                             |                    |                       |                                      |                                      |                               |                             | <b>42.35%</b>                        |

IMPORTANT: For Sales from April 2021 through March 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2022 through March 2023. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

## 12 Month Sales Study

L-4047

| A.<br>Year of Assessment | B.<br>Sales Period | C.<br>Number of Sales | D.<br>Total Assessed Value for Sales | E.<br>Applicable Adjustment Modifier | F.<br>Adjusted Assessed Value | G.<br>Total Adjusted Prices | H.<br>Adjusted % Ratio (col.F/col.G)       |
|--------------------------|--------------------|-----------------------|--------------------------------------|--------------------------------------|-------------------------------|-----------------------------|--|
| 2022                     | 10/22 - 3/23       | 12                    | 912,100                              | 1.0676                               | 973,758                       | 2,740,400                   | 35.53%                                     |
| 2023                     | 4/23 - 9/23        | 11                    | 883,500                              | 1.0000                               | 883,500                       | 2,199,400                   | 40.17%                                     |
| 12 Month Total Sales     |                    | 23                    | 12 Month Total Sales                 |                                      | 1,857,258                     | 4,939,800                   | <b>**12 Month Aggregate Adjusted Ratio</b> |
|                          |                    |                       |                                      |                                      |                               |                             | <b>37.60%</b>                              |

IMPORTANT: For Sales from Oct. 2022 through Sept. 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

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



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

| Parcel Number                               | Class | Sale Date  | Libert/Page | Inst. Neighl. Grantor                                       | Grantee                   | Terms-of-Sale        | Sale Price | Adj. Sale Price | Assessment | Ratio | Mult |
|---|-------|------------|-------------|---|---------------------------|----------------------|------------|-----------------|------------|-------|------|
| 13 007 100 008 07 7 1                       | 401   | 04/27/2021 | 1793/1162   | WD RAPP MOURE, RICHARD L & MARY L TINS VENTURES LLC         |                           | 03-ARM'S LENGTH      | 105,000    | 105,000         | 72,700     | 69.24 |      |
| 13 026 300 016 26 7 1                       | 402   | 04/14/2021 | 1792/1043   | WD DEFLT BERNSTEIN, BARBARA E                               | HOLTZ, ROGER D            | 03-ARM'S LENGTH      | 127,000    | 127,000         | 36,200     | 28.50 |      |
| 13 033 100 006 33 7 1                       | 401   | 04/02/2021 | 1791/532    | WD DEFLT MOORE, JACOB L                                     | HEICOLA, SCOTT P & LISA M | 03-ARM'S LENGTH      | 345,000    | 345,000         | 120,300    | 34.87 |      |
| 13 033 100 008 33 7 1                       | 401   | 04/14/2021 | 1795/769    | WD RAPP SWARTZ, CURTIS & JOYCE                              | MOHR, GARRETT             | 03-ARM'S LENGTH      | 65,000     | 65,000          | 39,700     | 61.08 |      |
| 13 050 001 003                              | 401   | 09/31/2021 | 1805/648    | WD DEFLT LOPRESTO, MELINDA E                                | STEVENSON, JOHN MARK      | 03-ARM'S LENGTH      | 105,000    | 135,000         | 22,400     | 21.33 |      |
| Totals 04/01/2021 - 09/30/2021 Conventional |       |            |             |   |                           |                      |            |                 |            |       |      |
| 13 002 200 011 02 7 1                       | 401   | 12/03/2021 | 1814/27     | WD RAPP JOHNS, ROBERT L & ALETA G OSBORNE, MICHAEL J & NAUC |                           | 03-ARM'S LENGTH      | 130,000    | 130,000         | 37,700     | 29.00 |      |
| 13 005 300 002 05 7 1                       | 401   | 02/28/2022 | 1822/1276   | WD RAPP DODSON, BRENDA                                      | SERENO, JORGE             | 03-ARM'S LENGTH      | 153,000    | 153,000         | 37,200     | 24.31 |      |
| 13 012 400 005 12 7 1                       | 401   | 02/09/2022 | 1818/1230   | WD RAPP BOWLEY FAMILY REVOCABLE T GALBREATH, DOUGLAS R & SU |                           | 03-ARM'S LENGTH      | 170,000    | 170,000         | 71,400     | 42.00 |      |
| 13 013 100 005 13 7 1                       | 401   | 11/29/2021 | 1813/1207   | WD DEFLT PRICE, JERRY J & HEATHER                           | KLEINHENZ, KENNETH K & AL | 19-MULTI PARCEL ARM' | 875,000    | 385,409         | 116,900    | 30.33 |      |
| 13 013 300 004 13 7 1                       | 401   | 10/06/2021 | 1809/1064   | WD RAPP PELTIER, CHARLES WILLIAM                            | RADZIEWICZ, JOEN & DARLEN | 08-ESTATE            | 28,000     | 28,000          | 4,700      | 16.79 |      |
| 13 014 400 011 14 7 1                       | 401   | 03/04/2022 | 1822/119    | PR PELTIER, SHARON M  |                           |                      |            |                 |            |       |      |
| 13 015 400 006 15 7 1                       | 401   | 01/24/2022 | 1818/61     | WD RAPP BORCK, ANITA J                                      | HARDY, KEVIN              | 03-ARM'S LENGTH      | 117,900    | 117,900         | 36,500     | 30.96 |      |
| 13 018 400 016 18 7 1                       | 401   | 03/22/2022 | 1822/220    | WD RAPP ADAMS, DENNIS D & DIANA L NEWCRMER, CAROL           |                           | 03-ARM'S LENGTH      | 185,000    | 185,000         | 51,600     | 27.89 |      |
| 13 025 400 003 25 7 1                       | 401   | 11/08/2021 | 1812/400    | DESC ERR? MISSING EXC S 50'                                 |                           |                      |            |                 |            |       |      |
| 13 026 200 007 26 7 1                       | 402   | 02/24/2022 | 1820/946    | WD DEFLT DOW, DAVID D                                       | O'HAVER, CRACY & PATRICIA | 19-MULTI PARCEL ARM' | 65,000     | 65,000          | 21,000     | 32.31 |      |
| 13 030 300 004 30 7 1                       | 402   | 11/24/2021 | 1813/820    | WD RAPP BUCKBEE, AVAMDA L                                   | HOLLY, MICHAEL            | 03-ARM'S LENGTH      | 110,000    | 110,000         | 48,400     | 44.00 |      |
| 13 032 200 002 32 7 1                       | 401   | 12/30/2021 | 1816/469    | WD RAPP MILLER, SUE A                                       | BRYN, JUN                 | 03-ARM'S LENGTH      | 73,500     | 73,500          | 22,000     | 29.93 |      |
| 13 032 200 002 32 7 1                       | 401   | 12/30/2021 | 1816/469    | WD DEFLT KING, DOUGLAS L & STACIE MILLER, IRVIN R           |                           | 03-ARM'S LENGTH      | 129,000    | 129,000         | 38,500     | 29.84 |      |
| 13 032 200 002 32 7 1                       | 401   | 12/30/2021 | 1816/469    | WD DEFLT STROBLECKI, DANIEL T & MA HERZOG, PAMELA           |                           | 03-ARM'S LENGTH      | 125,000    | 125,000         | 62,900     | 66.32 |      |
| Totals 10/01/2021 - 03/31/2022 Conventional |       |            |             |   |                           |                      |            |                 |            |       |      |
| Totals 04/01/2021 - 03/31/2022 Conventional |       |            |             |   |                           |                      |            |                 |            |       |      |

\*\*\* Statistics for this group (17 in sample) \*\*\*  
 Statistical Mean = 36.395 Median = 30.331 Maximum = 69.238 Minimum = 16.786  
 Normalized Average Deviation = 0.32539 (Coefficient of Dispersion)  
 Average Squared Deviation = 236.82793 (Variance)

**County: 30 HILLSDALE  
Unit: PITTSFORD 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 |
|---|-------|------------|-------------|-------|--------|---|---------------------------|-----------------|------------|-----------------|------------|-------|------|
| 13 068 100 004 08 7 1                       | 401   | 05/13/2022 | 1826/695    | WD    | RAPP   | CLAWSON, KENNETH R & CHER PETERMAN,                 | STEVE R & CHERY           | 03-ARM'S LENGTH | 299,900    | 299,900         | 89,600     | 29.54 |      |
| 13 009 400 003 09 7 1                       | 401   | 04/08/2022 | 1823/1092   | WD    | DEFLT  | SINGH, SUKHEIR & JASVIR K HOYE, SCOTT G & PAMELA S  | 03-ARM'S LENGTH           |                 | 670,000    | 670,000         | 294,100    | 43.90 |      |
| 13 013 400 024 13 7 1                       | 401   | 07/15/2022 | 1830/1114   | WD    | RAPP   | CRANDALL, CLADYS K REVOKA WUSHONG, DERIC            | 03-ARM'S LENGTH           |                 | 175,000    | 175,000         | 47,600     | 27.20 |      |
| 13 018 100 010 18 7 1                       | 401   | 09/02/2022 | 1834/494    | WD    | DEFLT  | DAHLEN(HAKIMAI), BRANDI N HIGGINS, ZETTA            | 03-ARM'S LENGTH           |                 | 65,000     | 65,000          | 35,300     | 54.31 |      |
| 13 019 200 005 19 7 1                       | 401   | 05/02/2022 | 1825/1057   | WD    | RAPP   | FRENCH, MATTHEW                                     | SCHAEDLER, KYLE           | 03-ARM'S LENGTH | 325,000    | 325,000         | 107,000    | 32.92 |      |
| 13 025 300 007 25 7 1                       | 401   | 03/06/2022 | 1834/811    | WD    | RAPP   | BORMAN FAMILY REVOCABLE T SANIT'ANGELO, WILLIAM J & | 03-ARM'S LENGTH           |                 | 200,000    | 200,000         | 105,800    | 52.90 |      |
| Totals 06/01/2022 - 09/30/2022 Conventional |       |            |             |       |        |   |                           |                 |            |                 |            |       |      |
| 13 002 200 013 02 7 1                       | 401   | 10/05/2022 | 1836/800    | WD    | RAPP   | DIBROW, DEBRA                                       | GODDEN, MATTHEW & JINDA   | 03-ARM'S LENGTH | 165,000    | 165,000         | 37,700     | 22.85 |      |
| ADDRESS ERR? SEE 1838/1121                  |       |            |             |       |        |   |                           |                 |            |                 |            |       |      |
| 13 006 400 014 06 7 1                       | 401   | 02/17/2023 | 1844/475    | WD    | RAPP   | SCHWELTZ, BRENDA                                    | LEMIE, HALEY J            | 03-ARM'S LENGTH | 165,000    | 165,000         | 60,100     | 36.42 |      |
| 13 007 300 007 07 7 1                       | 401   | 03/17/2023 | 1848/653    | WD    | RAPP   | KALIBACH, CHARLES M & REB DUVAL, JOSEPH M           | 03-ARM'S LENGTH           |                 | 38,000     | 38,000          | 25,700     | 67.63 |      |
| 13 018 100 030 18 7 1                       | 401   | 03/02/2023 | 1845/67     | WD    | DEFLT  | LANG, MAVALENE ETAL                                 | VANCFAMER, BAILEY         | 03-ARM'S LENGTH | 54,000     | 54,000          | 25,600     | 47.41 |      |
| 13 026 200 007 26 7 1                       | 402   | 12/22/2022 | 1841/825    | WD    | RAPP   | BRYS, JON   | CALEB, JEFFREY L & TRICIA | 03-ARM'S LENGTH | 87,000     | 87,000          | 22,200     | 25.52 |      |
| Totals 10/01/2022 - 03/31/2023 Conventional |       |            |             |       |        |   |                           |                 |            |                 |            |       |      |
| Totals 04/01/2022 - 03/31/2023 Conventional |       |            |             |       |        |   |                           |                 |            |                 |            |       |      |

| Statistical Mean  | Median    | Maximum                     | Minimum  |
|---|-----------|-----------------------------|----------|
| 40.054  | 36.424    | 67.632                      | 22.848   |
| *** Statistics for this group (11 in sample) ***                                |           |                             |          |
| Normalized Average Deviation =  | 0.29900   | (Coefficient of Dispersion) |          |
| Average Squared Deviation =   | 204.46151 | (Variance)                  |          |
| Square Root of Squared Deviation =  | 14.29900  | (Standard Deviation)        |          |
| Normalized Standard Deviation =   | 0.35699   | (Covariance)                |          |
| 2-Standard Deviation Range (Low) =  | 11.45639  | (High) =                    | 68.65241 |
| *** Statistics about Median ***   |           |                             |          |
| Normalized Average Deviation =  | 0.31974   | (Coefficient of Dispersion) |          |
| Average Squared Deviation =   | 218.95737 | (Variance)                  |          |
| Square Root of Squared Deviation =  | 14.79721  | (Standard Deviation)        |          |
| Normalized Standard Deviation =   | 0.40625   | (Covariance)                |          |
| 2-Standard Deviation Range (Low) =  | 6.82983   | (High) =                    | 66.01866 |
| Price Related Differential (PRD): 1.05776 PRD > 1 regressive, < 1 p-regressive. |           |                             |          |

**County: 30 HILLSDALE**  
**Unit: PITTSFORD 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   |
|---------------|-------------------------|-----------|--------------|----------------------|---------|---------------|------------|-----------------|------------------|--------|
| Totals        | 04/01/2021 - 03/31/2023 |           | Conventional |                      |         | 28            | 4,662,709  | 1,709,800       | 36.67            | 1.0000 |

\*\*\* Statistics for this group (28 in sample) \*\*\*

Statistical Mean= 37.832 Median= 31.633 Maximum= 69.238 Minimum= 16.786

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

Normalized Average Deviation = 0.32192 (Coefficient of Dispersion)  
 Average Squared Deviation = 219.38212 (Variance)  
 Square Root of Squared Deviation = 14.81155 (Standard Deviation)  
 Normalized Standard Deviation = 0.33150 (Coefficient of Dispersion)  
 2 Standard Deviation Range (Low) = 8.20925 (High) = 67.45547

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

Normalized Average Deviation = 0.35146 (Coefficient of Dispersion)  
 Average Squared Deviation = 259.23675 (Variance)  
 Square Root of Squared Deviation = 16.10083 (Standard Deviation)  
 Normalized Standard Deviation = 0.50899 (Coefficient of Dispersion)  
 2 Standard Deviation Range (Low) = -0.56860 (High) = 63.83473

Price Related Differential (PRD): 1.03171 PRD > 1 regressive, < 1 progressive.

Office: HILLSDALE  
 Dept: PITTSFORD TOWNSHIP  
 County: 30 HILLSDALE

L-40-5

**County: 30 HILLSDALE**  
**Unit: PITTSFORD 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   |
|---------------|-------------------------|-----------|------------|----------------------|---------|---------------|------------|-----------------|------------|-------|--------|
| Totals        | 04/01/2021 - 03/31/2023 |           | Creative   |                      |         |               | 1          | 140,000         | 69,300     | 49.50 | 1.0000 |

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

County: 30 HILLSDALE  
Unit: PITTSFORD TOWNSHIP  
Class: Residential