

1

Appraisal Study List

Classification

Agricultural

Page 1

Issued under authority of Public Act 206 of 1893

County

HILLSDALE

City/Township

FAYETTE TOWNSHIP

Study Year

2024

Equalization Year

2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
06 001 300 003 01 6 3	HENSON, THOMAS G & BRENNAN	102	34,800	192,971	18.03
06 006 200 015 06 6 3	BAKER, CAROL A REVOKABLE TRUST	102	105,300	228,421	46.10
06 007 300 001 07 6 3	LEWIS, ROGER W TRUST NO 1	102	179,200	389,188	46.04
06 008 100 005 08 6 3	P & D FARMS LLC	102	172,500	368,026	46.87
06 009 400 007 09 6 3	BOYD, A BRETT LIFE ESTATE	102	54,200	114,814	47.21
06 010 400 006 10 6 3	LADD, JOAN J TRUST NO 1	102	39,000	86,510	45.08
06 012 300 011 12 6 3	MCCOSH, JOSEPH J & DENISE	101	199,000	401,380	49.58
06 014 100 003 14 6 3	MCCELROY, STEPHEN	102	124,100	271,870	45.65
06 014 300 014 14 6 3	CALDWELL, MARK A	101	301,700	571,612	52.78
06 017 300 014 17 6 3	FROSCH, TIMOTHY JAY	102	124,600	252,605	49.33
06 017 400 003 17 6 3	BAKER, ADAM & CRYSTAL	101	165,200	346,859	47.63
06 018 200 006 18 6 3	DEKA(ZEHNER), KATHY	102	69,000	143,754	48.00
06 033 200 007 33 5 3	IRVIN FAMILY FARM LLC	102	127,800	270,471	47.25
06 036 400 005 36 5 3	BARR, LAWRENCE D & LINDA	101	171,900	350,925	48.98
06 330 001 008	MCCELROY, STEPHEN	102	83,500	176,378	47.34
TOTALS:		15 Study Parcels	1,951,800	4,165,784	46.85%

*** ** Statistics for this group (15 in sample) *** **

Statistical Mean= 45.725 Median= 47.251 Maximum= 52.781 Minimum= 18.034

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

Normalized Average Deviation	=	0.08285	(Coefficient of Dispersion)
Average Squared Deviation	=	62.35239	(Variance)
Square Root of Squared Deviation	=	7.89635	(Standard Deviation)
Normalized Standard Deviation	=	0.17269	(Covariance)
2 Standard Deviation Range (Low)	=	29.93217	(High) = 61.51758

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

Normalized Average Deviation	=	0.06865	(Coefficient of Dispersion)
Average Squared Deviation	=	64.84751	(Variance)
Square Root of Squared Deviation	=	8.05279	(Standard Deviation)
Normalized Standard Deviation	=	0.17043	(Covariance)
2 Standard Deviation Range (Low)	=	31.14532	(High) = 63.35650

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

*** ** Statistics for this group (14 in sample) *** **

Statistical Mean= 65.473 Median= 51.057 Maximum= 147.368 Minimum= 23.086

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

Normalized Average Deviation	=	0.46791	(Coefficient of Dispersion)
Average Squared Deviation	=	1,405.74582	(Variance)
Square Root of Squared Deviation	=	37.49328	(Standard Deviation)
Normalized Standard Deviation	=	0.57265	(Covariance)
2 Standard Deviation Range (Low)	=	-9.51382	(High) = 140.45929

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

Normalized Average Deviation	=	0.52866	(Coefficient of Dispersion)
Average Squared Deviation	=	1,629.55506	(Variance)
Square Root of Squared Deviation	=	40.36775	(Standard Deviation)
Normalized Standard Deviation	=	0.79065	(Covariance)
2 Standard Deviation Range (Low)	=	-29.67882	(High) = 131.79217

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

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

Statistical Mean= 124.617 Median= 50.347 Maximum= 345.463 Minimum= 42.907

*** Statistics about Mean ***

Normalized Average Deviation	=	0.76276	(Coefficient of Dispersion)
Average Squared Deviation	=	16,978.57109	(Variance)
Square Root of Squared Deviation	=	130.30185	(Standard Deviation)
Normalized Standard Deviation	=	1.04562	(Covariance)
2 Standard Deviation Range (Low)	=	-135.98675	(High) = 385.22063

*** Statistics about Median ***

Normalized Average Deviation	=	1.59291	(Coefficient of Dispersion)
Average Squared Deviation	=	23,873.51138	(Variance)
Square Root of Squared Deviation	=	154.51055	(Standard Deviation)
Normalized Standard Deviation	=	3.06888	(Covariance)
2 Standard Deviation Range (Low)	=	-258.67363	(High) = 359.36859

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

2024 24 Month Sales Ratio Study for determining the 2025 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name HILLSDALE	City or Township Name FAYETTE TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from 2023 line 05..... 1. 49,475,400
2. Enter the assessed valuation before adjustment from 2023 line 05..... 2. 46,342,600
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2..... 3. 1.0676

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from 2024 line 05..... 4. 59,598,950
5. Enter the assessed valuation before adjustment from 2024 line 05..... 5. 50,739,200
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5..... 6. 1.1746

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6..... 7. 1.2540

A. Year of Assessment	B. Sales Period	C. Number of Sales			G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2022	4/22 - 9/22	12			1,908,500	50.37%
2022	10/22 - 3/23	12			2,740,400	41.74%
12 Month Total Sales		24			4,648,900	45.28%
2023	4/23 - 9/23	12	887,600	1.1746	2,214,400	47.08%
2023	10/23 - 3/24	5	245,000	1.1746	435,500	66.08%
12 Month Total Sales		17			1,330,352	50.20%
24 Month Total Sales		41			3,435,441	7,298,800
			24 Month Total Sales		*24 Month Mean Adjusted Ratio	
					47.74%	

IMPORTANT: For Sales from April 2022 through March 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2023 through March 2024. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study**L-4047**

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2023	10/23 - 3/24	5	245,000	1.1746	287,777	435,500	66.08%
2024	4/24 - 9/24	7	610,100	1.0000	610,100	1,115,000	54.72%
12 Month Total Sales		12			897,877	1,550,500	
			12 Month Total Sales		**12 Month Aggregate Adjusted Ratio		57.91%

IMPORTANT: For Sales from Oct. 2023 through Sept. 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

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

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

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

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst.	Regr.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
06 038 300 012 08 6 3	401	09/07/2022	1834/806	WD	RAP	POTER, ERIC & EMILY K	SPENCER, SARAE	03-ARM'S LENGTH	260,000	260,000	70,600	27.15	
06 039 200 006 09 6 3	401	06/24/2022	1831/942	WD	DEFLT	MOLTON, CUNNING	JEAN, DONNA ANN & REBECCA	03-ARM'S LENGTH	130,000	130,000	60,500	46.54	
06 013 300 004 13 6 3	401	07/07/2022	1831/754	WD	RAP	SIGNOR(COOK), TERESA A SES EXT COM	STOCKDALE, CALVIN J & KAT	03-ARM'S LENGTH	341,000	341,000	156,400	45.87	
06 032 100 020 32 5 3	402	05/05/2022	1825/1156	WD	DEFLT	DIMICK, CHRIS	SHEELY, KATHLEEN & GERALD	03-ARM'S LENGTH	45,000	45,000	19,700	43.78	
06 032 200 005 32 5 3	401	08/08/2022	1833/592	WD	RAP	TRICKETT, MERLIN N DESC EXT 678 GENESSEE RD	SMITH, DONALD H & SUSAN E	03-ARM'S LENGTH	139,000	139,000	74,400	53.53	
06 035 100 011 35 5 3	402	05/18/2022	1826/1170	WD	DEFLT	C & S LAND DEVELOPMENT IN	GODFREY, WALLACE J	03-ARM'S LENGTH	36,000	36,000	9,700	26.94	
06 035 200 025 35 5 3	401	04/21/2022	1824/994	WD	RAP	YARR, CONSTANCE SUE	DAGLAW FAMILY TRUST	03-ARM'S LENGTH	175,000	175,000	94,200	53.83	
06 035 400 020 35 5 3	402	05/10/2022	1826/296	WD	DEFLT	EVERINGHAM, COREY A & JRC	THOMAS, CAROLYN D	03-ARM'S LENGTH	45,000	45,000	18,000	40.00	
06 395 001 022	401	07/28/2022	1831/939	WD	DEFLT	PAKKEK, JAMES K II	BERNHARD, KARL L & ALICE J	03-ARM'S LENGTH	270,000	270,000	116,400	43.11	
06 395 001 011	402	08/30/2022	1834/321	WD	DEFLT	SEEVERS, GARY J	BALLINGER, NICHOLAS & KEL	03-ARM'S LENGTH	17,500	17,500	11,000	62.86	
06 395 001 012	402	08/29/2022	1834/522	WD	DEFLT	C & S LAND DEVELOPMENT IN	BALLINGER, NICHOLAS & KEL	03-ARM'S LENGTH	17,500	17,500	13,200	75.43	
06 395 001 019 + FCLB 06 395 001 020	401	05/16/2022	1826/712	WD	DEFLT	SMITH, DONALD H & SUSAN E	MALCHEFF, ADAM & JESSICA	19-MULTI PARCEL ARM'	432,500	432,500	122,500	28.32	
Totals 04/01/2022 - 09/30/2022									12	1,909,500	766,600	40.17	1.0000
06 036 400 012 06 6 3	401	03/15/2023	1846/103	WD	RAP	CABLE, CINDY L	HOUSER, MELISSA	03-ARM'S LENGTH	144,300	144,300	56,200	38.79	
06 039 300 004 09 6 3	401	12/06/2022	1840/899	WD	RAP	SHRIVER, CLAYTON S	BAKER, CALES A	03-ARM'S LENGTH	135,000	135,000	70,800	52.44	
06 039 300 010 09 6 3	401	01/03/2023	1841/1237	WD	DEFLT	BUTCHER, KENNETH R & LIND	LAIRD, KARA	03-ARM'S LENGTH	380,000	380,000	166,100	38.45	
06 013 400 003 13 6 3	401	03/09/2023	1845/613	WD	DEFLT	DANSON, MATTHEW T & TINA	JORDAN, JARED D & HANNAH	03-ARM'S LENGTH	335,000	335,000	124,500	37.16	
06 018 100 010 18 6 3	401	03/01/2023	1846/168	WD	DEFLT	FOSTER, JOSHUA & AMBER	KANE, MICHAEL S & BROOKE	03-ARM'S LENGTH	394,300	394,300	94,300	23.88	
06 018 400 014 18 6 3	401	02/13/2023	1844/53	WD	RAP	WERTZ, CODY ALLEN	JOHNSON, GEORGE E	03-ARM'S LENGTH	300,000	300,000	109,400	36.47	
06 325 001 037	401	03/07/2023	1845/403	WD	DEFLT	MILLS, DAVID C & SUSAN A	HOLMES, BRADLEY & BETH	03-ARM'S LENGTH	205,000	205,000	95,700	46.68	
06 395 001 010	401	02/21/2023	1844/761	WD	DEFLT	TRACHSEL, VICTOR J/LONGER	MORGAN, WILLIAM & BRETTAN	03-ARM'S LENGTH	425,000	425,000	102,500	24.12	
06 395 001 012	401	10/31/2022	1838/569	WD	DEFLT	HANKINS, GARY & KATHRYN R	VESSELLA, THOMAS J & SUSA	03-ARM'S LENGTH	350,000	350,000	93,400	26.69	
06 390 001 012	402	11/30/2022	1840/558	WD	DEFLT	C & S LAND DEVELOPMENT IN	FORSYTHE, CLARKE D & KARE	03-ARM'S LENGTH	19,000	19,000	5,600	29.47	
06 395 001 013 + FCLB 06 395 001 0-4	402	11/09/2022	1839/281	WD	DEFLT	C & S LAND DEVELOPMENT IN	ALBRECHT, AARON S	19-MULTI PARCEL ARM'	33,600	33,600	7,400	22.02	
06 395 001 015	402	11/11/2022	1839/280	WD	DEFLT	SEEVERS, GARY J	ALBRECHT, AARON S	03-ARM'S LENGTH	18,000	18,000	6,200	34.44	

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst.	Height	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
06 036 400 022 06 6 3 + P-1s 06 006 400 024 06 6 3	401	06/08/2023	1851/810	WD	DEFLT 305M, BRADLEY A & BRITTA MORTON, KIRK ALBERT & PAU 19-MULTI PARCEL ARM' SEE EXT COMMENTS			79,595	79,595	25,300	31.79	
06 036 400 023 06 6 3	401	06/08/2023	1851/808	WD	RAPP MORSE, BRITTANY L/LEWIS, MORTON, KIRK ALBERT & PAU 03-ARM'S LENGTH SEE EXT COMMENTS			273,405	273,405	104,100	38.08	
06 013 200 003 13 6 3	401	05/17/2023	1850/346	WD	RAPP STEWART, ROBERT C JR/FRUH BENJAMINS, JOSHUA & EMMA 03-ARM'S LENGTH			295,000	295,000	130,200	44.14	
06 015 400 005 15 6 3	401	07/10/2023	1853/474	WD	RAPP OWENS, PATRICK McWALLORY BULLER, KEITH A & DONNA K 03-ARM'S LENGTH			222,000	222,000	88,500	39.86	
06 016 100 001 16 6 3	401	09/11/2023	1857/972	WD	DEFLT REEL, JUSTIN			91,500	91,500	93,600	102.30	
06 016 300 007 16 6 3	401	07/14/2023	1855/794	WD	DEFLT RAGUCKAS, JODY M/IRISH, A EICHER, MERV			75,000	75,000	69,800	91.07	
06 031 200 011 31 5 3	401	09/18/2023	1858/237	WD	RAPP GREENWALD, JAMES C			195,000	195,000	74,100	38.00	
06 032 200 005 32 5 3	401	08/21/2023	1856/893	WD	RAPP SMITH, DONALD H & SUSAN E CONDE, RONALD & DEBORAH DESC ERR? S/B GENESEE RD			179,000	179,000	68,800	38.44	
06 033 100 030 33 5 3	401	06/02/2023	1851/477	WD	DEFLT KCHEN, ARTHUR A			399,900	399,900	138,000	34.51	
06 340 001 026	401	05/19/2023	1850/735	WD	DEFLT SYMONS, BRIAN J			379,000	379,000	81,200	21.42	
06 390 001 005 + P-1s 06 380 001 006	402	08/23/2023	1856/600	WD	DEFLT HOMAN, JAY D & MARSHA A			10,000	10,000	9,900	99.00	
06 390 001 009	402	09/14/2023	1860/1214	WD	DEFLT BARR, LAWRENCE D & LINDA TRINE, WILLIAM T & REBEKA 03-ARM'S LENGTH			15,000	15,000	4,100	27.33	
Totals 04/01/2023 - 09/30/2023												
Conventional												
06 015 200 012 15 6 3	401	01/11/2024	1864/355	WD	DEFLT FRK, CINDY S/TAYLOR, D/CA KRAMER, IRMA N			107,500	107,500	104,100	96.84	
06 016 300 007 16 6 3	401	03/11/2024	1867/341	WD	DEFLT EICHER, MERV			165,000	165,000	69,800	42.30	
06 390 001 001 + P-1s 06 305 001 009, 06 380 001 002, 06 380 001 003	402	03/22/2024	1867/1089	WD	DEFLT THOMAS, CAROLYN D			56,000	56,000	27,000	48.21	
06 390 001 007	402	12/18/2023	1863/1219	WD	DEFLT GRIFFITHS, ERIC			12,000	12,000	5,000	41.67	
06 390 001 021 + P-1s 06 390 001 022	402	03/27/2024	1868/88	WD	DEFLT MOYAR, MARK & KELLY			95,000	95,000	39,100	41.16	
Totals 10/01/2023 - 03/31/2024												
Conventional												
Totals 04/01/2023 - 03/31/2024												
Conventional												

*** Statistics for this group (17 in sample) ***
Statistical Mean= 51.653 Median= 41.159 Maximum= 102.295 Minimum= 21.425
*** Statistics about Mean ***

10/25/2024
04:14 PM

L-4015

County: 30 HILLSDALE
Unit: FAYETTE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libex/Page	Inst. Height	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
06 032 200 00 02 6 3	401	04/10/2024	1869/890	WD	DEFLT RUDOLPH, NICHOLAS JOSEPH	MOORE, ALLEN D/PARKER, JA	03-ARM'S LENGTH	115,000	115,000	110,700	96.26	
06 038 300 006 08 6 3	402	06/10/2024	1872/721	WD	DEFLT TRINE, WILLIAM THOMAS	WALCO, CODY J/BEARD, KELS	19-MULTI PARCEL ARM'	50,000	50,000	46,800	93.60	
06 038 400 006 08 6 3	401	04/15/2024	1869/550	WD	DEFLT HILLSDALE TOWNSHIP INC	THREE C PROPERTIES LLC	03-ARM'S LENGTH	85,000	85,000	79,200	93.18	
06 010 100 007 10 6 3	401	04/01/2024	1868/933	WD	RAPZ WELCH(BENNETT), TENA	ZEBOLSKY, SARAH	03-ARM'S LENGTH	214,000	214,000	84,200	39.35	
06 018 100 009 18 6 3	402	08/16/2024	1877/211	WD	DEFLT WISCOFF, TODD M DESC ERK S/S SEC 13 T6S R4W	SIMONS, RYAN	03-ARM'S LENGTH	100,000	100,000	25,300	25.30	
06 035 200 022 35 5 3	401	06/14/2024	1873/54	WD	RAPZ JOHNSTONE, JAMES M	BOMERS, WAYNE JR & BECKY	03-ARM'S LENGTH	126,000	126,000	76,000	60.32	
06 395 001 022	401	07/17/2024	1875/194	WD	DEFLT BERNARD, KARL L & ALICE J	DECKER, MATTHEW & AHNA	03-ARM'S LENGTH	425,000	425,000	187,900	44.21	

Totals 04/01/2024 - 09/30/2024	Conventional	7	1,115,000	610,100	54.72	1.0000
Totals 10/01/2023 - 09/30/2024	Conventional	12	1,550,500	855,100	55.15	1.0000

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

Statistical Mean= 60.199 Median= 46.213 Maximum= 96.837 Minimum= 25.300

*** Statistics about Mean ***
Normalized Average Deviation = 0.38537 (Coefficient of Dispersion)
Average Squared Deviation = 720.38813 (Variance)
Square Root of Squared Deviation = 26.84005 (Standard Deviation)
Normalized Standard Deviation = 0.44585 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = 5.51919 (High) = 113.87938

*** Statistics about Median ***
Normalized Average Deviation = 0.45878 (Coefficient of Dispersion)
Average Squared Deviation = 933.78687 (Variance)
Square Root of Squared Deviation = 30.55793 (Standard Deviation)
Normalized Standard Deviation = 0.66124 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = -14.90283 (High) = 107.52888

Price Related Differential (PRD): 1.09156 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: FAYETTE 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 for this Analysis >										
		# of Sales	Assessments	Sale Prices	Ratio					
Conventional	48		3,421,400	8,413,800	4C.6¢					
Creative	0		0	5C.00	(Before discounting, sales were = 0)					
Totals:	48		3,421,400	8,413,800	4C.6¢ (Weighted)					
*** *** Statistics for this group (48 in sample) *** ***										
Statistical Mean= 47.673 Median= 40.579 Maximum= 102.295 Minimum= 21.425										
*** *** Statistics about Mean *** ***										
Normalized Average Deviation = 0.36135 (Coefficient of Dispersion)										
Average Squared Deviation = 529.90718 (Variance)										
Square Root of Squared Deviation = 23.02971 (Standard Deviation)										
Normalized Standard Deviation = 0.48287 (Coefficient of Variation)										
2 Standard Deviation Range (Low) = 1.63322 (High) = 93.71207										
*** *** Statistics about Median *** ***										
Normalized Average Deviation = 0.38624 (Coefficient of Dispersion)										
Average Squared Deviation = 561.28642 (Variance)										
Square Root of Squared Deviation = 24.11013 (Standard Deviation)										
Normalized Standard Deviation = 0.59415 (Coefficient of Variation)										
2 Standard Deviation Range (Low) = -7.6432 (High) = 88.7992										