

1

*** ** Statistics for this group (7 in sample) *** **

Statistical Mean= 51.205 Median= 52.271 Maximum= 66.733 Minimum= 18.149

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

Normalized Average Deviation	=	0.23014	(Coefficient of Dispersion)
Average Squared Deviation	=	278.90673	(Variance)
Square Root of Squared Deviation	=	16.70050	(Standard Deviation)
Normalized Standard Deviation	=	0.32615	(Covariance)
2 Standard Deviation Range (Low)	=	17.80394	(High) = 84.60594

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

Normalized Average Deviation	=	0.22253	(Coefficient of Dispersion)
Average Squared Deviation	=	280.23384	(Variance)
Square Root of Squared Deviation	=	16.74019	(Standard Deviation)
Normalized Standard Deviation	=	0.32025	(Covariance)
2 Standard Deviation Range (Low)	=	18.79112	(High) = 85.75186

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

*** ** Statistics for this group (6 in sample) *** **

Statistical Mean= 50.398 Median= 48.921 Maximum= 63.782 Minimum= 38.650

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

Normalized Average Deviation	=	0.11823	(Coefficient of Dispersion)
Average Squared Deviation	=	71.04044	(Variance)
Square Root of Squared Deviation	=	8.42855	(Standard Deviation)
Normalized Standard Deviation	=	0.16724	(Covariance)
2 Standard Deviation Range (Low)	=	33.54118	(High) = 67.25537

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

Normalized Average Deviation	=	0.12066	(Coefficient of Dispersion)
Average Squared Deviation	=	73.66087	(Variance)
Square Root of Squared Deviation	=	8.58259	(Standard Deviation)
Normalized Standard Deviation	=	0.17544	(Covariance)
2 Standard Deviation Range (Low)	=	31.75536	(High) = 66.08573

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

Classification
Agricultural

Page 1

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
HILLSDALE	PITTSFORD TOWNSHIP	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
13 001 200 014 01 7 1	BLEICH, NORMAN R & CAROL	101	110,700	202,767	54.59
13 004 200 001 04 7 1	MUNK, DEAN & SHARON	101	125,700	365,003	34.44
13 004 400 009 04 7 1	HEPKER, STEVEN J & SANDRA	101	169,600	497,227	34.11
13 007 200 009 07 7 1	LIPPS, KENNETH E	102	74,000	187,297	39.51
13 009 400 005 09 7 1	CHESTNEY, E L III & MARY E	102	58,000	155,700	37.25
13 014 300 013 14 7 1	MARRY, JOHN & GWENDOLYN	102	46,300	106,437	43.50
13 014 400 009 14 7 1	MARRY, JOHN & GWENDOLYN	102	63,300	150,500	42.06
13 018 300 021 18 7 1	WALTON, CINDA LOU REV LIV	101	168,700	430,864	39.15
13 018 300 030 18 7 1	WALTON, CINDA LOU REV LIV	101	42,400	93,821	45.19
13 018 400 011 18 7 1	GODFREY, DAVID A & CYNTHIA	102	184,100	461,687	39.88
13 019 200 001 19 7 1	SAUNDERS, ALAN R & KRISTIN	102	76,200	200,905	37.93
13 021 200 004 21 7 1	MAXSON, RONALD D	102	145,800	357,482	40.79
13 023 200 002 23 7 1	MARRY, JOHN & GWENDOLYN	102	103,300	261,457	39.51
13 025 100 007 25 7 1	MOREHEAD, GREG ETAL	102	148,500	399,760	37.15
13 025 400 009 25 7 1	COX, VERGIE MAY	102	119,000	288,564	41.24
13 032 400 012 32 7 1	MOORE, BRENT W TRUST AG	102	49,500	121,794	40.64

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

Statistical Mean= 40.430 Median= 40.028 Maximum= 54.595 Minimum= 34.109

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

Normalized Average Deviation	=	0.06670	(Coefficient of Dispersion)
Average Squared Deviation	=	18.39481	(Variance)
Square Root of Squared Deviation	=	4.28892	(Standard Deviation)
Normalized Standard Deviation	=	0.10608	(Covariance)
2 Standard Deviation Range (Low)	=	31.85198	(High) = 49.00765

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

Normalized Average Deviation	=	0.06675	(Coefficient of Dispersion)
Average Squared Deviation	=	18.56437	(Variance)
Square Root of Squared Deviation	=	4.30864	(Standard Deviation)
Normalized Standard Deviation	=	0.10764	(Covariance)
2 Standard Deviation Range (Low)	=	31.41119	(High) = 48.64574

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 PITTSFORD TOWNSHIP
Class of Property (Ag.,Comm.,Res.,etc.) Residential	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	1. <u>43,663,400</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	2. <u>36,472,800</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1971</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	4. <u>49,008,700</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	5. <u>45,561,450</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0757</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.2877</u>
---	------------------

24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2022	4/22 - 9/22	6	678,400	1.2877	873,576	1,734,900	50.35%
2022	10/22 - 3/23	5	171,300	1.2877	220,583	509,000	43.34%
12 Month Total Sales		11	12 Month Total Sales		1,094,159	2,243,900	48.76%
2023	4/23 - 9/23	11	579,500	1.0757	623,368	1,597,594	39.02%
2023	10/23 - 3/24	8	409,600	1.0757	440,607	986,474	44.66%
12 Month Total Sales		19	12 Month Total Sales		1,063,975	2,584,068	41.17%
24 Month Total Sales		30	24 Month Total Sales		2,158,134	4,827,968	
*24 Month Mean Adjusted Ratio							44.97%

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	Adjusted % Ratio (col.F/col.G)
2023	10/23 - 3/24	8	409,600	1.0757	440,607	986,474	44.66%
2024	4/24 - 9/24	4	398,300	1.0000	398,300	949,900	41.93%
12 Month Total Sales		12	12 Month Total Sales		838,907	1,936,374	
**12 Month Aggregate Adjusted Ratio							43.32%

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: PITTSFORD 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
13 008 100 004 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	88,600	29.54	
13 009 400 003 09 7 1	401	04/08/2022	1823/1092	WD	DEFLT	SINGH, SUKHBIR & 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, GLADYS K REVOCABLE TRUST, 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	DAHLEM (HARTMAN), BRANDI N WIGGINS, IZETTA	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	03-ARM'S LENGTH		325,000	325,000	107,000	32.92	
13 025 300 007 25 7 1	401	09/06/2022	1834/811	WD	RAPP	BOWMAN FAMILY REVOCABLE TRUST, WILLIAM J &	03-ARM'S LENGTH		200,000	200,000	105,800	52.90	
Totals 04/01/2022 - 09/30/2022									6	1,734,900	678,400	39.10	1.0000
13 002 200 013 02 7 1	401	10/05/2022	1836/800	WD	RAPP	DISBROW, DEBRA ADDRESS ERR? SEE 1838/1121	GODDEN, MATTHEW & LINDA	03-ARM'S LENGTH	165,000	165,000	37,700	22.85	
13 006 400 014 06 7 1	401	02/17/2023	1844/475	WD	RAPP	SCHMELTZ, BRENDA	LEMLE, 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	KALNEACH, 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, WYVALENE ETAL	VANCRAMER, 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	BRYN, JON	CALER, JEFFREY L & TRICIA	03-ARM'S LENGTH	87,000	87,000	22,200	25.52	
Totals 10/01/2022 - 03/31/2023									5	509,000	171,300	33.65	1.0000
Totals 04/01/2022 - 03/31/2023									11	2,243,900	849,700	37.87	1.0000

*** Statistics for this group (11 in sample) ***

Statistical Mean= 40.054 Median= 36.424 Maximum= 67.632 Minimum= 22.848

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

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 progressive.

County: 30 HILLSDALE
Unit: PITTSFORD TOWNSHIP
Class: Residential

[illegible]

County: 30 HILLSDALE
Unit: PITTSFORD 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										
27										
4,440,494										
1,651,300										
37.19										
1.0000										

*** ** Statistics for this group (31 in sample) *** **

Statistical Mean= 38.724 Median= 36.424 Maximum= 67.632 Minimum= 18.000

*** ** Statistics about Mean *** **
Normalized Average Deviation = 0.25326 (Coefficient of Dispersion)
Average Squared Deviation = 148.16229 (Variance)
Square Root of Squared Deviation = 12.17219 (Standard Deviation)
Normalized Standard Deviation = 0.31434 (Covariance)
2 Standard Deviation Range (Low) = 14.37913 (High) = 63.06790

*** ** Statistics about Median *** **
Normalized Average Deviation = 0.26249 (Coefficient of Dispersion)
Average Squared Deviation = 153.62516 (Variance)
Square Root of Squared Deviation = 12.39456 (Standard Deviation)
Normalized Standard Deviation = 0.34028 (Covariance)
2 Standard Deviation Range (Low) = 11.63512 (High) = 61.21337

Price Related Differential (PRD): 1.04131 PRD > 1 regressive, < 1 progressive.

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 10/01/2023 - 09/30/2024											
			Creative				3	387,474	187,500	48.39	1.0000

```

***
***
*** Statistics for this group (3 in sample) ***

```

Statistical Mean= 48.734 Median= 50.000 Maximum= 51.175 Minimum= 45.029

	***	***	Statistics about Mean	***	***	
normalized Average Deviation	=				0.05069	(Coefficient of Dispersion)
verage Squared Deviation	=				10.64493	(Variance)
quare Root of Squared Deviation	=				3.26266	(Standard Deviation)
ormalized Standard Deviation	=				0.06695	(Covariance)
Standard Deviation Range (Low)	=	42.20910	(High)	=	55.25973	

	***	***	Statistics about Median	***	***	
ormalized Average Deviation	=				0.04097	(Coefficient of Dispersion)
ormalized Squared Deviation	=				13.04748	(Variance)
quare Root of Squared Deviation	=				3.61213	(Standard Deviation)
ormalized Standard Deviation	=				0.07224	(Covariance)
Standard Deviation Range (Low)	=				42.77574	
					57.22426	(High)

rice Related Differential (PRD): 1.00711 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: PITTSFORD 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 for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	31	2,049,600	5,390,394	38.02							
Creative	3	187,500	387,474	48.39							
Totals:	34	2,237,100	5,777,868	43.21							

(Before discounting, sales were = 387,474)

(Weighted)

*** ** Statistics for this group (34 in sample) *** **

Statistical Mean= 39.607 Median= 37.480 Maximum= 67.632 Minimum= 18.000

Normalized Average Deviation = 0.25069 (Coefficient of Dispersion)
Average Squared Deviation = 143.64499 (Variance)
Square Root of Squared Deviation = 11.98520 (Standard Deviation)
Normalized Standard Deviation = 0.30260 (Covariance)
2 Standard Deviation Range (Low) = 15.63643 (High) = 63.57723

Normalized Average Deviation = 0.26046 (Coefficient of Dispersion)
Average Squared Deviation = 148.30495 (Variance)
Square Root of Squared Deviation = 12.17805 (Standard Deviation)
Normalized Standard Deviation = 0.32492 (Covariance)
2 Standard Deviation Range (Low) = 13.12401 (High) = 61.83622