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L-4015a

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Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification
Agricultural

County	HILLSDALE	City/Township	RANSOM TOWNSHIP	Study Year	Equalization Year
				2024	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16 009 200 005 09 8 2	KAUFFMAN, RONALD L & JAN	102	200,300	461,029	43.45
16 011 400 001 11 8 2	WATERS, GALEN H & DAWN M	101	213,600	511,619	41.75
16 014 200 011 14 8 2	DAUER, ADAM P	101	119,300	272,655	43.75
16 015 400 002 15 8 2	TOWN, CONNIE L	102	132,300	306,437	43.17
16 016 100 002 16 8 2	WROBBEL, KENNETH D	102	80,800	172,739	46.78
16 019 100 001 19 8 2	BURKHART, JOHN & BETTY R	102	106,300	242,384	43.86
16 020 100 011 20 8 2	BURKHART, JOE & CATHERIN	102	77,100	177,419	43.46
16 020 200 008 20 8 2	HARE, GERALDINE J REVOCA	102	156,400	360,080	43.43
16 021 400 003 21 8 2	TOWN, PAUL A & BETH ANN	101	86,100	196,025	43.92
16 022 400 002 22 8 2	BONTRAGER, AARON M & BA	101	116,500	351,221	33.17
16 023 400 001 23 8 2	RISING, MARC W & KATHY L T	101	150,900	349,599	43.16
16 023 400 003 23 8 2	DONOVAN, JOSEPH J	101	88,100	209,591	42.03
16 024 300 003 24 8 2	RATHBUN, CAROL A	101	124,200	247,564	50.17
16 025 100 001 25 8 2	FETHER, KAREN Y TRUST	102	85,000	185,942	45.71
16 025 100 006 25 8 2	FETHER, KAREN Y TRUST	102	80,600	185,414	43.47
16 025 300 003 25 8 2	FETHER, KAREN Y TRUST	101	165,600	413,496	40.05

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Classification	Agricultural
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County	City/Township	Study Year	Equalization Year
HILLSDALE	RANSOM TOWNSHIP	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16 026 400 003 26 8 2	DILLER, BARBARA A LIVING T	102	250,800	561,714	44.65
16 027 400 004 27 8 2	MOORE, SUSAN E	102	104,900	241,439	43.45
16 028 400 005 28 8 2	MASTERS, MAX K & LAURA M	102	85,000	171,223	49.64
16 029 100 008 29 8 2	MOOSE LAKE FARM LLC	102	71,200	163,932	43.43
TOTALS:		20	Study Parcels	2,495,000	43.15%

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

Statistical Mean= 43.626 Median= 43.452 Maximum= 50.169 Minimum= 33.170

*** Statistics about Mean ***
 Normalized Average Deviation = 0.04465 (Coefficient of Dispersion)
 Average Squared Deviation = 11.75163 (Variance)
 Square Root of Squared Deviation = 3.42806 (Standard Deviation)
 Normalized Standard Deviation = 0.07858 (Covariance)
 2 Standard Deviation Range (Low) = 36.76948 (High) = 50.48174

*** Statistics about Median ***
 Normalized Average Deviation = 0.04408 (Coefficient of Dispersion)
 Average Squared Deviation = 11.78330 (Variance)
 Square Root of Squared Deviation = 3.43268 (Standard Deviation)
 Normalized Standard Deviation = 0.07900 (Covariance)
 2 Standard Deviation Range (Low) = 36.58678 (High) = 50.31750

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	City/Township	Study Year	Equalization Year
HILLSDALE	RANSOM TOWNSHIP	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16 830 300 001 30 8 2	VERIZON WIRELESS	210	13,600	27,209	49.98
TOTALS:			13,600	27,209	49.98%

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

Statistical Mean= 49.983 Median= 49.983 Maximum= 49.983 Minimum= 49.983

*** Statistics about Mean ***

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) = 49.98346 (High) = 49.98346

*** Statistics about Median ***

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) = 49.98346 (High) = 49.98346

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

Appraisal Study List

Issued under authority of Public Act 206 of 1893

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

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16 007 300 004 07 8 2	CONSUMERS ENERGY COMP	301	11,900	17,447	68.21
16 014 100 012 14 8 2	CONSUMERS ENERGY COMP	301	20,400	21,739	93.84
16 023 100 006 23 8 2	GERKEN MATERIALS INC	302	71,300	164,407	43.37
16 023 100 008 23 8 2	GERKEN MATERIALS INC	302	332,700	633,759	52.50
16 023 300 001 23 8 2	GERKEN MATERIALS INC	301	78,000	166,478	46.85
16 023 300 002 23 8 2	GERKEN MATERIALS INC	302	9,800	12,858	76.22
16 023 300 003 23 8 2	GERKEN MATERIALS INC	302	42,800	100,003	42.80
16 023 300 012 23 8 2	GERKEN MATERIALS INC	302	47,700	113,105	42.17
TOTALS:	8	Study Parcels	614,600	1,229,796	49.98%

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

Statistical Mean= 58.244 Median= 49.675 Maximum= 93.841 Minimum= 42.173

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

Normalized Average Deviation	=	0.27270	(Coefficient of Dispersion)
Average Squared Deviation	=	367.18789	(Variance)
Square Root of Squared Deviation	=	19.16215	(Standard Deviation)
Normalized Standard Deviation	=	0.32900	(Covariance)
2 Standard Deviation Range (Low)	=	19.91989	(High) = 96.56848

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

Normalized Average Deviation	=	0.29081	(Coefficient of Dispersion)
Average Squared Deviation	=	451.11555	(Variance)
Square Root of Squared Deviation	=	21.23948	(Standard Deviation)
Normalized Standard Deviation	=	0.42757	(Covariance)
2 Standard Deviation Range (Low)	=	7.19571	(High) = 92.15363

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 RANSOM 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>21,260,367</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	2. <u>18,871,300</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1266</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	4. <u>22,211,400</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	5. <u>21,577,165</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0294</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1597</u>
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24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2022	4/22 - 9/22	7	573,200	1.1597	664,740	1,186,569	56.02%
2022	10/22 - 3/23	1	101,600	1.1597	117,826	200,000	58.91%
12 Month Total Sales		8	12 Month Total Sales		782,566	1,386,569	56.44%
2023	4/23 - 9/23	3	167,000	1.0294	171,910	375,000	45.84%
2023	10/23 - 3/24	8	711,800	1.0294	732,727	1,849,571	39.62%
12 Month Total Sales		11	12 Month Total Sales		904,637	2,224,571	40.67%
24 Month Total Sales		19	24 Month Total Sales		1,687,203	3,611,140	
*24 Month Mean Adjusted Ratio							48.56%

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	711,800	1.0294	732,727	1,849,571	39.62%
2024	4/24 - 9/24	1	150,500	1.0000	150,500	305,000	49.34%
12 Month Total Sales		9	12 Month Total Sales		883,227	2,154,571	
**12 Month Aggregate Adjusted Ratio							40.99%

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: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Molt
16 001 400 003 01 8 2	401	04/28/2022	1825/909	WD	RAP?	COOLEY, KAREN	PORTER, IAN/PORTER, MELIS	03-ARM'S LENGTH	185,000	185,000	99,600	53.84	
16 002 100 010 02 8 2	401	09/23/2022	1836/143	WD	RAP?	SANDERS, MICHAEL S & SARA BAHR, JASON & HALLIEGH	03-ARM'S LENGTH		169,900	169,900	69,500	40.91	
16 005 300 005 05 8 2	401	07/28/2022	1831/994	WD	DEFLT	COUNTRY RENTAL PROPERTIES SWART, JOSHUA D	03-ARM'S LENGTH		32,000	32,000	13,700	42.81	
16 009 400 006 09 8 2	401	07/30/2022	1836/23	LC	DEFLT	PIDD, DARRELL L & PATRICI PEACHEY, MARVIN & MARY \$10,000 DM - 6% INT	03-ARM'S LENGTH		95,000	95,000	75,400	79.37	
16 013 100 021 13 8 2 + PGLs 15 013 100 020 13 8 2	401	06/17/2022	1829/268	WD	AAP?	RENIER, MARRENO	BENDER, DANIEL I & DEBORA 19-MULTI PARCEL ARM'		525,000	338,669	161,400	47.66	
16 016 400 010 16 8 2	401	09/09/2022	1834/1093	WD	DEFLT	O'BAVER, TRACY K & PATRIC SLADE, JUSTIN W & KATHLEEN 211.78 EXEMPT	03-ARM'S LENGTH		200,000	200,000	94,300	47.15	
16 017 200 009 17 8 2	401	05/17/2022	1826/847	WD	RAP?	WROBEL, KENNETH D IV	JOHNSTON, LACEY M	03-ARM'S LENGTH	166,000	166,000	59,300	35.72	
Totals 04/01/2022 - 09/30/2022				Conventional					7	1,186,569	573,200	48.31	1.0000
16 020 200 013 20 8 2	401	01/13/2023	1842/713	WD	RAP?	CRUMP, VINNIE E DESC ERR SEE 1848/1042	HASELMAN, LUCAS/DAUA/MART	03-ARM'S LENGTH	200,800	200,000	101,600	50.80	
Totals 10/01/2022 - 03/31/2023				Conventional					1	200,000	101,600	50.80	1.0000
Totals 04/01/2022 - 03/31/2023				Conventional					8	1,386,569	674,800	48.67	1.0000

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

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Statistical Mean=	49.782	Median=	47.404	Maximum=	79.368	Minimum=	35.723
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***	***	Statistics about Mean	***	***
Normalized Average Deviation	=	0.17406	(Coefficient of Dispersion)	
verage Squared Deviation	=	175.61335	(Variance)	
quare Root of Squared Deviation	=	13.25192	(Standard Deviation)	
ormalized Standard Deviation	=	0.26620	(Covariance)	
S-standard Deviation Range (Low)	=	23.27806	(High)	= 76.28574

	***	***	Statistics about Median	***	***	(Coefficient of Dispersion)
Normalized Average Deviation	=				0.17159	(Variance)
Normalized Squared Deviation	=				182.07785	(Standard Deviation)
Square Root of Squared Deviation	=				13.49362	(Covariance)
Normalized Standard Deviation	=				0.28465	
S-standard Deviation Range (Low)	=				20.41633	(High)
					74.39382	

price Related Differential (PRD): 1.02291 PRD >1 regressive, <1 progressive.

County: 30 HILLSDALE
Unit: RANSOM 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
16 002 400 003 02 B 2	401	04/04/2024	1868/1007	WD RANP WILLIAMS, WILLIAM R & LOR KEITH, CHARLES RAY JR		03-YRM'S LENGTH	305,000	305,000	150,500	49.34	49.34
Totals 04/01/2024 - 09/30/2024							1	335,000	150,500	49.34	1.0000
Totals 10/01/2023 - 09/30/2024							9	2,154,571	862,300	40.02	1.0000

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

Statistical Mean= 42.982 Median= 44.229 Maximum= 60.830 Minimum= 23.311

Normalized Average Deviation = 0.16503 (Coefficient of Dispersion)
Average Squared Deviation = 107.22384 (Variance)
Square Root of Squared Deviation = 10.35489 (Standard Deviation)
Normalized Standard Deviation = 0.24091 (Covariance)
2 Standard Deviation Range (Low) = 22.27187 (High) = 63.69145

Normalized Average Deviation = 0.15725 (Coefficient of Dispersion)
Average Squared Deviation = 108.97383 (Variance)
Square Root of Squared Deviation = 10.43905 (Standard Deviation)
Normalized Standard Deviation = 0.23602 (Covariance)
2 Standard Deviation Range (Low) = 23.35077 (High) = 65.10698

Price Related Differential (PRD): 1.07395 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: RANSOM TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Molt
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< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	20	1,704,100	3,916,140	43.51							
Creative	0	0	0	50.00	[Before discounting, sales were = 0]						
Totals:	20	1,704,100	3,916,140	43.51	(Weighted)						

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

Statistical Mean= 47.345 Median= 45.964 Maximum= 80.000 Minimum= 23.311

*** Statistics about Mean ***
Normalized Average Deviation = 0.19372 (Coefficient of Dispersion)
Average Squared Deviation = 187.67364 (Variance)
Square Root of Squared Deviation = 13.69940 (Standard Deviation)
Normalized Standard Deviation = 0.28935 (Covariance)
2 S-standard Deviation Range (Low) = 13.94584 (High) = 74.74345

*** Statistics about Median ***
Normalized Average Deviation = 0.19912 (Coefficient of Dispersion)
Average Squared Deviation = 189.68027 (Variance)
Square Root of Squared Deviation = 13.77245 (Standard Deviation)
Normalized Standard Deviation = 0.29964 (Covariance)
2 S-standard Deviation Range (Low) = 18.41906 (High) = 73.50885