

1

Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification
Agricultural

County	City/Township	Study Year	Equalization Year
LENAWEE	PALMYRA TOWNSHIP	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
PA0-102-3050-00	JUDSON FARMS LLC	102	264,500	529,067	49.99
PA0-102-4805-00	L & B LLC	102	174,400	348,838	49.99
PA0-103-4050-00	SPIEGEL FAMILY LIVING TRU	101	430,300	875,908	49.13
PA0-104-4550-00	LEONARD, JAMES F, TRUST	101	248,800	491,577	50.61
PA0-106-1305-00	GALLOWAY, CHERYL D, TRU	101	340,800	691,107	49.31
PA0-107-3900-00	LEE, ROBERT G & THELMAA,	101	387,200	784,229	49.37
PA0-109-1550-00	PELLOWE, MICHAEL D & TIN	101	183,200	374,641	48.90
PA0-109-3055-00	WELLNITZ, JULIE	101	98,000	195,137	50.22
PA0-109-4550-00	RAYMOND, DARIN D	102	159,300	316,070	50.40
PA0-110-1550-00	JUDSON FARMS LLC	102	115,900	231,700	50.02
PA0-110-3300-00	ISLEY, JAMES J & LAURIE J	102	124,300	248,591	50.00
PA0-114-1300-00	JUDSON FARMS LLC	102	68,200	135,687	50.26
PA0-114-3050-00	FISHER FAMILY TRUST	102	129,100	258,230	49.99
PA0-115-2300-00	JUDSON FARMS LLC	101	281,400	639,297	44.02
PA0-115-4350-00	FISHER FAMILY TRUST	102	64,100	128,100	50.04
PA0-116-1050-00	CREQUE, GREGORY A, 2006	102	28,900	56,000	51.61

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County	City/Township	Study Year	Equalization Year
LENAWEE	PALMYRA TOWNSHIP	2024	2025

Classification
Agricultural

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
PA0-117-3925-00	HILLARD, EUGENIE & GREG	102	237,900	475,797	50.00
PA0-119-2275-00	STANGE, KEVIN D	102	15,200	30,450	49.92
PA0-119-2320-00	STANGE, KEVIN	102	5,500	10,906	50.43
PA0-120-2300-00	TERRY FAMILY LIVING TRUS	102	217,900	434,750	50.12
PA0-121-1300-00	TERRY FAMILY LIVING TRUS	102	72,800	136,800	53.22
PA0-121-2850-00	ULOTH, DAVID L & JODI L	102	58,900	117,290	50.22
PA0-122-1800-00	KNIERIM, KEITH, TRUST	101	107,900	210,783	51.19
PA0-122-3800-00	LENNARD AG LAND LLC	102	91,300	177,640	51.40
PA0-126-3050-00	GOETZ, ROBERT LESLIE, RE	101	799,800	1,734,211	46.12
PA0-129-1800-00	MAKULA FAMILY TRUST	101	85,400	170,800	50.00
PA0-130-3800-00	KNIERIM FARMS LLC	102	138,700	276,090	50.24
PA0-130-4400-00	ENGEL FAMILY FARMS LTD	102	42,000	84,000	50.00
PA0-130-4550-00	ENGEL FAMILY FARMS LTD	102	133,000	266,000	50.00
PA0-131-2800-00	ENGEL FAMILY FARMS LTD	102	306,900	613,830	50.00
PA0-132-4900-00	GOLDEN ACRES FARMS	102	79,500	159,040	49.99
PA0-135-1050-00	GOETZ, ROBERT LESLIE, RE	102	136,500	273,000	50.00

*** ** Statistics for this group (35 in sample) *** **

Statistical Mean= 49.915 Median= 50.000 Maximum= 53.216 Minimum= 44.017

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

Normalized Average Deviation	=	0.01447	(Coefficient of Dispersion)
Average Squared Deviation	=	2.08298	(Variance)
Square Root of Squared Deviation	=	1.44325	(Standard Deviation)
Normalized Standard Deviation	=	0.02891	(Covariance)
2 Standard Deviation Range (Low)	=	47.02845	(High) = 52.80146

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

Normalized Average Deviation	=	0.01349	(Coefficient of Dispersion)
Average Squared Deviation	=	2.09043	(Variance)
Square Root of Squared Deviation	=	1.44583	(Standard Deviation)
Normalized Standard Deviation	=	0.02892	(Covariance)
2 Standard Deviation Range (Low)	=	47.10834	(High) = 52.89166

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

*** Statistics for this group (10 in sample) ***

Statistical Mean= 50.171 Median= 48.605 Maximum= 77.753 Minimum= 40.093

*** Statistics about Mean ***

Normalized Average Deviation	=	0.12689	(Coefficient of Dispersion)
Average Squared Deviation	=	112.76614	(Variance)
Square Root of Squared Deviation	=	10.61914	(Standard Deviation)
Normalized Standard Deviation	=	0.21166	(Covariance)
Standard Deviation Range (Low)	=	28.93303	(High) = 71.40959

*** Statistics about Median ***

Normalized Average Deviation	=	0.12170	(Coefficient of Dispersion)
Average Squared Deviation	=	115.49224	(Variance)
Square Root of Squared Deviation	=	10.74673	(Standard Deviation)
Normalized Standard Deviation	=	0.22110	(Covariance)
Standard Deviation Range (Low)	=	27.11148	(High) = 70.09841

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

*** Statistics for this group (4 in sample) ***

Statistical Mean= 47.440 Median= 45.822 Maximum= 54.577 Minimum= 43.541

*** Statistics about Mean ***

Normalized Average Deviation	=	0.07522	(Coefficient of Dispersion)
Average Squared Deviation	=	24.11201	(Variance)
Square Root of Squared Deviation	=	4.91040	(Standard Deviation)
Normalized Standard Deviation	=	0.10351	(Covariance)
Standard Deviation Range (Low)	=	37.61944	(High) = 57.26104

*** Statistics about Median ***

Normalized Average Deviation	=	0.06778	(Coefficient of Dispersion)
Average Squared Deviation	=	27.60424	(Variance)
Square Root of Squared Deviation	=	5.25397	(Standard Deviation)
Normalized Standard Deviation	=	0.11466	(Covariance)
Standard Deviation Range (Low)	=	35.31391	(High) = 56.32980

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

2025 Palmyra Township Land Value Study Residential Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Zoning	Water	Sewer	Comments
PA0-700-1121-00	4/25/2023	\$12,500.00		0.85				
PA0-125-2355-00	6/21/2024	\$14,000.00		1.19				
PA0-118-3440-00	4/18/2022	\$29,000.00		2.011				
PA0-118-3450-00	4/18/2022	\$29,000.00		2.011				
PA0-118-3470-00	5/5/2022	\$29,000.00		2.043				
PA0-118-3460-00	4/25/2022	\$29,000.00		2.427				
PA0-128-3600-00	4/18/2023	\$18,000.00		6				class changed from ag to res
Total Cost:		\$160,500.00						
Total Acres:		16.532 Ave PP Acre:						\$9,708.44

2025 Palmyra Township Land Value Study Commercial/Industrial Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre
PA0-117-1850-00	5/27/2021	\$11,000.00	0.27	\$40,740.74 From Adj Parcel

No Buildings in the 301 class, therefore ECF is 1.000.

2025 Palmyra Township Land Value Study

Residential Subdivision

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per FF	Acreage	Price/Ac
PA0-700-1121-00	4/25/2023	\$12,500			0.85	\$14,705.88

2024 24 and 12 Month Sales Ratio Study for Determining the 2025 Starting BaseThis 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: Lenawee County	City or Township Name: Palmyra Township
Classification of Property (Ag. Com, Res, etc.) 4 Residential Sales Study	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405.....	1. 72,124,000
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403.....	2. 63,417,800
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2	3. 1.1373

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405.....	4. 78,453,400
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403.....	5. 72,254,300
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5	6. 1.0858

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6	7. 1.2349
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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	19	951,300	1.2349	1,174,760	2,316,500	50.71%
2022	10/22 - 3/23	13	1,131,900	1.2349	1,397,783	3,131,900	44.63%
12 Month Total Sales		32		12 Month Total Sales	2,572,543	5,448,400	47.22%
2023	4/23 - 9/23	18	967,400	1.0858	1,050,403	2,147,200	48.92%
2023	10/23 - 3/24	11	1,027,100	1.0858	1,115,225	2,385,800	46.74%
12 Month Total Sales		29		12 Month Total Sales	2,165,628	4,533,000	47.77%
24 Month Total Sales		61		24 Month Total Sales	4,738,171	9,981,400	
*24 Month Mean Adjusted Ratio							47.50%

*** 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 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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2023	10/23 - 3/24	11	1,027,100	1.0858	1,115,225	2,385,800	46.74%
2024	4/24 - 9/24	17	1,688,600	1.0000	1,688,600	3,726,205	45.32%
12 Month Total Sales		28		12 Month Total Sales	2,803,825	6,112,005	
** 12 Month Aggregate Adjusted Ratio							45.87%

**** 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.

County: 46 LENAWEE
Unit: PALMYRA 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
PA0-131-4140-00	401	07/22/2022	2642-977	WD	PM4B	ISLEY, JAMES & LAURIE	HASHBROUCK, JAMES RICHARD	03-ARM'S LENGTH	105,000	105,000	67,700	64.46	
PA0-134-4100-00	401	06/30/2022	2641-888	WD	PM4B	LALLEY, DAVID	TRIPP, JEFFERY	03-ARM'S LENGTH	20,000	20,000	9,600	48.00	
PA0-115-4650-00	401	05/26/2022	2640-163	WD	PM4B	KNIERIM, TAMARA	ESTERLINE, KYLE J & SARAH	03-ARM'S LENGTH	224,900	224,900	99,400	59.75	
PA0-116-2050-00	401	07/15/2022	2642-685	WD	PM4B	SMITH, JESSICA L	WATSON, MARY	03-ARM'S LENGTH	163,600	163,600	44,100	26.96	
PA0-116-2300-00	401	06/09/2022	2640-844	WD	PM4B	UNSTINGER, CODEE A (FALL)	MAYO, TERESA IRENE	03-ARM'S LENGTH	145,900	145,900	59,800	40.99	
PA0-118-2240-00	401	05/12/2022	2639-766	M/C	PM4B	TORFENING, JOHN E II & WE	BERNAL, MARIANA	03-ARM'S LENGTH	150,000	150,000	97,700	58.47	
PA0-118-3430-00	402	06/02/2022	2640-530	WD	PM4B	SANDY HILLS FIELD OF DREA	BEAL, DIANE	03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3440-00	402	04/16/2022	2638-215	M/C	PM4B	SANDY HILLS FIELD OF DREA	HARRELL, JEFFREY	03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3450-00	402	04/16/2022	2638-217	M/C	PM4B	SANDY HILLS FIELD OF DREA	HATCH, QUIANA	03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3400-00	402	04/25/2022	2638-504	M/C	PM4B	SANDY HILLS FIELD OF DREA	USA MOBILE HOMES LLC	03-ARM'S LENGTH	29,000	29,000	11,500	40.00	
PA0-118-3470-00	402	05/05/2022	2639-78	WD	PM4B	SANDY HILLS FIELD OF DREA	GALLOTT, JEROME MARTIN	03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-119-2310-00	401	05/06/2022	2639-210	WD	PM4B	MORA, RAUL	TORRES-GONZALEZ, HUGO ALE	03-ARM'S LENGTH	75,000	75,000	34,600	46.13	
PA0-122-3650-00	401	08/03/2022	2644-373	WD	PM4B	DODGE, PHILIP J & JUDY L	BUXTON, THOMAS & SARAH	03-ARM'S LENGTH	263,000	263,000	95,900	32.66	
PA0-130-2820-00	401	07/19/2022	2646-225	WD	PM4B	AUSMUS, JANET M	HAMMACK, RANDI L & DOUGLA	03-ARM'S LENGTH	193,600	193,600	95,600	46.62	
PA0-130-2390-00	401	06/10/2022	2641-634	WD	PM4B	RYAN, RICKY & JAMI KLEW	RODRIGUEZ, CARLY	03-ARM'S LENGTH	210,000	210,000	64,000	30.46	
PA0-420-C110-00	401	08/11/2022	2643-689	WD	PLAT	MC CORMICK FAMILY PROPERT	ELAND, JEFFERY LYNN, JR	03-ARM'S LENGTH	154,500	154,500	64,800	41.94	
PA0-420-C450-00	401	04/01/2022	2637-208	WD	PLAT	GONZALES, JORGE	SMITH, JACOB B	03-ARM'S LENGTH	150,000	150,000	61,700	41.13	
PA0-450-C060-00	401	04/16/2022	2636-631	WD	PLAT	HARTMAN, VALERIE A, ETAL	REUM, MICHAEL	03-ARM'S LENGTH	180,000	180,000	99,800	49.89	
PA0-700-C400-00	401	06/17/2022	2641-631	WD	ENLL	JAVELLO, ANTHONY	SPEIGEL, DAVID	03-ARM'S LENGTH	146,000	146,000	49,000	33.56	
Totals 04/01/2022 - 09/30/2022									13	2,310,500	951,300	41.07	1.0000
PA0-137-2850-00	401	11/01/2022	2647-164	WD	PM4B	DE SANTO, JAMES T	GOSSMAN, KELSEY & HEATHER	03-ARM'S LENGTH	290,000	290,000	99,800	30.97	
PA0-137-3100-00	401	03/22/2023	2653-394	WD	PM4B	TURNER, ROBERT, JR	HATFIELD, ANTHONY G	03-ARM'S LENGTH	18,000	18,000	5,800	32.22	
PA0-138-1950-00	401	12/05/2022	2646-454	WD	PM4B	WILES, JAMES D & DEBORAH	HEBB, TIFFANY & SHAWN	03-ARM'S LENGTH	470,000	470,000	160,000	35.32	
PA0-118-1725-00 + Pcls PA0-118-1705-00	401	12/11/2022	2646-310	WD	PM4B	RACHOZA-MARIELA, GLORIA,	RAYONETO, ALEXANDER	19-MULTI PARCEL ARM'	375,000	375,000	174,400	46.51	
PA0-119-1080-00	401	11/14/2022	2648-221	WD	PM4B	FURCH, ANDREW	SCOTT, JENNIFER	03-ARM'S LENGTH	239,900	239,900	48,100	20.05	
PA0-128-4855-00	401	12/25/2022	2640-988	WD	PM4B	POGORSKI, BRETT A & CIER	GONOWICZ, JEFFREY	03-ARM'S LENGTH	510,000	510,000	193,900	36.00	

County: 46 LENAWEE
Unit: PALMYRA 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
PA0-129-3425-00	401	03/31/2023	2653-843	WD F&B REITER, JACOB A & ALYSSA POWELL, RYAN N & MORGAN M	POWELL, RYAN N & MORGAN M	03-ARM'S LENGTH	285,000	285,000	69,000	24.49	
PA0-129-4580-00	401	01/06/2023	2649-736	WD F&B HYATT, RICHARD H & CHRISTINE SHEAD, DALTON A	DAITON A	03-ARM'S LENGTH	160,000	160,000	53,000	33.13	
PA0-134-3550-00	401	03/17/2022	2651-967	WD F&B BROWN, SHENNAN, III & LAU HONEYWELL, LAUCE & RUBEN	03-ARM'S LENGTH	190,000	190,000	64,000	33.68		
PA0-150-C280-00	401	11/10/2022	2647-768	WD P< HOUGHTON, NICOLE A & TRAV FRANCOEUR, MATTAY	03-ARM'S LENGTH	158,000	158,000	115,000	73.35		
PA0-420-C480-00	401	11/02/2022	2647-511	WD P< OWENS, STEPHEN & KIMBER JONES, ERIC J	03-ARM'S LENGTH	150,000	150,000	62,500	42.40		
PA0-440-C030-00	401	02/03/2023	2650-775	WD P< NATIONWIDE PROPERTY INVEST YOUNGLOVE, BRANDON	03-ARM'S LENGTH	230,000	230,000	62,900	27.35		
PA0-720-C313-00	401	03/07/2023	2651-746	WD FULL SALAZAR, CARLOS	LINGER, KEVIN	03-ARM'S LENGTH	56,000	56,000	34,700	61.96	

Totals 10/01/2022 - 03/31/2023 Conventional 13 3,131,900 1,131,900 36.14 1.0000

Totals 04/01/2022 - 03/31/2023 Conventional 32 5,448,400 2,083,200 38.24 1.0000

Statistics for this group (32 in sample)

Statistical Mean= 40.536 Median= 39.655 Maximum= 73.354 Minimum= 20.050

Normalized Average Deviation = 0.20793 (Coefficient of Dispersion)
Average Squared Deviation = 136.94341 (Variance)
Square Root of Squared Deviation = 11.70228 (Standard Deviation)
Normalized Standard Deviation = 0.28869 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = 17.13190 (High) = 63.94102

Normalized Average Deviation = 0.20314 (Coefficient of Dispersion)
Average Squared Deviation = 137.74512 (Variance)
Square Root of Squared Deviation = 11.73649 (Standard Deviation)
Normalized Standard Deviation = 0.29586 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = 16.18220 (High) = 63.12815

Price Related Differential (PRD): 1.06019 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA 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
PA0-134-4100-00	401	07/16/2023	2657-496	WD	FW4B	TRAPP, JEFFERY	TURNER, DAVID	03-ARM'S LENGTH	25,000	25,000	11,100	44.40	
PA0-135-4750-00	401	05/16/2023	2654-998	WD	FW4B	WEBB, MARLIN & RHONDA	PRZYBYLSKI, DWARDO P	03-ARM'S LENGTH	118,000	118,000	56,200	56.10	
PA0-138-2550-00	402	06/28/2023	2657-34	WD	FW4B	DUSSEAU, DANIEL DALE, EST FRAZIER, ROCKY, REVOCABLE	03-ARM'S LENGTH	125,000	125,000	47,500	38.00		
PA0-115-4600-00	401	05/11/2023	2654-965	WD	FW4B	ASLANSKY, JARED	GRIGSBY, JACQUELINE	03-ARM'S LENGTH	118,000	118,000	54,800	46.44	
PA0-122-2090-00	401	08/02/2023	2658-454	WD	FW4B	BYRD, DAVID	RODGERS, LOGAN & JORDAN	03-ARM'S LENGTH	139,000	139,000	63,600	45.76	
PA0-122-2310-00	401	08/10/2023	2658-377	WD	FW4B	DRIGGS, HUGH H & LEE ELLE SHARP, COLLEEN & CHRISTOP	03-ARM'S LENGTH	140,000	140,000	98,700	63.36		
PA0-126-2580-00	401	04/21/2023	2654-484	WD	FW4B	KEEL, JUSTIN & FLORENCE	HEATH-ANDJUK, AMANDA	03-ARM'S LENGTH	235,000	235,000	102,900	43.79	
PA0-126-4550-00	401	09/20/2023	2660-30	WD	FW4B	KEHRER, STEPHEN J & LISA	PANCOUET, MARTIN & KAREN	03-ARM'S LENGTH	220,000	220,000	93,900	42.66	
PA0-128-3600-00	402	04/16/2023	2654-134	WD	FW4B	KAFER FAMILY TRUST	MACBETH, TROY CONRAD	03-ARM'S LENGTH	18,000	18,000	9,800	54.44	
PA0-130-1100-00	401	09/20/2023	2659-973	WD	FW4B	RETTIS, CRAIG A	CLARK, JACLYN	03-ARM'S LENGTH	185,000	185,000	59,400	32.11	
PA0-420-0180-00	401	08/10/2023	2658-645	WD	FW4B	FRANK, MARION C & NANCY, KELLY A	SMITH, KELLY A	03-ARM'S LENGTH	166,000	166,000	59,700	35.96	
PA0-440-0110-00	401	07/07/2023	2657-454	WD	FW4B	LOGAN, JAMES A & JENNEINE	KISSELLA, JESSLYN	03-ARM'S LENGTH	135,300	135,300	90,400	59.42	
PA0-730-0061-00	401	06/01/2023	2655-160	WD	FW4B	FSP PROPERTIES LLC	ATKINSON, AMY	03-ARM'S LENGTH	138,500	138,500	45,600	32.92	
PA0-730-0333-00	401	07/17/2023	2657-306	WD	FW4B	GOETZ, SEB	WARMAN, KAMIE M	03-ARM'S LENGTH	85,000	85,000	55,900	65.76	
PA0-730-0370-00	401	04/13/2023	2663-931	WD	FW4B	HANKER, PATRICK & LAUREN MC CLELLAN, ETHAN NICHOLA	03-ARM'S LENGTH	147,900	147,900	53,200	35.97		
PA0-730-0480-00	401	06/28/2023	2657-52	MLC	FW4B	BUEHRER FAMILY LIVING TRU WARNER, JEFFREY A	03-ARM'S LENGTH	24,000	24,000	14,800	61.67		
PA0-730-1001-00	401	08/03/2023	2658-240	WD	FW4B	JACKSON FAMILY LIVING TRU CULLER, ALYSSA	4- SPLIT IMPROVED	115,000	115,000	51,400	44.70		
PA0-730-1121-00	402	04/25/2023	2654-459	WD	FW4B	JACKSON, BEH	HARMAN, STEPHANIE	03-ARM'S LENGTH	12,500	12,500	8,500	68.00	
Totals 04/01/2023 - 09/30/2023									18	2,147,200	957,400	45.05	1.0000
PA0-132-1500-00	401	11/28/2023	2662-259	WD	FW4B	HEGER, GARY SCOTT & RONI RUTTER, JUSTIN & COURTNEY	03-ARM'S LENGTH	310,000	310,000	98,300	31.71		
PA0-137-3050-00	401	10/30/2023	2661-201	WD	FW4B	EASLER, PAMELA K	YOUNG, JEFFREY	03-ARM'S LENGTH	165,000	165,000	93,400	50.55	
PA0-115-4500-00	401	01/26/2024	2664-272	WD	FW4B	DRIGGS, LEE ELLEN, ESTATE LENNARD AG LAND LLC	03-ARM'S LENGTH	50,000	50,000	27,100	54.20		
PA0-117-4450-00	401	01/12/2024	2663-802	WD	FW4B	CUTCHALL, MELODIE SUE	FROST, BREANNA	03-ARM'S LENGTH	189,900	189,900	72,900	38.39	
PA0-112-3520-00	401	10/17/2023	2660-998	WD	FW4B	ROBERSON, SUSAN D	SWIDER, BRANDON & JANET	03-ARM'S LENGTH	300,000	300,000	127,400	42.47	
PA0-119-4490-00	401	11/14/2023	2661-974	WD	FW4B	DETER, MICHAEL L	SALANITRO, JOSEPH A	03-ARM'S LENGTH	355,000	355,000	164,400	46.31	
PA0-119-4630-00	401	11/03/2023	2661-639	WD	FW4B	HALL, DANIEL & DANIELLE	HALL, GARY	03-ARM'S LENGTH	175,000	175,000	72,000	41.14	
PA0-120-1025-00	401	12/22/2023	2663-542	WD	FW4B	MARGAS, JOSHUA & SARAH MA DOUGHERTY, DANIEL V & CAR	03-ARM'S LENGTH	324,900	324,900	135,800	41.80		

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Pager	Inst. Naigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
PA0-126-3800-00	401	11/20/2023	2661-991	WD F&B BALLACHINO, ROBERT T & AP STREET, JEFFREY A	03-ARM'S LENGTH		165,000	165,000	57,400	52.97	
PA0-133-1950-00	401	01/05/2024	2663-609	WD F&B PELLO, SHERRY A	03-ARM'S LENGTH		196,000	196,000	51,300	41.48	
PA0-120-0090-00	401	04/14/2024	2668-75	CD FELTZ PENNYMAC LOAN SERVICES LL FORD, BRIAN & COURTNEY	03-ARM'S LENGTH		155,000	155,000	77,100	49.74	
Totals 10/01/2023 - 03/31/2024							Conventional	11	2,365,800	1,027,100	43.05 1.0000
Totals 04/01/2023 - 03/31/2024							Conventional	29	4,533,000	1,994,500	44.00 1.0000

*** Statistics for this group (29 in sample) ***

Statistical Mean= 46.974 Median= 44.696 Maximum= 68.000 Minimum= 31.710

*** Statistics about Mean ***
Normalized Average Deviation = 0.7545 (Coefficient of Dispersion)
Average Squared Deviation = 103.00018 (Variance)
Square Root of Squared Deviation = 10.14890 (Standard Deviation)
Normalized Standard Deviation = 0.21605 (Covariance)
2 Standard Deviation Range (Low) = 26.67590 (High) = 67.27150

*** Statistics about Median ***
Normalized Average Deviation = 0.7881 (Coefficient of Dispersion)
Average Squared Deviation = 108.37500 (Variance)
Square Root of Squared Deviation = 10.41033 (Standard Deviation)
Normalized Standard Deviation = 0.23292 (Covariance)
2 Standard Deviation Range (Low) = 23.87499 (High) = 65.51632

Price Related Differential (PRD): 1.06759 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
PA0-136-2000-00	401	04/19/2024	2660-330	WD PM&B REAB, JOHN A	RENNER, MELISSA MCLEMORE	03-ARM'S LENGTH	105,000	105,000	124,900	67.51	
PA0-137-3300-00	401	07/03/2024	2672-890	WD PM&B VAN ETIEN, CHRISTOPHER C, HAMMUD, ZAH		03-ARM'S LENGTH	210,000	210,000	122,300	56.24	
PA0-139-4400-00	401	06/27/2024	2670-762	WD PM&B WELLNITZ, JULIE JTWPROS	WALLER, NATEAN	03-ARM'S LENGTH	200,000	200,000	95,500	47.75	
PA0-119-3800-00	401	06/05/2024	2669-974	WD PM&B LAVIGNE, KATHRYN R	HOWLAND, SCOTT & LINDA	03-ARM'S LENGTH	365,000	365,000	199,200	54.30	
PA0-119-4100-00	401	05/17/2024	2669-430	WD PM&B RITCHIE, RUTH	TYNER, JACOB	03-ARM'S LENGTH	231,005	231,005	95,900	41.51	
PA0-121-2250-00	401	06/14/2024	2670-290	WD PM&B SAUTER, GREGORY J & BEVER KELLEY, SONYA JTWPROS		03-ARM'S LENGTH	201,500	201,500	122,400	40.60	
PA0-121-2310-00	401	07/02/2024	2671-502	WD PM&B ESJ REAL ESTATE LLC	GLASE, SHAYNA	03-ARM'S LENGTH	118,500	118,500	53,000	44.73	
PA0-122-4200-00	401	06/26/2024	2670-836	WD PM&B SNYDER, KATHY ANN(DECATUR MANN, JUSTIN R & SHELBY R		03-ARM'S LENGTH	239,900	239,900	90,500	37.72	
PA0-125-2355-00	402	06/21/2024	2671-186	WD PM&B KOESTER, DANIEL R MISSING PART OF DESCRIPTION	OBRIEN, JERROD M	03-ARM'S LENGTH	14,000	14,000	12,800	91.43	
PA0-123-4055-00	401	09/26/2024	2674-375	WD PM&B GORKOWICZ, JEFFREY	WEI, ANGEL ELIZABETH & HA	03-ARM'S LENGTH	530,000	530,000	239,700	45.23	
PA0-130-2140-00 : PLS 230-130-2100-30	401	04/26/2024	2668-509	WD PM&B SPALDING, WYATT A	GILLIN, SAMANTHA	19-MULTI PARCEL ARM'	150,000	150,000	72,300	48.20	
PA0-420-0160-00	401	05/02/2024	2668-797	WD PLAT HALBERSTADT, TRISHA	WHITEHEAD, MICHELLE LEANN	03-ARM'S LENGTH	179,000	179,000	62,200	34.75	
PA0-420-0340-00	401	04/04/2024	2668-89	WD PLAT JOHNSTON, MARK L, LIVING PENNINGTON, JORDAN		03-ARM'S LENGTH	179,900	179,900	63,000	35.02	
PA0-440-0181-00	401	07/16/2024	2671-541	WD PLAT MEADOWS, REBECCA H & STEV FAIN, MARK C		03-ARM'S LENGTH	147,500	147,500	74,000	50.17	
PA0-440-0210-00	401	09/11/2024	2674-67	WD PLAT NAVARRO, MARK A & JOAN AY DE VITIS, NICHOLAS		03-ARM'S LENGTH	230,000	230,000	104,000	45.22	
PA0-130-0071-00	401	06/05/2024	2670-42	WD PVILL HUNGATE REAL ESTATE VENTU KIMNER, DALE M & DE ANNA		03-ARM'S LENGTH	199,900	199,900	76,900	58.47	
PA0-130-0830-00	401	05/26/2024	2663-727	WD PVILL THOMAS, DANIELLE	WIDENER, SHARON & KEVIN	03-ARM'S LENGTH	245,000	245,000	91,000	33.06	

Totals 04/01/2024 - 09/30/2024 Conventional 17 3,720,205 1,698,600 45.32 1.0000

Totals 10/01/2023 - 09/30/2024 Conventional 28 6,112,005 2,715,700 44.43 1.0000

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

Statistical Mean= 46.595 Median= 44.372 Maximum= 91.429 Minimum= 31.710

*** Statistics about Mean ***
Normalized Average Deviation = 9.17248 (Coefficient of Dispersion)
Average Squared Deviation = 142.20273 (Variance)
Square Root of Squared Deviation = 11.92488 (Standard Deviation)
Normalized Standard Deviation = 0.25593 (Coefficient of Variation)
2 Standard Deviation Range (Low) = 22.74511 (High) = 70.44462

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County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Pge	Inst. Reigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price Assessment	Ratio Mult
						J.J.K J.A.K Statistics about Median J.A.K				
Normalized Average Deviation =								0.7399	(Coefficient of Dispersion)	
Range-Subten Deviation =								144.95843	(Variance)	
Square Root of Squared Deviation =								12.0391	(Standard Deviation)	
Normalized Standard Deviation =								0.56770	(Covariance)	
2 Standard Deviation Range (low) =								20.82374	(High)	= 69.04939
Price Related Differential (PRD): 1.04867 EPD >1 regressive, <.1 progressive.										

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liberty Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj. Sale Price Assessment	Ratio Mult
Totals 04/01/2022 - 03/31/2024								
Conventional								
*** *** Statistics for this group (61 in sample) *** ***								
Statistical Mean- 43.597 Median- 41.797 Maximum- 73.354 Minimum- 40.050								
*** *** Statistics About Mean ***								
Normalized Average Deviation = 0.20268 (Coefficient of Dispersion)								
Average Squared Deviation = 129.32753 (Variance)								
Square Root of Squared Deviation = 11.37223 (Standard Deviation)								
Normalized Standard Deviation = 0.26085 (Covariance)								
2 Standard Deviation Range (Low) - 20.89333 (High) - 66.34124								
*** *** Statistics about Median ***								
Normalized Average Deviation = 0.20686 (Coefficient of Dispersion)								
Average Squared Deviation = 132.61900 (Variance)								
Square Root of Squared Deviation = 11.51603 (Standard Deviation)								
Normalized Standard Deviation = 0.27552 (Covariance)								
2 Standard Deviation Range (Low) - 16.76541 (High) - 64.82954								
Prior Related Differential (PRD): 1.06716 PRD > 1 regressive, < 1 progressive.								

County: 46 LENAWE
Unit: PALMYRA 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
> # of Sales											
Conventional	78		5,766,300	13,707,605	42.07						
Creative	0		0	0	50.00	(Before discounting, sales were = 0)					
Totals:	78		5,766,300	13,707,605	42.07	(Weighted)					
*** Statistics for this group (78 in sample) ***											
Statistical Mean= 44.530 Median= 42.171 Maximum= 91.429 Minimum= 20.050											
*** Statistics about Mean ***											
Normalized Average Deviation = 0.20361 (Coefficient of Dispersion)											
Average Squared Deviation = 146.82855 (Variance)											
Square Root of Squared Deviation = 12.11728 (Standard Deviation)											
Normalized Standard Deviation = 0.27212 (Covariance)											
2 Standard Deviation Range (low) = 20.23503 (High) = 68.78456											
*** Statistics about Median ***											
Normalized Average Deviation = 0.21079 (Coefficient of Dispersion)											
Average Squared Deviation = 152.16437 (Variance)											
Square Root of Squared Deviation = 12.34765 (Standard Deviation)											
Normalized Standard Deviation = 0.29280 (Covariance)											
2 Standard Deviation Range (low) = 27.47556 (High) = 66.88657											