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Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Palmyra Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
PA0-102-1050-00	JUDSON FARMS LLC	102	233,500	480,662	48.58%	
PA0-102-2800-00	FRYE, GERALD A & NANCY J, TRUST	102	95,900	197,400	48.58%	
PA0-103-3100-00	BOWEN, DONALD F & DELORES, JR	101	164,300	355,377	46.23%	
PA0-104-2050-00	ISLEY, KENNETH L, TRUST	101	788,100	1,657,138	47.56%	
PA0-104-3055-00	KOESTER, MATT A & ANGELA F	102	61,100	125,860	48.55%	
PA0-106-2325-00	LENAWEE BROADCASTING CO	101	129,800	273,868	47.40%	
PA0-107-1030-00	MC COY BROWN, PATSY A	102	1,100	2,185	50.34%	
PA0-108-4800-00	CREQUE PROPERTIES, LLC	102	54,200	110,480	49.06%	
PA0-110-3100-00	ISLEY, JAMES J & LAURIE J	102	152,600	314,230	48.56%	
PA0-110-3800-00	LEONARD, PREAM W, TRUST	102	193,000	397,306	48.58%	
PA0-110-4550-00	ISLEY, JAMES J & LAURIE J	102	83,300	171,479	48.58%	
PA0-110-4900-00	JUDSON FARMS LLC	102	127,400	269,501	47.27%	
PA0-111-4050-00	JUDSON FARMS LLC	101	330,700	703,441	47.01%	
PA0-115-1080-00	JUDSON FARMS LLC	102	8,700	17,920	48.55%	LAND LOCKED - SEE EQ COMMENTS
PA0-115-3555-00	LEONARD, PREAM W, TRUST	102	215,200	437,874	49.15%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

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Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Palmyra Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
PA0-116-1800-00	TERRY, RYAN M	101	262,500	563,561	46.58%	
PA0-119-1300-00	BALL, JOSEPHINE, TRUST	102	88,400	177,317	49.85%	
PA0-119-2400-00	PARKER, MAURICE O, TRUST	102	276,900	555,385	49.86%	
PA0-121-3300-00	LENNARD AG LAND LLC	102	68,000	140,000	48.57%	
PA0-122-3850-00	ROBB HIGHWAY LLC	101	173,500	376,581	46.07%	
PA0-123-1050-00	LENNARD AG LAND LLC	102	379,800	781,900	48.57%	
PA0-123-1300-00	FISHER, DWIGHT N, LIVING TRUST	102	302,100	621,900	48.58%	
PA0-125-2850-00	VERGOTE, TIMOTHY P	102	18,300	37,646	48.61%	
PA0-125-4250-00	GOETZ, ROBERT L, REVOCABLE TRU	102	42,300	87,010	48.62%	
PA0-125-4800-00	WOOD, JANICE K	101	185,100	402,885	45.94%	
PA0-126-1300-00	JUDSON FARMS LLC	102	115,100	236,880	48.59%	
PA0-128-2050-00	FORD, ERMA L, LIVING TRUST	102	440,800	907,480	48.57%	
PA0-128-4750-00	SHELDON, SHIRLEY A, LIVING TRUST	102	124,000	254,170	48.79%	
PA0-131-1375-00	KNIERIM, RICK K, TRUST	102	138,500	284,100	48.68%	
PA0-131-3800-00	KNIERIM FARMS LLC	102	134,300	276,500	48.57%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

2023 24 and 12 Month Sales Ratio Study for Determining the 2024 Starting Base

This 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: **Lenawee County** City or Township Name: **Palmyra Township**

4 Residential Sales Study

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 405.....	1.	62,477,90
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 403.....	2.	59,294,60
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3.	1.0537

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405.....	4.	72,124,00
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403.....	5.	63,417,80
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6.	1.1373

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7.	1.1984
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24 Month Sales Study

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio (col. F + col. G)
2021	4/21 - 9/21	11	575,500	1.1984	689,679	1,399,400	49.28%
2021	10/21 - 3/22	8	566,700	1.1984	679,133	1,461,150	46.48%
12 Month Total Sales		19	12 Month Total Sales		1,368,812	2,860,550	47.85%
2022	4/22 - 9/22	19	951,300	1.1373	1,081,913	2,316,500	46.70%
2022	10/22 - 3/23	13	1,131,900	1.1373	1,287,310	3,131,900	41.10%
12 Month Total Sales		32	12 Month Total Sales		2,369,223	5,448,400	43.48%
24 Month Total Sales		51	24 Month Total Sales		3,738,035	8,308,950	*24 Month Mean Adjusted Ratio
							45.67%

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 (L-4018).

12 Month / Single Year Sales Study

L-404

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % (col. F + col. G)
2022	10/22 - 3/23	13	1,131,900	1.1373	1,287,310	3,131,900	41.10%
2023	4/23 - 9/23	16	906,200	1.0000	906,200	2,014,200	44.99%
12 Month Total Sales		29	12 Month Total Sales		2,193,510	5,146,100	** 12 Month Aggregate Adjusted Ratio
							42.62%

Important:

For sales from October 2022 through September 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 (L-4018).

2021 March Board of Review valuations are compared with sales transacted during the last nine 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

County: 46 LENOIRE
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	Wvt
PA0-101-3570-00	401	07/08/2021	2622-196	WD PMA8 FRYE, ELONA X	HARRER, STEPHANIE	03-ARMY'S LENGTH	136,000	136,000	50,000	36.76	
PA0-104-4100-00	401	09/15/2021	2626-55	WD PMA8 PARADINE, JAMES & CHERYL	LOILEY, DAVID	03-ARMY'S LENGTH	16,000	16,000	9,100	56.88	
PA0-109-1100-00	401	08/10/2021	2625-753	WD PMA8 WELMITE, DAVID L, ESTATE	KOESTER, WATT	03-ARMY'S LENGTH	19,500	19,500	10,200	52.31	
PA0-110-3720-00	401	07/06/2021	2622-524	WD PMA8 WALLING, MATTHEW & LAURA	CLAYTON, DANIELLE N & NIC	03-ARMY'S LENGTH	210,000	210,000	72,100	34.33	
PA0-118-3490-00 + Pcls PA0-118-3510-00	402	04/07/2021	2617-171	WD PMA8 SANDY HILLS FIELD OF DREA	ALLEN, TIM D & KELLY J	19-VOLUNT PARCEL ARM'	57,000	57,000	22,800	40.00	
PA0-119-1080-00	401	08/13/2021	2624-615	WD PMA8 TUCKER, JAMES & HALLIE, E	BURCH, ANDREW	03-ARMY'S LENGTH	71,000	71,000	47,900	67.46	
PA0-120-1023-00	401	06/11/2021	2620-846	WD PMA8 LUMA, DOUGLAS R	MANGAS, JOSHUA & SARAH MA	03-ARMY'S LENGTH	290,000	290,000	97,600	33.66	
PA0-122-2080-00	401	09/20/2021	2622-489	WD PMA8 SHAEFER, RYAN	GIBSON, ADAM	03-ARMY'S LENGTH	126,000	126,000	61,200	48.57	
PA0-122-3160-00	401	06/16/2021	2621-99	WD PMA8 MILLER, LANCE F	DAVIS, ERIC JOSHUA	03-ARMY'S LENGTH	204,900	204,900	90,800	44.31	
PA0-129-3900-00	401	07/31/2021	2623-780	WD PMA8 CANNON, DOUGLAS J	HAYES, JASON R & KERRI L	03-ARMY'S LENGTH	169,000	169,000	55,000	32.54	
PA0-700-0890-00	401	08/12/2021	2624-854	WD PVTLL CRIBE, LAURA	CLARK, MICHELLE A	03-ARMY'S LENGTH	100,000	100,000	58,800	58.80	
Totals 04/01/2021 - 09/30/2021 Conventional											
PA0-118-6660-00	401	12/30/2021	2632-09	WD PMA8 ANDERNS MANAGEMENT LLC	MC NEIL, DAVID E & CAROL	03-ARMY'S LENGTH	130,000	130,000	79,600	61.23	
PA0-119-2080-00	401	01/14/2022	2632-651	WD PMA8 FLORES, CAROLINE (AVERILL)	VONLINSOME, JESSE MARTIN	03-ARMY'S LENGTH	220,000	220,000	73,700	33.50	
PA0-121-1350-00	401	03/14/2022	2635-627	WD PMA8 FSP PROPERTIES LLC	KETZINGER, SCOTT A	03-ARMY'S LENGTH	159,900	159,900	71,800	44.96	
PA0-122-2090-00	401	03/04/2022	2635-292	WD PMA8 HUDSON, RACHEL	BYRD, DAVID	03-ARMY'S LENGTH	125,000	125,000	54,300	43.44	
PA0-122-3370-00	401	12/29/2021	2631-722	WD PMA8 JACOBS, CONNIE S	HANDY, ARON J	03-ARMY'S LENGTH	249,000	249,000	62,800	25.22	
PA0-129-2740-00	401	01/21/2022	2632-961	WD PMA8 SOUTHAND, KIMBERLY	THOMPSON, KEATON CHRISTOP	03-ARMY'S LENGTH	171,000	171,000	68,900	40.29	
PA0-420-0580-00	401	12/10/2021	2630-953	PTA PPLAT STEWART, JAMES	LAPENYCH, CHRISOPHER	03-ARMY'S LENGTH	118,250	118,250	50,500	42.71	
PA0-430-0060-00	401	03/31/2022	2636-895	WD PPLAT SHADEWALD, KEVIN M & CHEL	HAZLETT-TEODORA, PHILIP L	03-ARMY'S LENGTH	288,000	288,000	105,100	36.49	
Totals 10/01/2021 - 03/31/2022 Conventional											
							8	1,461,150	566,700	38.78	1.0000
Totals 04/01/2021 - 03/31/2022 Conventional											
							19	2,860,550	1,142,200	39.93	1.0000

*** Statistics for this group (19 in sample) ***
 Statistical Mean= 43.664 Median= 42.706 Maximum= 67.465 Minimum= 25.221
 Normalized Average Deviation = *** Statistics about Mean ***
 0.20051 (Coefficient of Dispersion)

06/16/2023
11:56 AM

I-4015

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantor	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Average Squared Deviation	=									
Square Root of Squared Deviation	=		125.43413	(Variance)						
Normalized Standard Deviation	=		11.19974	(Standard Deviation)						
2 Standard Deviation Range (Low)	=	21.46458	(High)	= 66.26353	(Covariance)					
*** Statistics about Median ***										
Normalized Average Deviation	=		0.20348	(Coefficient of Dispersion)						
Average Squared Deviation	=		126.89942	(Variance)						
Square Root of Squared Deviation	=		11.26274	(Standard Deviation)						
Normalized Standard Deviation	=		0.26373	(Covariance)						
2 Standard Deviation Range (Low)	=	20.18064	(High)	= 65.23162						
Price Related Differential (PRD) : 1.09854 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
PA0-101-4140-00	401	07/22/2022	2642-977	PMAB ISLEY, JAMES & LAURIE	HASHBROCK, JAMES RICHARD	03-ARM'S LENGTH	105,000	105,000	67,700	64.48	
PA0-104-4100-00	401	06/30/2022	2641-888	PMAB KOLLEY, 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	PMAB KNIERIM, TANARA	ESTERLINE, KYLE J & SAMAN	03-ARM'S LENGTH	224,900	224,900	89,400	39.75	
PA0-116-2050-00	401	07/15/2022	2642-685	PMAB SMITH, JESSICA L	WATSON, MARY	03-ARM'S LENGTH	163,600	163,600	44,100	26.96	
PA0-116-2200-00	401	06/09/2022	2640-844	PMAB UNSINGER, CODEE A (FALL)	YAYO, TERESA TERNE	03-ARM'S LENGTH	145,900	145,900	59,800	40.99	
PA0-118-2240-00	401	05/12/2022	2639-766	MIC PMAB TURPENING, JOHN E II & NE BERNAL, MARIANA		03-ARM'S LENGTH	150,000	150,000	87,700	58.47	
PA0-118-3430-00	402	06/02/2022	2640-530	PMAB SANDY HILLS FIELD OF DREA BEAL, DIANE		03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3440-00	402	04/18/2022	2638-215	MIC PMAB SANDY HILLS FIELD OF DREA HARRELL, JEFFREY		03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3450-00	402	04/18/2022	2638-217	MIC PMAB SANDY HILLS FIELD OF DREA HATCH, COTIANA		03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-118-3460-00	402	04/25/2022	2638-504	MIC PMAB SANDY HILLS FIELD OF DREA USA MOBILE HOMES LLC		03-ARM'S LENGTH	29,000	29,000	11,600	40.00	
PA0-118-3470-00	402	05/05/2022	2639-78	PMAB SANDY HILLS FIELD OF DREA GALLIOTE, JERUSALEM MARTIN		03-ARM'S LENGTH	29,000	29,000	11,500	39.66	
PA0-119-2310-00	401	05/06/2022	2639-210	PMAB 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	PMAB DODGE, PHILIP J & JUDY I	BOXTON, THOMAS & SARAH	03-ARM'S LENGTH	263,000	263,000	85,900	32.66	
PA0-126-2820-00	401	06/10/2022	2641-634	PMAB AUGUST, JANET M	HANBACK, RANDI L & DOUGLA	03-ARM'S LENGTH	183,600	183,600	85,600	46.62	
PA0-130-2390-00	401	08/11/2022	2643-689	PMAB RYAN, RICHIEY & JAMI KILREW RODRIGUEZ, CARRY		03-ARM'S LENGTH	210,000	210,000	64,000	30.48	
PA0-420-0110-00	401	04/01/2022	2637-268	PELAT MC CORMICK FAMILY PROPERTY EIROD, JEFFREY LYNN, JR		03-ARM'S LENGTH	154,500	154,500	64,800	41.94	
PA0-420-0330-00	401	04/01/2022	2637-268	PELAT GONZALES, TORGE	SMITH, JACOB B	03-ARM'S LENGTH	150,000	150,000	61,700	41.13	
PA0-450-0060-00	401	04/18/2022	2638-631	PELAT HARTMAN, VALERIE A, ETAL	REUM, MICHAEL	03-ARM'S LENGTH	180,000	180,000	89,800	49.89	
PA0-700-0400-00	401	06/17/2022	2641-631	PMAB JAVIELLO, ANTHONY	SPEIGEL, DAVID	03-ARM'S LENGTH	146,000	146,000	49,000	33.56	
Totals 04/01/2022 - 09/30/2022 Conventional							19	2,316,500	951,300	41.07	1.0000
PA0-107-2850-00	401	11/01/2022	2647-164	PMAB DE SANTO, JAMES T	GOSSMAN, KEISSEY & HEATHER	03-ARM'S LENGTH	290,000	290,000	89,800	30.97	
PA0-107-3100-00	401	03/22/2023	2653-394	PMAB TURNER, ROBERT, JR	HATFIELD, ANTHONY G	03-ARM'S LENGTH	18,000	18,000	5,800	32.22	
PA0-108-1950-00	401	10/05/2022	2646-454	PMAB WINEB, JAMES D & DEBORAH	HERB, TIFFANY & SHAWN	03-ARM'S LENGTH	470,000	470,000	166,000	35.32	
PA0-118-1725-00	401	10/11/2022	2646-310	PMAB RACHOZA-MARTELL, GLORIA,	RAYONETO, ALEXANDER	19-W/LLI PARCEL ARM'	375,000	375,000	174,400	46.51	
+ Pcls PA0-118-1705-00											
PA0-119-1080-00	401	11/14/2022	2648-221	PMAB BURCH, ANDREW	SCOTT, JENNIFER	03-ARM'S LENGTH	239,900	239,900	48,100	20.05	
PA0-128-4855-00	401	10/23/2022	2646-988	PMAB PODGORSKI, BRETT A & CIER GORNICZ, JEFFREY		03-ARM'S LENGTH	510,000	510,000	183,900	36.06	

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

I-4015

Parcel Number	Class	Sale Date	Libert/Page	Instr.	Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	M:1t
PA0-129-3425-00	401	03/31/2023	2653-643	WD	PMAB REITNER, JACOB A & ALYSSA	FORBILL, RYAN N & MORGAN M	03-ARMY'S LENGTH	285,000	285,000	69,800	24.49	
PA0-129-4580-00	401	01/06/2023	2649-736	WD	PMAB HYATT, RICHARD H & CHRIST SNEAD, DILTON A		03-ARMY'S LENGTH	160,000	160,000	53,000	33.13	
PA0-134-3550-00	401	03/17/2023	2651-967	WD	PMAB BROWN, SHERMAN, III & LAU HONEYWELL, LANCE & AMBER		03-ARMY'S LENGTH	190,000	190,000	64,000	33.68	
PA0-420-0280-00	401	11/10/2022	2647-768	WD	PLPAT HOUGHTON, NICOLE A & TRAV FRANCOEUR, NERAY		03-ARMY'S LENGTH	158,000	158,000	115,900	73.35	
PA0-420-0480-00	401	11/02/2022	2647-511	WD	PLPAT SWENDSEN, STEPHEN & KIMBE JONES, ERIC J		03-ARMY'S LENGTH	150,000	150,000	63,600	42.40	
PA0-440-0030-00	401	02/03/2023	2650-775	WD	PLPAT NATIONWIDE PROPERTY INVEST YOUNGLOVE, BRANDON		03-ARMY'S LENGTH	230,000	230,000	62,900	27.35	
PA0-700-0313-00	401	03/07/2023	2651-746	WD	PYILL SALAZAR, CARLOS	LINGER, KEVIN	03-ARMY'S LENGTH	56,000	56,000	34,700	61.96	

Totals 10/01/2022 - 03/31/2023	Conventional	Conventional	Conventional	Conventional
Totals 04/01/2022 - 03/31/2023	32	5,448,400	2,085,200	38.24 1.0000

*** ** Statistics for this group (32 in sample) *** **

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

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

Normalized Average Deviation = 0.20799 (Coefficient of Dispersion)

Average Squared Deviation = 136.94347 (Variance)

Square Root of Squared Deviation = 11.70228 (Standard Deviation)

Normalized Standard Deviation = 0.28869 (Covariance)

2 Standard Deviation Range (Low) = 17.13190 (High) = 63.94102

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

Normalized Average Deviation = 0.20914 (Coefficient of Dispersion)

Average Squared Deviation = 137.74512 (Variance)

Square Root of Squared Deviation = 11.73669 (Standard Deviation)

Normalized Standard Deviation = 0.29596 (Covariance)

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	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Price Assessment	Ratio	Mult
PA0-105-4750-00	401	05/16/2023	2654-998	WD PMA8 WENR, MARTIN & RHONDA	PRZYBYLSKI, DWAND P	03-ARM'S LENGTH	118,000	118,000	66,200	56.10	
PA0-115-4600-00	401	05/11/2023	2654-965	WD PMA8 ASLAKSON, JARED	GRIGSBY, JACQUELINE	03-ARM'S LENGTH	118,000	118,000	54,800	46.44	
PA0-126-2580-00	401	04/21/2023	2654-484	WD PMA8 KEEL, JUSTIN & FLORENCE	HEATH-ANJUM, AMANDA	03-ARM'S LENGTH	235,000	235,000	102,900	43.79	
PA0-700-006-00	401	06/01/2023	2655-760	WD PVI1L RSP PROPERTIES LLC	ARKINSON, AMY	03-ARM'S LENGTH	138,500	138,500	45,600	32.92	
PA0-700-0370-00	401	04/13/2023	2653-931	WD PVI1L HANBERD, PATRICK & LAUREN	MC CHERLIAN, ESHAN NICHOLA	03-ARM'S LENGTH	147,900	147,900	53,200	35.97	
PA0-700-1121-00	402	04/25/2023	2654-459	WD PVI1L JACKSON, BETH	HARRAN, STEPHANIE	03-ARM'S LENGTH	12,500	12,500	8,500	68.00	
Totals 04/01/2023 - 09/30/2023 Conventional											
							6	769,900	331,200	43.02	1.0000
Totals 10/01/2022 - 09/30/2023 Conventional											
							19	3,901,800	1,463,100	37.50	1.0000

*** Statistics for this group (19 in sample) ***

Statistical Mean= 41.090 Median= 35.970 Maximum= 73.354 Minimum= 20.050

Normalized Average Deviation = 0.28137 (Coefficient of Dispersion)

Average Squared Deviation = 213.95414 (Variance)

Square Root of Squared Deviation = 14.62717 (Standard Deviation)

Normalized Standard Deviation = 0.35598 (Covariance)

2 Standard Deviation Range (Low) = 11.83584 (High) = 70.34452

*** Statistics about Median ***

Normalized Average Deviation = 0.29920 (Coefficient of Dispersion)

Average Squared Deviation = 241.62415 (Variance)

Square Root of Squared Deviation = 15.54426 (Standard Deviation)

Normalized Standard Deviation = 0.43214 (Covariance)

2 Standard Deviation Range (Low) = 9.88172 (High) = 67.05878

Price Related Differential (PRD): 1.09579 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	1:ber/Page	Inst. Neigh. Grantor	Grantor	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Totals 04/31/2021 - 03/31/2023					Conventional					
51							8,308,950	3,225,400	38.82	1.0000

*** Statistics for this group (51 in sample) ***

Statistical Mean = 41.776 Median = 40.000 Maximum = 73.354 Minimum = 20.050

Normalized Average Deviation = 0.20940 (Coefficient of Dispersion)
 Average Squared Deviation = 132.70133 (Variance)
 Square Root of Squared Deviation = 11.51961 (Standard Deviation)
 Normalized Standard Deviation = 0.27575 (Covariance)
 2 Standard Deviation Range (Low) = 18.73694 (High) = 64.81537

Normalized Average Deviation = 0.21322 (Coefficient of Dispersion)
 Average Squared Deviation = 135.91914 (Variance)
 Square Root of Squared Deviation = 11.65864 (Standard Deviation)
 Normalized Standard Deviation = 0.29146 (Covariance)
 2 Standard Deviation Range (Low) = 16.68313 (High) = 63.31687

Price Related Differential (PRD) : 1.07620 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Liber/Page Inst. Neigh. Grantor Terms-of-Sale Sale Price Adj. Sale Price Assessment Ratio Mult

< Totals for this Analysis >

	# of Sales	Assessments	Sale Prices	Ratio
Conventional	57	3,556,600	9,078,850	39.17
Creative	0	0	0	50.00
Totals:	57	3,556,600	9,078,850	39.17 (Weighted)

*** Statistics for this group (57 in sample) ***
 Statistical Mean = 42.348 Modian = 40.000 Maximum = 73.354 Minimum = 20.050

*** Statistics about Mean ***
 Normalized Average Deviation = 0.21246 (Coefficient of Dispersion)
 Average Squared Deviation = 136.55783 (Variance)
 Square Root of Squared Deviation = 11.68580 (Standard Deviation)
 Normalized Standard Deviation = 0.27595 (Covariance)
 2 Standard Deviation Range (Low) = 18.97591 (High) = 65.71910

*** Statistics about Median ***
 Normalized Average Deviation = 0.21948 (Coefficient of Dispersion)
 Average Squared Deviation = 142.16702 (Variance)
 Square Root of Squared Deviation = 11.92338 (Standard Deviation)
 Normalized Standard Deviation = 0.29808 (Covariance)
 2 Standard Deviation Range (Low) = 16.15324 (High) = 63.84676