

1

Analysis for Equalized Valuations - Real Property

County: Lenawee County		City or Township: Palmyra Township					Year: 2025 / 2026	
Assessment Roll Classification		Sample					Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio			
Agricultural	71,449,200	35	5,780,600	12,231,246	47.26%	151,183,242	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Commercial	9,486,000	10	1,240,600	2,641,639	46.96%	20,200,170	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Industrial	45,600	4	45,600	95,327	47.84%	95,327	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Residential	84,807,200	53	0	0	48.97%	173,181,948	SS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Timber-Cutover	0	0	0	0	0.00%	0	NC	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Developmental	0	0	0	0	0.00%	0	NC	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
TOTAL - REAL	165,788,000	102				344,660,687		

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)
Explanation:

Analysis for Equalized Valuations - Personal Property

County: Lenawee County		City or Township: Palmyra Township			Year: 2025 / 2026		
Assessment Roll Classification	Sample	No. of	Assessed Value	True Cash Value	Study	Projected True Cash Value	Study Type
Classification of	Assessed Value						
Agricultural	0	0	0		0.00%	0	NC
Commercial	824,359	0	0		50.00%	1,648,718	RV
Industrial	0	0	0		50.00%	0	RV
Residential	0	0	0		0.00%	0	NC
Utility	19,946,593	0	0		50.00%	39,893,186	RV
TOTAL - PERSONAL	20,770,952	0				41,541,904	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Appraisal Study List

Classification
 Agricultural

Issued under authority of Public Act 206 of 1893

County	LENAAWEE	City/Township	PALMYRA TOWNSHIP	Study Year	2025	Equalization Year	2026
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
PA0-101-1550-00	PIXLEY, GARY E, REV LIVING	101	293,500	608,269	48.25
PA0-101-4400-00	PIELIPP, DANIEL	102	118,800	254,505	46.68
PA0-102-3805-00	JUDSON FARMS LLC	102	126,100	270,135	46.68
PA0-103-1050-00	FRYE, DORIS J, LIVING TRUS	101	657,900	1,382,362	47.59
PA0-103-2050-00	FRYE, DORIS J, LIVING TRUS	102	276,400	592,275	46.67
PA0-104-2700-00	ISLEY, KENNETH, TRUST	102	59,000	126,473	46.65
PA0-104-3950-00	FISHER TRUST	102	53,200	112,994	47.08
PA0-104-4075-00	LEONARD, JAMES F, TRUST	101	32,500	64,758	50.19
PA0-105-4055-00	SELER FAMILY REVOCABLE	102	225,100	482,273	46.67
PA0-106-2800-00	ROESCH, HAROLD DUANE &	102	13,200	24,080	54.82
PA0-108-2300-00	ENGEL, GALEN T & SYDNEY	102	158,100	316,879	49.89
PA0-108-3100-00	GREAT DIRT LLC	102	144,700	307,451	47.06
PA0-108-3825-00	SMITH, HENRY E	101	396,700	834,521	47.54
PA0-110-1050-00	BRUBAKER FAMILY TRUST	102	136,500	292,500	46.67
PA0-113-3050-00	VERGOTE, PAUL T, JR LIV TR	102	243,500	517,673	47.04
PA0-115-2705-00	FISHER TRUST	102	260,100	557,333	46.67

Appraisal Study List

Issued under authority of Public Act 206 of 1993

Classification
Agricultural

L-4015a
 DB: 2026 Selected For Study
 Page 2

County	LENAWEE	City/Township	PALMYRA TOWNSHIP	Study Year	2025	Equalization Year	2026
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
PA0-115-2900-00	FISHER, LAWRENCE & KAY, I	102	74,000	158,625	46.65
PA0-115-4550-00	EHLERT, JEFFREY E & LINDA	102	102,100	218,828	46.66
PA0-115-4800-00	FISHER, CHAD W	102	129,500	277,500	46.67
PA0-116-1300-00	BURSKEY, BONNIE E	102	42,500	77,632	54.75
PA0-116-1550-00	CREQUE, GREGORY A, 2006	102	139,700	299,400	46.66
PA0-116-2010-00	RAYMOND, DARIN D	102	19,800	42,323	46.78
PA0-116-3700-00	TERRY FAMILY LIVING TRUS	102	91,800	196,725	46.66
PA0-117-1300-00	SMITH, HENRY E & TAMMY S	102	174,200	373,350	46.66
PA0-120-3300-00	TATE, ONEIL & LINDA	102	322,000	690,000	46.67
PA0-120-4800-00	ROBACK FAMILY LIVING TRU	102	81,900	175,500	46.67
PA0-121-3650-00	TERRY, DAVID & SUSAN, TRU	101	210,700	414,164	50.87
PA0-123-3550-00	SCHMELZER, NORMAN	102	133,000	282,800	47.03
PA0-123-4355-00	JUDSON FARMS LLC	102	181,000	387,825	46.67
PA0-126-1555-00	TAYLOR, CAROL JEAN, LIVIN	102	86,300	184,913	46.67
PA0-126-4050-00	LENNARD AG LAND LLC	102	193,400	414,330	46.68
PA0-129-4800-00	ONDRUVICK, ALLEN R, TRUS	102	68,300	146,250	46.70

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

Statistical Mean= 47.588 Median= 46.675 Maximum= 54.817 Minimum= 46.649

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

Normalized Average Deviation	=	0.02791	(Coefficient of Dispersion)
Average Squared Deviation	=	4.33033	(Variance)
Square Root of Squared Deviation	=	2.08094	(Standard Deviation)
Normalized Standard Deviation	=	0.04373	(Covariance)
2 Standard Deviation Range (Low)	=	43.42608	(High) = 51.74986

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

Normalized Average Deviation	=	0.01981	(Coefficient of Dispersion)
Average Squared Deviation	=	5.18872	(Variance)
Square Root of Squared Deviation	=	2.27788	(Standard Deviation)
Normalized Standard Deviation	=	0.04880	(Covariance)
2 Standard Deviation Range (Low)	=	42.11905	(High) = 51.23056

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

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

Statistical Mean= 46.812 Median= 46.576 Maximum= 51.000 Minimum= 41.939

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

Normalized Average Deviation = 0.04662 (Coefficient of Dispersion)
Average Squared Deviation = 8.67879 (Variance)
Square Root of Squared Deviation = 2.94598 (Standard Deviation)
Normalized Standard Deviation = 0.06293 (Covariance)
Standard Deviation Range (Low) = 40.91983 (High) = 52.70374

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

Normalized Average Deviation = 0.04668 (Coefficient of Dispersion)
Average Squared Deviation = 8.74069 (Variance)
Square Root of Squared Deviation = 2.95647 (Standard Deviation)
Normalized Standard Deviation = 0.06348 (Covariance)
Standard Deviation Range (Low) = 40.66283 (High) = 52.48869

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

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

Statistical Mean= 47.514 Median= 48.100 Maximum= 51.228 Minimum= 42.627

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

Normalized Average Deviation	=	0.05257	(Coefficient of Dispersion)
Average Squared Deviation	=	13.10973	(Variance)
Square Root of Squared Deviation	=	3.62074	(Standard Deviation)
Normalized Standard Deviation	=	0.07620	(Covariance)
2 Standard Deviation Range (Low)	=	40.27223	(High) = 54.75518

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

Normalized Average Deviation	=	0.05193	(Coefficient of Dispersion)
Average Squared Deviation	=	13.56732	(Variance)
Square Root of Squared Deviation	=	3.68338	(Standard Deviation)
Normalized Standard Deviation	=	0.07658	(Covariance)
2 Standard Deviation Range (Low)	=	40.73276	(High) = 55.46630

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

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 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 Name: Lenawee County	City or Township Name: Palmyra Township
Classification of Property (Ag, Com, Res, etc.) 4 Residential Sales Study	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405.....	1.	78,453,400
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403.....	2.	72,254,300
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3.	1.0858

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405.....	4.	84,097,800
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403.....	5.	80,073,500
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6.	1.0503

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7.	1.1404
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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 <small>(col. F + col. G)</small>
2023	4/23 - 9/23	18	967,400	1.1404	1,103,223	2,147,200	51.38%
2023	10/23 - 3/24	11	1,027,100	1.1404	1,171,305	2,385,800	49.09%
12 Month Total Sales		29	12 Month Total Sales		2,274,528	4,533,000	50.18%
2024	4/24 - 9/24	16	1,675,800	1.0503	1,760,093	3,712,205	47.41%
2024	10/24 - 3/25	8	543,800	1.0503	571,153	1,168,900	48.86%
12 Month Total Sales		24	12 Month Total Sales		2,331,246	4,881,105	47.76%
24 Month Total Sales		53	24 Month Total Sales		4,605,774	9,414,105	*24 Month Mean Adjusted Ratio
							48.97%

*** Important:**

For sales from April 2023 through March 2024, 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 2024 through March 2025. 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 % <small>(col. F + col. G)</small>
2024	10/24 - 3/25	8	543,800	1.0503	571,153	1,168,900	48.86%
2025	4/25 - 9/25	3	291,700	1.0000	291,700	704,750	shel
12 Month Total Sales		11	12 Month Total Sales		862,853	1,873,650	** 12 Month Aggregate Adjusted Ratio
							46.05%

**** Important:**

For sales from October 2024 through September 2025, 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).

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 the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libr/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Molt
PA0-104-4100-00	401	07/18/2023	2657-696	PM6B TRIPP, JEFFERY	TURNER, DAVID	03-ARM'S LENGTH	25,000	25,000	11,100	44.40	
PA0-105-4750-00	401	05/16/2023	2654-998	PM6B WEBB, MARLIN & RHONDA	PRZYBYLSKI, DWARD P	03-ARM'S LENGTH	118,000	118,000	66,200	56.10	
PA0-108-2550-00	402	06/28/2023	2657-34	PM6B DUSSEAU, DANIEL DALE, EST	FRATZER, ROCKY, REVOCABLE 03-ARM'S LENGTH	03-ARM'S LENGTH	125,000	125,000	47,500	38.00	
PA0-115-4600-00	401	05/11/2023	2654-965	PM6B ASLAKSON, 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	PM6B 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	P101 DRIGGS, HUGH H & LEE ELIE SHARP,	COLLEEN & CHRISTOP 03-ARM'S LENGTH	03-ARM'S LENGTH	140,000	140,000	88,700	63.36	
PA0-126-2580-00	401	04/21/2023	2654-484	PM6B KEEL, JUSTIN & FLORENCE	HEATH-ANGUM, AMANDA	03-ARM'S LENGTH	235,000	235,000	102,900	43.79	
PA0-126-4550-00	401	09/20/2023	2660-30	PM6B WEHNER, STEPHEN J & LISA	RANCOURT, MARTIN & KAREN	03-ARM'S LENGTH	220,000	220,000	93,900	42.68	
PA0-128-3600-00	402	04/18/2023	2654-134	PM6B KAIFER FAMILY TRUST	MACEBETH, TROY CONRAD	03-ARM'S LENGTH	18,000	18,000	9,800	54.44	
PA0-136-1100-00	401	09/20/2023	2659-973	PM6B BETTIS, 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	PELAT FRANK, MARION J & NANCY,	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	PELAT LOGAN, JAMES A & JENEFINE	KISSELLA, JESLYN	03-ARM'S LENGTH	135,300	135,300	80,400	59.42	
PA0-700-0061-00	401	06/01/2023	2655-760	PVILL PSP PROPERTIES LLC	ARKINSON, AMY	03-ARM'S LENGTH	138,500	138,500	45,600	32.92	
PA0-700-0333-00	401	07/17/2023	2657-306	PVILL GOERTZ, SETH	WARMAN, KAMMIE M	03-ARM'S LENGTH	85,000	85,000	55,900	65.76	
PA0-700-0370-00	401	04/13/2023	2653-931	PVILL HANKERD, PATRICK & LAUREN	KC CLELLAN, ETHAN NICHOLA	03-ARM'S LENGTH	147,900	147,900	53,200	35.97	
PA0-700-0480-00	401	06/29/2023	2657-52	PVILL BUHRER FAMILY LIVING TRU	WARNER, JEFFREY A	03-ARM'S LENGTH	24,000	24,000	14,800	61.67	
PA0-700-1001-00	401	08/03/2023	2658-246	PVILL JACKSON FAMILY LIVING TRU	CULLER, ALYSSA	31-SPLIT IMPROVED	115,000	115,000	51,400	44.70	
PA0-700-1121-00	402	04/25/2023	2654-459	PVILL JACKSON, BETH	HARRMAN, STEPHANIE	03-ARM'S LENGTH	12,500	12,500	8,500	68.00	
Totals 04/01/2023 - 09/30/2023							18	2,147,200	967,400	45.05	1.0000
Conventional											
PA0-102-1560-00	401	11/28/2023	2662-259	PM6B HEDGER, GARY SCOTT & RONI	RUTTER, JUSTIN & COURTNEY	03-ARM'S LENGTH	310,000	310,000	98,300	31.71	
PA0-107-2050-00	401	10/30/2023	2661-201	PM6B EASTLER, PAMELA K	YOUNG, JEFFREY	03-ARM'S LENGTH	165,000	165,000	83,400	50.55	
PA0-115-4500-00	401	01/26/2024	2664-272	PM6B 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	PM6B CUYCICALI, MELODIE SUE	FROST, BERANNA	03-ARM'S LENGTH	189,900	189,900	72,900	38.39	
PA0-118-3580-00	401	10/17/2023	2660-998	PM6B ROBERSON, SUSAN D	SNYDER, BRANDON & JANET	03-ARM'S LENGTH	300,000	300,000	127,400	42.47	
PA0-119-4490-00	401	11/14/2023	2661-974	PM6B DEFFER, MICHAEL T	SALANTINO, JOSEPH A	03-ARM'S LENGTH	355,000	355,000	164,400	46.31	
PA0-119-4630-00	401	11/03/2023	2661-439	PM6B 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	PM6B MANGAS, 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	Libers/Page	Inst. Nelgh. Grantor	Grantse	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult		
PA0-126-3800-00	401	11/20/2023	2661-991	WD PMSB BAIACHINO, ROBERT T & AP STREEF, JEFFREY A & TONIA 03-ARM'S LENGTH			165,000	165,000	87,400	52.97		
PA0-133-1950-00	401	01/05/2024	2663-609	WD PMSB PELLIO, GREGORY A CARUSO, ANTHONY		03-ARM'S LENGTH	196,000	196,000	81,300	41.48		
PA0-420-0090-00	401	03/14/2024	2668-75	CD PPLAT PENNYMNC LOAN SERVICES LL FORD, BRIAN & COURNEY		03-ARM'S LENGTH	155,000	155,000	77,100	49.74		
Totals 10/01/2023 - 03/31/2024							Conventional	11	2,385,800	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 = 0.17545 (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 = 0.17893 (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 LANTAWEE
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	
PA0-106-2000-00	401	04/19/2024	2668-330	WD PMSB BEAR, JOHN A	RENNER, MELISSA MCLEMORE	03-ARM'S LENGTH	185,000	185,000	124,900	67.51	
PA0-107-3300-00	401	07/03/2024	2672-890	WD PMSB VAN ETEN, CHRISTOPHER C,	HANNOOD, ZAH	03-ARM'S LENGTH	210,000	210,000	122,300	58.24	
PA0-109-4400-00	401	06/27/2024	2670-762	WD PMSB MELNITZ, JULIE	WALLER, NATHAN	03-ARM'S LENGTH	200,000	200,000	95,500	47.75	
PA0-119-3800-00	401	06/05/2024	2669-974	WD PMSB LAVIGNE, KATHRYN R	HOMLAND, SCOTT & LINDA	03-ARM'S LENGTH	365,000	365,000	198,200	54.30	
PA0-119-4100-00	401	05/17/2024	2669-430	WD PMSB RITCHE, 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 PMSB SAUTER, GREGORY J & BEVER	KELLEY, SONYA	03-ARM'S LENGTH	301,500	301,500	122,400	40.60	
PA0-121-2310-00	401	07/02/2024	2671-502	WD PMSB BSJ REAL ESTATE LLC	GLASF, SHAYNA	03-ARM'S LENGTH	118,500	118,500	53,000	44.73	
PA0-122-4200-00	401	06/26/2024	2670-836	WD PMSB SHYDER, KATHY ANN(DECATOR	YANN, JUSTIN R & SHELBY R	03-ARM'S LENGTH	239,900	239,900	90,500	37.72	
PA0-128-4855-00	401	09/26/2024	2674-375	WD PMSB GORNOVICZ, JEFFREY	WEI, ANGEL ELIZABETH & HA	03-ARM'S LENGTH	530,000	530,000	239,700	45.23	
PA0-130-2140-00 + Pcls PA0-130-2100-00	401	04/26/2024	2668-509	WD PMSB SPALDING, WYATT A	GILLIN, SMAMANTHA	19-XMULTI PARCEL ARM'	150,000	150,000	72,300	48.20	
PA0-420-0460-00	401	05/02/2024	2668-197	WD PPLAT HALBERSTADT, TELISHA	WHITEHEAD, MICHELLE LEANN	03-ARM'S LENGTH	179,000	179,000	62,200	34.75	
PA0-420-0540-00	401	04/04/2024	2668-89	WD PPLAT 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 PPLAT MEADOWS, REBECCA H & STEV	FALIN, 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 PPLAT NAVARRO, MARK A & JOAN	AY DE VITTS, NICHOLAS	03-ARM'S LENGTH	230,000	230,000	104,000	45.22	
PA0-700-0071-00	401	06/05/2024	2670-42	WD PVIIL HUNGATE REAL ESTATE VENTU	KIMNER, DALE M & DE ANNA	03-ARM'S LENGTH	199,900	199,900	76,900	38.47	
PA0-700-0930-00	401	05/28/2024	2669-727	WD PVIIL THOMAS, DANIELLE	WIDENER, SHARON & KEVIN	03-ARM'S LENGTH	245,000	245,000	81,000	33.06	
Totals 04/01/2024 - 09/30/2024							16	3,712,205	1,675,800	45.14	1.0000
Totals 10/01/2024 - 03/31/2025							8	1,168,900	543,800	46.52	1.0000

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Instr.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
Totals	04/01/2024 - 03/31/2025		Conventional						24	4,881,105	2,219,600	45.47	1.0000

*** Statistics for this group (24 in sample) ***

Statistical Mean= 45.939 Median= 45.222 Maximum= 67.514 Minimum= 33.061

Normalized Average Deviation = 0.15064 (Coefficient of Dispersion)

Average Squared Deviation = 82.05483 (Variance)

Square Root of Squared Deviation = 9.05841 (Standard Deviation)

Normalized Standard Deviation = 0.19718 (Covariance)

2 Standard Deviation Range (Low) = 27.82211 (High) = 64.05576

*** Statistics about Median ***

Normalized Average Deviation = 0.15172 (Coefficient of Dispersion)

Average Squared Deviation = 82.59133 (Variance)

Square Root of Squared Deviation = 9.08798 (Standard Deviation)

Normalized Standard Deviation = 0.20096 (Covariance)

2 Standard Deviation Range (Low) = 27.04595 (High) = 63.39786

Price Related Differential (PRD): 1.01024 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
PM0-119-4400-00	401	06/03/2025	2685-174	MD PM&B DELINE, AARON D & REBEKAH THOMPSON, COREY & CATRINA	03-ARM'S LENGTH		365,000	365,000	148,500	40.68	
PM0-121-2340-00	401	04/16/2025	2682-615	MD PM&B ELEMENT 319 LLC	CONKLIN, DANIEL	03-ARM'S LENGTH	227,000	227,000	87,900	38.72	
PM0-420-0041-00	401	04/30/2025	2683-438	MD PPI&T BLACK, STEVEN L & JULIE L TREGLO, YUJIZZA	03-ARM'S LENGTH		112,750	112,750	55,300	49.05	
Totals 04/01/2025 - 09/30/2025								3	704,750	291,700	41.39 1.0000
Totals 10/01/2024 - 09/30/2025								11	1,873,650	835,500	44.59 1.0000

*** ** Statistics for this group (11 in sample) *** **
 Statistical Mean= 46.228 Median= 46.807 Maximum= 63.455 Minimum= 34.571

*** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.13323 (Coefficient of Dispersion)
 Average Squared Deviation = 67.85380 (Variance)
 Square Root of Squared Deviation = 8.23734 (Standard Deviation)
 Normalized Standard Deviation = 0.17819 (Coefficient of Variation)
 2 Standard Deviation Range (Low) = 29.75374 (High) = 62.70310

*** ** Statistics about Median *** **
 Normalized Average Deviation = 0.13046 (Coefficient of Dispersion)
 Average Squared Deviation = 68.22252 (Variance)
 Square Root of Squared Deviation = 8.25969 (Standard Deviation)
 Normalized Standard Deviation = 0.17646 (Coefficient of Variation)
 2 Standard Deviation Range (Low) = 30.28800 (High) = 63.32877

Price Related Differential (PRD): 1.03670 PRD >1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantse	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Totals 04/01/2023 - 03/31/2025										
							53	9,414,105	4,214,100	44.76 1.0000

*** Statistics for this group (53 in sample) ***
 Statistical Mean= 46.505 Median= 45.217 Maximum= 68.000 Minimum= 31.710

*** Statistics about Mean ***
 Normalized Average Deviation = 0.16348 (Coefficient of Dispersion)
 Average Squared Deviation = 92.02552 (Variance)
 Square Root of Squared Deviation = 9.59299 (Standard Deviation)
 Normalized Standard Deviation = 0.20628 (Covariance)
 2 Standard Deviation Range (Low) = 27.31914 (High) = 65.69111

*** Statistics about Median ***
 Normalized Average Deviation = 0.16569 (Coefficient of Dispersion)
 Average Squared Deviation = 93.71567 (Variance)
 Square Root of Squared Deviation = 9.68069 (Standard Deviation)
 Normalized Standard Deviation = 0.21409 (Covariance)
 2 Standard Deviation Range (Low) = 25.85502 (High) = 64.57876

Price Related Differential (PRD): 1.03890 PRD >1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: PALMYRA TOWNSHIP
Class: Residential

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

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	56	4,505,800	10,119,855	44.53								
Creative	0	0	0	50.00								
Totals:	56	4,505,800	10,119,855	44.53								

(before discounting, sales were = 0)
(Weighted)

*** Statistics for this group (56 in sample) ***

Statistical Mean= 46.308 Median= 44.972 Maximum= 68.000 Minimum= 31.710

*** Statistics about Mean ***

Normalized Average Deviation = 0.16095 (Coefficient of Dispersion)
Average Squared Deviation = 88.80083 (Variance)
Square Root of Squared Deviation = 9.42342 (Standard Deviation)
Normalized Standard Deviation = 0.20350 (Covariance)
2 Standard Deviation Range (Low) = 27.46076 (High) = 65.13944

*** Statistics about Median ***

Normalized Average Deviation = 0.16357 (Coefficient of Dispersion)
Average Squared Deviation = 90.61827 (Variance)
Square Root of Squared Deviation = 9.51936 (Standard Deviation)
Normalized Standard Deviation = 0.21168 (Covariance)
2 Standard Deviation Range (Low) = 25.93284 (High) = 64.01029