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County: 81- WASHTENAW
Unit(s): MANCHESTER TOWNSHIP, MANCHESTER VILLAGE

Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
P -16-04-200-005	ELLIS THOMAS K & ECCLES EVELYN	102	182,300	349,420	52.17
P -16-04-200-015	MENDYKA LANCE J & TEAGON M	102	38,900	85,860	45.31
P -16-06-105-014	MANCHESTER FARMS LLC	102	10,650	30,018	35.48
P -16-06-105-029	MANCHESTER FARMS LLC	102	9,750	28,497	34.21
P -16-06-105-036	MANCHESTER FARMS LLC	102	11,750	31,851	36.89
P -16-06-105-037	MANCHESTER FARMS LLC	102	12,500	31,149	40.13
P -16-06-105-038	MANCHESTER FARMS LLC	102	7,950	24,675	32.22
P -16-06-200-018	RIVER RAISIN FARM LLC	160	293,850	619,480	47.43
P -16-06-300-027	RIVER RAISIN FARM LLC	160	47,800	104,357	45.80
P -16-07-300-001	HESLIP DANIEL & MAUREEN LVG TR	101	354,800	689,619	51.45
P -16-07-400-006	NOGGLES ROAD LLC	102	60,000	124,404	48.23
P -16-12-400-032	MILKEY STEVEN A	102	38,200	83,310	45.85
P -16-17-200-018	FUSILIER MICHAEL & KATHY	102	13,050	26,798	48.70
P -16-17-200-025	FUSILIER MICHAEL & KATHY	102	11,950	25,553	46.77
P -16-18-100-016	GILBERT FAMILY FARM LLC	102	188,450	320,272	58.84
P -16-19-300-003	TAYLOR WILLIAM L	101	185,450	395,203	46.93
P -16-19-400-001	DOUBLE K LAND COMPANY LLC	102	25,650	60,392	42.47
P -16-20-200-002	KLEINSCHMIDT SHARON	102	39,650	79,150	50.09
P -16-21-100-007	KENNEDY RICHARD & KLEINSCHMIDT	101	172,650	370,288	46.63
P -16-21-100-010	JACKSON MONTE	101	258,100	572,730	45.06
P -16-21-300-010	DISBROW RICHARD & EILEEN; & CO	102	20,700	37,000	55.95
P -16-22-300-002	SALENBIEN ANDREW & BETH ANN	101	174,700	421,894	41.41
P -16-23-100-002	KULENKAMP CHASE & COKER	102	22,000	53,649	41.01
P -16-23-200-016	CONNORS ROSE KIRK & ROMPASKY	102	79,550	131,408	60.54
P -16-23-300-007	SHEAR GARY & BARBARA	102	51,500	123,675	41.64
P -16-24-200-005	DEPP JOHN & INGRID C	102	11,300	26,500	42.64
P -16-24-400-002	FORD JOHN W	102	197,600	345,205	57.24
P -16-25-100-010	MCKARNS THOMAS A & LISA S	102	43,400	89,574	48.45
P -16-25-200-015	HANNUM AMY	102	48,100	98,694	48.74
P -16-25-400-006	WEIKART PHYLLIS REVOC TRUST	101	133,300	298,035	44.73
P -16-27-300-001	REDGATE ROBERT & SEVERINA LVG	101	89,500	165,747	54.00
P -16-28-400-013	BROOKS DOUGLAS & KATHY	101	33,100	60,685	54.54
P -16-31-200-001	WOODS JAMES J & CANDACE	101	141,650	341,890	41.43
P -16-32-400-002	SHAW KRAMER SHAW	102	73,150	186,013	39.33
P -16-34-400-004	MURRELL DAVID A & SUSAN H	102	71,000	147,400	48.17
P -16-35-100-002	MARTIN DANA & GAYLA	101	192,200	388,769	49.44
P -16-35-400-002	BUSTAMANTE RECREATIONAL PROPER	102	219,500	439,194	49.98
P -16-36-200-002	CARLTON THOMAS W	102	136,550	350,018	39.01
Totals:		38	3,702,200	7,758,376	47.72

Class Totals:	101	10
	102	26
	160	2

Patricia H Jamenski
Date: 11/20/23

*** ** Statistics for this group (38 in sample) *** **

Statistical Mean= 46.287 Median= 46.696 Maximum= 60.537 Minimum= 32.219

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

Normalized Average Deviation = 0.11204 (Coefficient of Dispersion)
 Average Squared Deviation = 44.45542 (Variance)
 Square Root of Squared Deviation = 6.66749 (Standard Deviation)
 Normalized Standard Deviation = 0.14405 (Covariance)
 2 Standard Deviation Range (Low) = 32.95187 (High) = 59.62183

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

County: 81- WASHTENAW
Unit(s): MANCHESTER TOWNSHIP, MANCHESTER VILLAGE

Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
Normalized Average Deviation	=	0.11068	(Coefficient of Dispersion)		
Average Squared Deviation	=	44.62710	(Variance)		
Square Root of Squared Deviation	=	6.68035	(Standard Deviation)		
Normalized Standard Deviation	=	0.14306	(Covariance)		
2 Standard Deviation Range (Low)	= 33.33500	(High) = 60.05641			
Price Related Differential (PRD): 0.96999 PRD > 1 regressive, < 1 progressive.					

County: 81- WASHTENAW
Unit(s): MANCHESTER TOWNSHIP, MANCHESTER VILLAGE

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
P -16-01-400-005	DAVE'S DEN LLC	201	169,100	375,934	44.98
P -16-02-100-018	EAST AUSTIN VENTURES LLC	202	42,850	86,241	49.69
P -16-10-100-037	ALWICZ HOLDINGS LLC	202	22,450	50,131	44.78
P -16-10-200-016	SCHAIBLE JOHN	201	39,100	79,299	49.31
P -88-01-201-003	AT&T MOBILITY LLC	210	46,950	115,273	40.73
PM-16-02-391-005	CJM MANCHESTER PROPERTIES LLC	201	56,900	145,288	39.16
PM-16-02-391-034	MANCHESTER WAREHOUSE LLC	202	34,400	74,916	45.92
PM-16-02-432-004	JEFFERS SULA DARLENE	201	48,050	120,739	39.80
PM-16-02-432-010	PREMIER PROPERTY HOLDING LLC	201	68,650	147,814	46.44
PM-16-02-432-012	LAROCK PROPERTIES LLC	201	128,400	250,324	51.29
PM-16-02-432-013	J & G MAIN STREET VENTURES LLC	201	139,350	319,890	43.56
PM-16-02-432-015	APPOLD MELINDA	201	118,450	267,518	44.28
PM-16-02-432-020	JK MCS LLC	201	134,800	276,962	48.67
PM-16-02-460-006	DCH PROPERTIES LLC	201	152,600	312,357	48.85
PM-16-02-460-021	MANCHESTER MILL ON THE WATER I	201	147,100	323,676	45.45

Totals:		15	1,349,150	2,946,362	45.79
Class Totals:	201	11			
	202	3			
	210	1			

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*** ** Statistics for this group (15 in sample) *** **

Statistical Mean= 45.528 Median= 45.447 Maximum= 51.294 Minimum= 39.164

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

Normalized Average Deviation = 0.06291 (Coefficient of Dispersion)
 Average Squared Deviation = 13.52996 (Variance)
 Square Root of Squared Deviation = 3.67831 (Standard Deviation)
 Normalized Standard Deviation = 0.08079 (Covariance)
 2 Standard Deviation Range (Low) = 38.17093 (High) = 52.88417

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

Normalized Average Deviation = 0.06290 (Coefficient of Dispersion)
 Average Squared Deviation = 13.53697 (Variance)
 Square Root of Squared Deviation = 3.67926 (Standard Deviation)
 Normalized Standard Deviation = 0.08096 (Covariance)
 2 Standard Deviation Range (Low) = 38.08816 (High) = 52.80521

Price Related Differential (PRD): 0.99426 PRD > 1 regressive, < 1 progressive.

County: 81- WASHTENAW
Unit(s): MANCHESTER TOWNSHIP, MANCHESTER VILLAGE

Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
PM-16-01-350-002	EAST DUNCAN ASSOCIATES LLC	302	20,250	43,760	46.28
PM-16-01-380-005	MARTINREA INDUSTRIES INC	302	1,500	3,263	45.97
PM-16-01-460-001	MARTINREA INDUSTRIES INC	302	2,700	6,526	41.37
PM-16-11-226-001	NEWPLACE PROPERTIES LLC	301	205,300	428,249	47.94
PM-16-12-130-004	SUPERIOR ADVANCE INTERNATIONAL	301	606,250	1,200,689	50.49
PM-16-12-401-001	HOGAN ROAD ASSOCIATES LLC	302	75,000	163,709	45.81

Totals: 6 911,000 1,846,196 49.34

Class Totals: 301 2
302 4

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

Statistical Mean= 46.310 Median= 46.123 Maximum= 50.492 Minimum= 41.373

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

Normalized Average Deviation = 0.04182 (Coefficient of Dispersion)
Average Squared Deviation = 8.97617 (Variance)
Square Root of Squared Deviation = 2.99603 (Standard Deviation)
Normalized Standard Deviation = 0.06469 (Covariance)
2 Standard Deviation Range (Low) = 40.31833 (High) = 52.30244

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

Normalized Average Deviation = 0.04174 (Coefficient of Dispersion)
Average Squared Deviation = 9.01851 (Variance)
Square Root of Squared Deviation = 3.00308 (Standard Deviation)
Normalized Standard Deviation = 0.06511 (Covariance)
2 Standard Deviation Range (Low) = 40.11638 (High) = 52.12872

Price Related Differential (PRD): 0.93851 PRD > 1 regressive, < 1 progressive.

2023 24 Month Sales Ratio Study for determining the 2024 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 WASHTENAW	City or Township Name MANCHESTER TOWNSHIP
Class of Property (Ag.,Comm.,Res.,etc.) Residential	

2021 to 2022 Adjustment Modifier

- | | |
|--|-----------------------|
| 1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05..... | 1. <u>216,754,150</u> |
| 2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 2. <u>209,607,150</u> |
| 3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>1.0341</u> |

2022 to 2023 Adjustment Modifier

- | | |
|--|-----------------------|
| 4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05..... | 4. <u>241,269,200</u> |
| 5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03..... | 5. <u>219,616,200</u> |
| 6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.0986</u> |

2021 to 2023 Adjustment Modifier

- | | |
|---|------------------|
| 7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.1361</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)
2021	4/21 - 9/21	60	5,355,800	1.1361	6,084,724	13,189,200	46.13%
2021	10/21 - 3/22	54	4,328,200	1.1361	4,917,268	10,690,644	46.00%
12 Month Total Sales		114	12 Month Total Sales		11,001,992	23,879,844	46.07%
2022	4/22 - 9/22	45	3,538,100	1.0986	3,886,957	9,326,600	41.68%
2022	10/22 - 3/23	35	3,369,250	1.0986	3,701,458	7,964,000	46.48%
12 Month Total Sales		80	12 Month Total Sales		7,588,415	17,290,600	43.89%
24 Month Total Sales		194	24 Month Total Sales		18,590,407	41,170,444	
*24 Month Mean Adjusted Ratio							44.98%

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 (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	H. Adjusted % Ratio (col.F/col.G)
2022	10/22 - 3/23	35	3,369,250	1.0986	3,701,458	7,964,000	46.48%
2023	4/23 - 9/23	14	1,120,400	1.0000	1,120,400	2,646,300	42.34%
12 Month Total Sales		49	12 Month Total Sales		4,821,858	10,610,300	
**12 Month Aggregate Adjusted Ratio							45.45%

IMPORTANT: For Sales from Oct. 2022 through Sept. 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 (formerly Form L-4018).

- 2021 March Board of Review valuations are compared with sales transacted during the last three 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 April through September of 2023.

Patricia H Zamenski

07/11/23