

1



\*\*\* \*\* Statistics for this group (3 in sample) \*\*\* \*\*

Statistical Mean= 46.779    Median= 46.804    Maximum= 51.126    Minimum= 42.405

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

Normalized Average Deviation = 0.06232 (Coefficient of Dispersion)  
Average Squared Deviation = 19.01466 (Variance)  
Square Root of Squared Deviation = 4.36058 (Standard Deviation)  
Normalized Standard Deviation = 0.09322 (Covariance)  
2 Standard Deviation Range (Low) = 38.05737 (High) = 55.49969

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

Normalized Average Deviation = 0.06211 (Coefficient of Dispersion)  
Average Squared Deviation = 19.01561 (Variance)  
Square Root of Squared Deviation = 4.36069 (Standard Deviation)  
Normalized Standard Deviation = 0.09317 (Covariance)  
2 Standard Deviation Range (Low) = 38.08227 (High) = 55.52503

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



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

Statistical Mean= 47.063    Median= 47.507    Maximum= 59.805    Minimum= 35.223

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

Normalized Average Deviation = 0.15264 (Coefficient of Dispersion)  
Average Squared Deviation = 79.11588 (Variance)  
Square Root of Squared Deviation = 8.89471 (Standard Deviation)  
Normalized Standard Deviation = 0.18899 (Covariance)  
2 Standard Deviation Range (Low) = 29.27395 (High) = 64.85280

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

Normalized Average Deviation = 0.15121 (Coefficient of Dispersion)  
Average Squared Deviation = 79.35159 (Variance)  
Square Root of Squared Deviation = 8.90795 (Standard Deviation)  
Normalized Standard Deviation = 0.18751 (Covariance)  
2 Standard Deviation Range (Low) = 29.69067 (High) = 65.32247

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



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

Statistical Mean= 48.552    Median= 49.439    Maximum= 61.072    Minimum= 37.020

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

Normalized Average Deviation    =    0.09533    (Coefficient of Dispersion)  
Average Squared Deviation        =    46.59447    (Variance)  
Square Root of Squared Deviation =    6.82601    (Standard Deviation)  
Normalized Standard Deviation    =    0.14059    (Covariance)  
2 Standard Deviation Range (Low) = 34.90003    (High) = 62.20409

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

Normalized Average Deviation    =    0.08943    (Coefficient of Dispersion)  
Average Squared Deviation        =    47.49295    (Variance)  
Square Root of Squared Deviation =    6.89151    (Standard Deviation)  
Normalized Standard Deviation    =    0.13940    (Covariance)  
2 Standard Deviation Range (Low) = 35.65570    (High) = 63.22175

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

**Appraisal Study List**

Classification Residential

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
WASHTENAW	MANCHESTER CITY	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16-16-01-260-009	FAHEY JEFFREY J	402	116,300	136,775	85.03
16-16-01-260-010	HURST ROSE	402	66,100	152,764	43.27
16-16-01-318-003	KEMETER GENE	401	106,400	219,076	48.57
16-16-01-325-001	BARKER MICHAEL SR	402	33,400	83,448	40.02
16-16-01-335-004	TOBIAS JAMES O & JAMIE	401	99,600	219,892	45.29
16-16-01-350-011	GARCIA RUPERT R & SHIRLEY	402	23,300	50,197	46.42
16-16-01-360-021	ALBERS CONNIE	407	70,400	150,325	46.83
16-16-01-360-023	RYAN JESSICA	407	70,400	150,325	46.83
16-16-01-360-047	SHIBANOV MELINDA & ALEKS	407	68,100	146,786	46.39
16-16-01-360-057	MARCYAN JAMIE M & KYLE B	407	70,000	148,628	47.10
16-16-01-360-060	RABBITT ZACHARY C & BRUC	407	69,200	147,342	46.97
16-16-01-367-004	BROWN RICHELLE M	401	88,900	184,283	48.24
16-16-01-372-007	SHENK SEPTEMBER & ROBERH	401	139,700	298,259	46.84
16-16-01-375-019	HUTCHINGS JOHN	407	150,900	347,190	43.46
16-16-01-375-023	BROKAW GARY M & DOREEN	407	159,200	362,610	43.90
16-16-01-395-002	LOBBESTAEL ERIC	402	31,700	67,291	47.11



Classification

Residential

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16-16-02-175-010	LI JAKE F & ALISON	401	247,800	545,478	45.43
16-16-02-180-009	SEVERSON ELIZABETH A	407	147,900	276,699	53.45
16-16-02-180-024	KURIN ELIZABETH & PETER C	407	146,800	300,767	48.81
16-16-02-180-031	LEININGER JASON & CARLA	407	152,200	301,933	50.41
16-16-02-185-011	MAURER DIANE P	407	128,700	267,017	48.20
16-16-02-185-027	BALLARD DAVID	407	134,600	267,912	50.24
16-16-02-185-032	POKORNICKI MATTHEW	407	137,200	316,496	43.35
16-16-02-340-008	BROWN GREGORY & SHEREE	402	9,200	5,418	169.80
16-16-02-374-001	POTTER JASON D	401	45,500	128,209	35.49
16-16-02-396-005	KING TARA	401	123,800	237,312	52.17
16-16-02-404-002	ROBERTS MARK S & ANN M	401	82,500	172,757	47.75
16-16-02-404-008	ALVEY TERESA ANN	401	74,900	192,812	38.85
16-16-02-404-012	WILLIS ANDREW C	401	104,800	211,523	49.55
16-16-02-406-007	KOBLER BETH	401	95,400	212,713	44.85
16-16-02-464-011	EMERY ANTHONY N & MARGA	401	68,900	146,671	46.98
16-16-02-468-001	PREMIER PROPERTY HOLDIN	401	63,800	140,545	45.39

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WASHTENAW	MANCHESTER CITY	2024	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
16-16-02-468-010	STEELE DONALD EDWARD	401	85,700	177,140	48.38
16-16-02-482-003	RIDENOUR BENNETT	401	67,500	144,838	46.60
16-16-02-482-007	SMITH DELLA P (LE)	401	102,900	219,616	46.85
16-16-02-488-007	KMR PROPERTIES LLC & KEM	402	24,800	55,950	44.33
16-16-02-488-008	NEWELL CHRISTINE A	401	134,900	283,292	47.62
16-16-02-491-002	HOUSTON ALLISON C	401	101,500	234,050	43.37
16-16-02-492-003	KIM JAKER & RANA SIM	401	800	1,800	44.44
16-16-10-110-012	KAPOGIANNIS KIM	407	161,400	324,102	49.80
16-16-10-110-017	FORD ROBERT J & DIANA	407	162,300	331,637	48.94
16-16-10-110-021	VANAUKEN VICTORIA & ROBE	407	157,300	307,254	51.20
16-16-10-110-044	MICHELS LINDA	407	149,600	300,543	49.78
16-16-11-100-001	DUVALL KEVIN & MELISSA	401	122,300	255,317	47.90
16-16-11-101-004	APPEL DENIS &	401	158,000	346,794	45.56
16-16-11-202-001	KOCH HOLLY &	401	95,100	236,513	40.21
16-16-11-203-019	WALZ FOREST	402	24,800	56,335	44.02
16-16-11-226-007	STIELSTRA GAIL E	401	68,700	135,641	50.65



\*\*\* \*\* Statistics for this group (50 in sample) \*\*\* \*\*

Statistical Mean= 49.588    Median= 46.846    Maximum= 169.804    Minimum= 35.489

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

Normalized Average Deviation    =    0.13442    (Coefficient of Dispersion)  
Average Squared Deviation        =    342.32264    (Variance)  
Square Root of Squared Deviation =    18.50196    (Standard Deviation)  
Normalized Standard Deviation     =    0.37312    (Covariance)  
2 Standard Deviation Range (Low) = 12.58388    (High) = 86.59173

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

Normalized Average Deviation    =    0.12106    (Coefficient of Dispersion)  
Average Squared Deviation        =    349.99076    (Variance)  
Square Root of Squared Deviation =    18.70804    (Standard Deviation)  
Normalized Standard Deviation     =    0.39935    (Covariance)  
2 Standard Deviation Range (Low) = 9.43042    (High) = 84.26258

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