

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name		City/Township Name (check appropriate box)		Study Year		Equalization Year	
Lenawee County		<input checked="" type="checkbox"/> City <input type="checkbox"/> Township		2023	2024		
Assessment Roll Classification		Sample		% Ratio Assessments to Appraisals		Remarks	
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	True Cash Value	Projected True Cash Value
100 Agricultural	AS			411,200	6	849,890	849,890 AS 100% Sample
200 Commercial	AS			9,995,000	12	2,849,514	20,710,734 AS
300 Industrial	AS			10,455,000	5	11,314,051	21,151,123 AS
400 Residential	SS			41,700,700	87	0	96,040,304 SS
500 Timber-Cutover	NC			0	0	0	0 NC
600 Developmental	NC			0	0	0	0 NC
TOTAL - REAL				62,561,900	110		138,752,051

Study Type Codes
 AS: Appraisal Study OH: One Hundred % Study S1: One Year Sales Study S2: Two Year Sales Study
 NW: New Class ES: Estimated Values (Explain):

INSTRUCTIONS, Page 1:
 Enter county name.
 Enter Unit name and check the appropriate box for township or city.
 Enter study year followed by equalization year.
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: Enter the two character codes that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.
Sample True Cash Value: No entry required.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
INSTRUCTIONS: County Summary (Total Recap)
 Enter county name.
 Enter study year followed by equalization year.

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 Name: Lenawee County	City or Township Name: Hudson City
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 405	1.	<u>37,264,000</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 403	2.	<u>35,240,700</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2	3.	<u>1.0574</u>

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405	4.	<u>41,557,500</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403	5.	<u>37,279,300</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5	6.	<u>1.1148</u>

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6	7.	<u>1.1788</u>
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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	04/2021-09/2021	20	869,600	1.1788	1,025,084	2,301,600	44.54%
2021	10/2021-03/2022	22	1,007,200	1.1788	1,187,287	2,684,325	44.23%
12 Month Total Sales		42			2,212,371	4,985,925	44.37%
2022	04/2022-09/2022	26	1,398,700	1.1148	1,559,271	3,833,294	40.68%
2022	10/2022-03/2023	19	1,011,300	1.1148	1,127,397	2,493,633	45.21%
12 Month Total Sales		45			2,686,668	6,326,927	42.46%
24 Month Total Sales		87			4,899,039	11,312,852	
*24 Month Mean Adjusted Ratio							43.42%

*** 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-4047

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)
2023	10/2022-03/2023	19	1,011,300	1.1148	1,127,397	2,493,633	45.21%
2024	04/2023-09/2023	19	880,500	1.0000	880,500	2,196,700	40.08%
12 Month Total Sales		38			2,007,897	4,690,333	
** 12 Month Aggregate Adjusted Ratio							42.81%

**** 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 April through September of 2023.

Sales Study List

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Name (check appropriate box) Hudson City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year 2023	Classification RESIDENTIAL		

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2021	26170166	XH0-751-0050-00	PITLLIPS ZACHTARY J	MASON, JANELLE	No	WD	C	30,800	90,000	90,000	34.22 %	
04/26/2021	26180228	XH0-330-0010-00	BORTON, ALBERT L & ROSEMAI	JEWELL, TIMOTHY & TAMMY	No	WD	C	13,800	22,000	22,000	62.73 %	
04/28/2021	26180395	XH0-525-0150-00	HIGGINS CHRISTOPHER & BRIT	BURDICK, TODD	No	WD	C	42,300	109,900	109,900	38.49 %	
05/10/2021	26190073	XH0-410-1061-00	PALACIOS-MONROY JOSE-ANTO	WILLIAMS, ALEXANDER	No	WD	C	44,800	130,000	130,000	34.46 %	
05/14/2021	26190412	XH0-305-0502-00	LETT, SUE A	GARCIA, ROSEMARIE	No	WD	C	44,400	127,500	127,500	34.82 %	
05/17/2021	26190521	XH0-305-0240-00	VAN DEZANDE DARLENE	OSMUN WARREN J	No	WD	C	32,500	78,900	78,900	41.19 %	
05/27/2021	26190896	XH0-411-2090-00	GOODROW, RODGER A & JONIA	HEMSOTH, DAVID & VERONIC	No	WD	C	40,400	126,000	126,000	32.06 %	
06/11/2021	26200854	XH0-300-0520-00	SHEARER, CHAD	SNYDER, JUSTIN T	No	WD	C	52,300	109,000	109,000	47.98 %	
06/29/2021	26210727	XH0-000-2070-00	DOBSON HUGH & DONNA	ELY JEFFREY & JULIA FAMIL	No	WD	C	56,800	69,900	69,900	81.26 %	
07/19/2021	26220972	XH0-305-0080-00	SCHEIDER, WESLEY & KIMBEI	NICITOLAS, MICHAEL & BARB	No	PTA	C	41,600	90,000	90,000	46.22 %	
07/19/2021		XH0-411-6070-00	LAFFERTY LLOYDMARILYN/ST	CUNNINGHAM, SUZANNE M	No	WD	C	45,900	75,000	75,000	61.20 %	
08/02/2021	26230608	XH0-430-0150-00	SHAFFER FAMILY TRUST	CAUDILL, EMILY R	No	WD	C	49,900	129,900	129,900	38.41 %	
08/13/2021	26240442	XH0-300-0740-00	HERNANDEZ, OSCAR MARTINE	LONG, DANIEL & OSBORNE M	No	WD	C	42,100	87,000	87,000	48.39 %	
08/17/2021	26240517	XH0-410-8050-00	SMITH DANIEL A & CAROLE D	RACE, GEORGE	No	WD	C	36,700	75,000	75,000	48.93 %	
TOTAL												

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Sales Study Year 2023	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/10/2021	2631 0039	XH0-300-0880-00	ARREGUIN, JOEL & MELISSA	KURACKI, KARISSA	No	WD	C	73,000	175,000	175,000	41.71 %	
12/15/2021	2631 0541	XH0-300-0530-00	DALTON RUSSELL	COUCH, DANA	No	PTA	C	39,500	105,000	105,000	37.62 %	
12/16/2021	2631 0365	XH0-411-1022-00	JOHNSON JAMES E & GERALD E	MASON, SHEYANA	No	PTA	C	28,600	97,000	97,000	29.48 %	
12/20/2021	2631 0381	XH0-000-0170-00	SCHANTZ, JUDITH L (LE)	LUMA, ZACHARY	No	PTA	C	35,600	120,000	120,000	29.67 %	
12/29/2021	2632/0156	XH0-315-1105-00	GUTHRIE, MARK R	STEWART, JUSTIN DANIEL	No	PTA	C	46,700	184,000	184,000	25.38 %	
01/02/2022	2633/0107	XH0-525-0880-00	UORWATI, LANCE & JAMIE	NERI, VASILIOS & HUGH, RY	No	LC	C	49,400	87,500	87,500	56.46 %	
01/27/2022		XH0-410-9120-00	RANDALL DOUGLAS C & CATHY	SCULLY, DEANNA C & DAREN	No	WD	C	58,700	155,000	155,000	37.87 %	
01/28/2022	2633/0262	XH0-753-3040-00	CAMPBELL MEGAN J	NEWMAN, STEPHANIE & ROA	No	WD	C	22,600	109,000	109,000	20.73 %	2633/0729 ADDED CHEYENNE
02/02/2022	2633/0533	XH0-753-1010-00	SHAW COREY J & HEATHER	MADVILLE PROPERTIES LLC	No	WD	C	32,600	50,000	50,000	65.20 %	
02/17/2022	2634/0227	XH0-300-8071-00	MC CLELLAN MICHAEL J & SAR	EDMONSON, JASON & JENKIN	No	WD	C	40,500	88,375	88,375	45.83 %	
03/07/2022	2635/0220	XH0-350-0280-00	STACEY, RONALD & NEYSA TRI	MATTHEK, JOSHUA	No	WD	C	39,600	85,000	85,000	46.59 %	
03/11/2022	2635/0345	XH0-305-0800-00	S & R ESTATES, LLC	MASON, JENNIFER A	No	WD	C	29,200	132,000	132,000	22.12 %	
03/15/2022	2635/0712	XH0-310-0410-00	SKOW, MARTY (LD) & MCCOY, C	MICK, TRICIA	No	WD	C	32,100	110,500	110,500	29.05 %	
03/29/2022	2637-0540	XH0-410-8010-00	KAHL, PHILIP & WILLIAMS, BR	LIZYNESS, JOSHUA & MORGA	No	WD	C	65,600	189,500	189,500	34.62 %	
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/09/2022	2645-0798	XH0-752-6040-00	TOQNI, GLENDA	SWIRLES, RYAN B	No	WD	C	27,900	95,000	95,000	29.37 %	
08/17/2022	2645-0861	XH0-700-3020-00	SPENCE ANGELA J	ESPINOZA, LUIS M	No	WD	C	58,700	162,000	162,000	36.23 %	
08/18/2022	2643-0975	XH0-752-6121-00	RAGLESS TERRY & KATHY	PULLEY, SCOTTIE E & NICOLE	No	WD	C	34,000	115,000	115,000	29.57 %	
09/02/2022	2644-0730	XH0-411-4040-00	DICKES, ALAN C	BOSLEY, CHRISTIANNA L	No	WD	C	69,400	209,900	209,900	33.06 %	
09/08/2022	2644-0993	XH0-753-1032-00	PUNMELL RAELYN	SHROYER, MARIE K	No	WD	C	34,800	123,000	123,000	28.29 %	
09/09/2022	2645-0225	XH0-500-0070-00	THE FLYING MOOSE LLC	BEAUBIEN, DANIEL R & CAROL	No	WD	C	46,800	84,000	84,000	55.71 %	
09/15/2022	2645-0343	XH0-525-0160-00	OTTER RODNEY D & DOROTHY	CRUZ JAIRO JEYVA	No	WD	C	58,700	98,000	98,000	59.90 %	
09/16/2022	2645-0390	XH0-500-0140-00	VANHAVEL, JEFFREY & TERESA	WHITTAKER, TINA & SHUPE CR	No	WD	C	40,100	120,000	120,000	33.42 %	
09/16/2022	2645-0605	XH0-610-0170-00	BRISKEY, RICHARD A	COLOTTI, JONATHAN & CHELE	No	WD	C	57,400	150,000	150,000	38.27 %	
09/20/2022	2645-0443	XH0-300-1060-00	BARKLEY, TODD & VALERIE	WATERS, KIMBERLY & MICHA	No	WD	C	59,900	150,000	150,000	33.93 %	
09/26/2022	2645-0646	XH0-550-0040-00	GUTIERREZ, JOSHUA R	CHAMBERLAIN SHARI	No	WD	C	58,300	180,000	180,000	32.39 %	
09/30/2022	2644-0094	XH0-345-0290-00	KIMBLE, JOSEPH J & ERIC	NEWSOME, TRAVIS	No	WD	C	59,600	151,500	151,500	26.14 %	
10/07/2022	2644-0084	XH0-411-2020-00	NEWTON, TIFFANY	JEFFRIES, KLAIRE	No	WD	C	68,000	170,253	170,253	39.94 %	
10/07/2022	2645-0639	XH0-411-6100-00	HADILLO, RAUL G	RACE, GEORGE	No	WD	C	35,100	160,000	160,000	21.94 %	
TOTAL												

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Sales Study Year 2023	Classification RESIDENTIAL	

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/15/2023		XH0-315-8091-00	SPRATT, DAVID T	REAL, JEREMY	No	WD	C	43,300	164,000	164,000	25.79 %	
03/03/2023	2651-0521	XH0-440-0050-00	PERIN TODD A & KRISTINA A	PFEIFFER, DONALD K & MALLA	No	WD	C	62,000	145,000	145,000	42.76 %	
03/31/2023	2653-151	XH0-300-0610-00	LAUERMAN, VELLA	MC DANIEL, ALLEN & SUSAN	No	WD	C	73,500	154,900	154,900	47.45 %	
04/04/2023	2653-856	XH0-475-0200-00	JOHNSON CARA & BRAD F	MIDDLETON, JENNIFER N	No	WD	C	67,000	168,000	168,000	39.88 %	
04/19/2023	2653-983	XH0-300-0990-00	HOYLE, DUSTIN	GIPPERICH, RYAN DANIEL	No	WD	C	64,400	92,000	92,000	70.00 %	
04/24/2023	2654-458	XH0-411-6060-00	MILLER, RILEY	SAUTER, DEBORAH A	No	WD	C	27,800	119,900	119,900	23.19 %	
04/28/2023	2654-429	XH0-305-8015-00	VAN AUKEN, THOMAS A & K OS	STEELE, CATHERINE K	No	WD	C	72,600	174,000	174,000	41.72 %	
05/04/2023	2654-541	XH0-411-6080-00	MVA PROPERTY, LLC	WARNER, DEBBIE M	No	WD	C	31,900	135,000	135,000	23.63 %	
05/12/2023	2655-240	XH0-325-0071-00	WOLLET, PATRICIA M, TRUST	HASKELL, SHANICE LYNN	No	WD	C	56,900	141,000	141,000	40.35 %	
05/17/2023	2655-279	XH0-300-0750-00	LONG, DANIEL & OSBORNE MIC	WILT, JEFFREY & DENISE	No	WD	C	46,400	75,000	75,000	61.87 %	
05/24/2023	2655-444	XH0-753-1023-00	GENTNER, LISA LYNETTE	GRUNDY, LARRY JR & AUSLIN	No	WD	C	38,800	128,500	128,500	30.19 %	
06/07/2023	2656-165	XH0-430-0171-00	HALLDORSON STEVEN	MC CLAIN, MATTHEW	No	WD	C	36,600	162,500	162,500	22.52 %	
06/09/2023	2656-112	XH0-411-6140-00	MOHR, KAREN	MARRY PROPERTIES LLC	No	WD	C	24,500	40,900	40,900	59.90 %	
06/16/2023	2656-529	XH0-772-5060-00	WILLIAMS AARON & HAMILY SUI	FLORES, FREDERICK O	No	WD	C	64,300	117,000	117,000	54.96 %	
TOTAL												

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Hudson City
Classification of Appraisal Study AGRICULTURAL	

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
XH0-120-1040-00	HUDSON CITY	102	5,700	11,645	48.95%	BEING FARMED UNDER LEASE
XH0-120-1205-00	HUDSON CITY	102	153,100	330,560	46.32%	IS BEING FARMED UNDER LEASE
XH0-313-8051-00	CHAR-LIN FARMS INC	102	59,000	122,135	48.31%	98 SPLIT
XH0-315-1124-00	SMOKE DENNIS M	102	3,200	5,425	58.99%	
XH0-315-8060-00	HEHR LISTER & DIANE L F EST	102	120,900	245,455	49.26%	PA 260 AFFIDAVIT FILED 12/7/2018
XH0-315-8070-00	HIFFS LS LLC	102	69,300	134,670	51.46%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
6	411,200	849,990	48.38%

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

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Hudson City
Classification of Appraisal Study INDUSTRIAL	

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
XH0-120-1110-00	MGC REAL ESTATE LLC	301	238,800	474,378	50.34%	
XH0-120-1125-00	HI-LEX CONTROLS INC	301	5,231,100	10,560,366	49.54%	IFT FOR BLDG
XH0-310-0300-00	FOUR BROTHERS REAL ESTATE HOL	301	28,100	59,662	47.10%	
XH0-315-1072-00	VAN HAVEL, JEFFREY & TERESA JLT	301	88,300	197,345	44.76%	
XH0-315-1270-00	M & S MANUFACTURING CO	302	6,500	22,300	29.15%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
5	5,592,800	11,314,051	49.43%

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