

Sanilac County 2024 Equalization

IN COMPLIANCE WITH SEC.211.34A OF THE GENERAL PROPERTY TAX LAW OF THE STATE OF MICHIGAN, FOLLOWING ARE THE TENTATIVE RATIO AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED VALUES OF EACH CLASS OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN SANILAC COUNTY TO ACHIEVE COUNTY EQUALIZED VALUES FOR 2024.

Township Or City	Agricultural		Commercial		Industrial		Residential		Timber-Cutover		Developmental		Personal	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
ARGYLE TOWNSHIP	47.57	1.05108	51.22	0.97618	54.74	0.91341	40.69	1.22880	N/C	N/A	N/C	N/A	50.00	1.00000
AUSTIN TOWNSHIP	52.69	0.94895	46.02	1.08648	38.28	1.30617	49.91	1.00180	N/C	N/A	N/C	N/A	50.00	1.00000
BRIDGEHAMPTON TOWNSHIP	46.21	1.08202	49.81	1.00381	35.22	1.41965	34.73	1.43968	N/C	N/A	N/C	N/A	50.00	1.00000
BUEL TOWNSHIP	46.92	1.06564	45.91	1.08909	46.83	1.06769	39.81	1.25597	N/C	N/A	N/C	N/A	50.00	1.00000
CUSTER TOWNSHIP	45.88	1.08980	46.55	1.07411	47.71	1.04800	40.61	1.23122	N/C	N/A	N/C	N/A	50.00	1.00000
DELAWARE TOWNSHIP	43.73	1.14338	47.07	1.06225	21.75	2.29885	38.12	1.31165	N/C	N/A	N/C	N/A	50.00	1.00000
ELK TOWNSHIP	48.58	1.02923	41.30	1.21065	40.76	1.22669	38.26	1.30685	N/C	N/A	N/C	N/A	50.00	1.00000
ELMER TOWNSHIP	40.04	1.24875	49.19	1.01647	43.24	1.15634	39.82	1.25565	N/C	N/A	N/C	N/A	50.00	1.00000
EVERGREEN TOWNSHIP	42.66	1.17206	43.85	1.14025	N/C	N/A	34.19	1.46242	N/C	N/A	N/C	N/A	50.00	1.00000
FLYNN TOWNSHIP	48.30	1.03520	51.15	0.97752	47.04	1.06293	32.90	1.51976	N/C	N/A	N/C	N/A	50.00	1.00000
FORESTER TOWNSHIP	41.57	1.20279	51.61	0.96880	35.42	1.41163	39.35	1.27065	N/C	N/A	N/C	N/A	50.00	1.00000
FREMONT TOWNSHIP	50.15	0.99701	54.58	0.91609	39.43	1.26807	40.93	1.22160	N/C	N/A	N/C	N/A	50.00	1.00000
GREENLEAF TOWNSHIP	39.87	1.25408	39.33	1.27129	47.96	1.04254	39.86	1.25439	N/C	N/A	N/C	N/A	50.00	1.00000
LAMOTTE TOWNSHIP	41.24	1.21242	46.11	1.08436	43.44	1.15101	42.59	1.17398	N/C	N/A	N/C	N/A	50.00	1.00000
LEXINGTON TOWNSHIP	50.72	0.98580	49.77	1.00462	50.88	0.98270	41.58	1.20250	N/C	N/A	N/C	N/A	50.00	1.00000
MAPLE VALLEY TOWNSHIP	38.41	1.30174	45.19	1.10644	42.11	1.18737	33.38	1.49790	N/C	N/A	N/C	N/A	50.00	1.00000
MARION TOWNSHIP	48.18	1.03778	49.98	1.00040	43.92	1.13843	40.91	1.22220	N/C	N/A	N/C	N/A	50.00	1.00000
MARLETTE TOWNSHIP	45.69	1.09433	34.43	1.45222	48.39	1.03327	33.80	1.47929	N/C	N/A	N/C	N/A	50.00	1.00000
MINDEN TOWNSHIP	49.38	1.01256	49.18	1.01667	37.63	1.32873	37.46	1.33476	N/C	N/A	N/C	N/A	50.00	1.00000
MOORE TOWNSHIP	44.76	1.11707	49.48	1.01051	46.92	1.06564	42.44	1.17813	N/C	N/A	N/C	N/A	50.00	1.00000
SANILAC TOWNSHIP	37.47	1.33440	46.59	1.07319	44.91	1.11334	41.87	1.19417	N/C	N/A	N/C	N/A	50.00	1.00000
SPEAKER TOWNSHIP	41.33	1.20977	41.51	1.20453	46.58	1.07342	40.74	1.22730	N/C	N/A	N/C	N/A	50.00	1.00000
WASHINGTON TOWNSHIP	46.37	1.07828	45.41	1.10108	36.94	1.35355	36.02	1.38812	N/C	N/A	N/C	N/A	50.00	1.00000
WATERTOWN TOWNSHIP	50.98	0.98078	46.41	1.07735	40.68	1.22911	40.70	1.22850	N/C	N/A	N/C	N/A	50.00	1.00000
WHEATLAND TOWNSHIP	41.49	1.20511	48.11	1.03928	37.85	1.32100	40.82	1.22489	N/C	N/A	N/C	N/A	50.00	1.00000
WORTH TOWNSHIP	42.78	1.16877	51.25	0.97561	48.28	1.03563	37.43	1.33583	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF BROWN CITY	N/C	N/A	49.20	1.01626	40.44	1.23640	37.45	1.33511	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF CROSWELL	40.18	1.24440	52.87	0.94572	40.42	1.23701	38.51	1.29836	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF SANDUSKY	N/C	N/A	53.81	0.92920	46.73	1.06998	41.45	1.20627	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF MARLETTE	46.46	1.07619	49.78	1.00442	33.59	1.48854	38.21	1.30856	N/C	N/A	N/C	N/A	50.00	1.00000

COUNTY WARD REPORT

Analysis for Equalized Valuation - Real Property

STATE TAX COMMISSION

County 76- SANILAC		City or Township BUEL TOWNSHIP				Year 2023/2024	
Assessment Roll Classification		Sample			% Ratio Assessment s to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Agricultural	49,827,700	13	4,573,305	2,145,800	46.92	↑ 106,197,144	AS
Commercial	1,008,000	2	2,195,519	1,008,000	45.91	↑ 2,195,519	AS 100% Sample
Industrial	71,200	1	152,044	71,200	46.83	↑ 152,044	AS 100% Sample
Residential	25,473,600	20	0	0	39.81	↑ 63,987,943	SS
Timber-Cutover	0	0	0	0	50.00	0	NC
Developmental	0	0	0	0	50.00	0	NC
TOTAL - REAL	76,380,500					172,532,650	

SS Sales Study CS Combined Sales & Appraisal Study AS Appraisal Study SA State Assessed Only (DNR)
 NC None Classified RA Reappraisal AU Audit ES Estimated Values (Explain): _____
 NW New Class

Remarks:

Analysis for Equalized Valuation - Personal Property

STATE TAX COMMISSION

Assessment Roll Classification		Sample			% Ratio Assessment s to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Personal Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Ag. Personal	0	0	0	0	50.00	0	NC
Com. Personal	1,800	0	0	0	50.00	3,600	ES
Ind. Personal	0	0	0	0	50.00	0	NC
Res. Personal	0	0	0	0	50.00	0	NC
Util. Personal	7,984,300	2	574,400	287,200	50.00	15,968,600	RV
TOTAL - PERSONAL	7,986,100					15,972,200	

SS Sales Study CS Combined Sales & Appraisal Study AS Appraisal Study RV Record Verification
 NC None Classified RA Reappraisal AU Audit ES Estimated Values (Explain): _____
 NW New Class CT Class Transfer

Remarks:

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 SANILAC	City or Township Name BUEL 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. 19,471,800
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... 2. 20,726,300
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2..... 3. 0.9395

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05..... 4. 25,082,900
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03..... 5. 19,603,000
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5..... 6. 1.2795

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6..... 7. 1.2021

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	7	527,300	1.2021	633,867	1,549,900	40.90%
2021	10/21 - 3/22	3	170,000	1.2021	204,357	495,000	41.28%
12 Month Total Sales		10	12 Month Total Sales		838,224	2,044,900	40.99%
2022	4/22 - 9/22	3	167,200	1.2795	213,932	527,500	40.56%
2022	10/22 - 3/23	7	397,600	1.2795	508,729	1,343,000	37.88%
12 Month Total Sales		10	12 Month Total Sales		722,661	1,870,500	38.63%
24 Month Total Sales		20	24 Month Total Sales		1,560,885	3,915,400	
*24 Month Mean Adjusted Ratio							39.81%

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	7	397,600	1.2795	508,729	1,343,000	37.88%
2023	4/23 - 9/23	3	187,500	1.0000	187,500	538,300	34.83%
12 Month Total Sales		10	12 Month Total Sales		696,229	1,881,300	
**12 Month Aggregate Adjusted Ratio							37.01%

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.

County: 76- SANILAC
Unit: BUEL TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Acres/Page	Inst. Neighb. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ball
646-001-000-000-00	401	03/12/2021	1.491/332	RD	RELANER THOMAS TRUMP	287,000	287,000	90,600	33.
646-002-100-000-00	401	07/16/2021	1.432/749	RD	DESS, RICHARD C.	100,000	100,000	29,900	29.
646-003-100-010-00	401	07/22/2021	1.400/418	RD	ALFANGR, ROSBAU/SARAE	215,000	215,000	66,800	27.
646-004-000-000-00	401	07/28/2021	1.434/478	RD	BURCH CLAY & CATHRYN	200,400	200,400	48,200	48.
646-002-400-000-00	401	07/30/2021	1.501/124	RD	STUBBLE KYVIA B	210,000	210,000	42,200	41.
646-007-000-000-00	401	08/26/2021	1.499/673	RD	SAPLES CHARLES & GALLY	310,000	310,000	65,300	65.
646-002-100-000-00	401	07/27/2021	1.493/1	RD	MCBRIDE RAYMOND E & DEAR MANNING JR ROGER W/HOLEY	11,200	11,200	56.	56.
Totals 04/31/2021 - 09/30/2021									
Conventional									
646-001-000-010-00	401	03/16/2022	1.122/14	RD	HADDY LISA A & STEWART B HUGGAL RAFFETT	110,000	110,000	40,000	44.
646-002-000-000-00	401	11/12/2021	1.506/370	RD	THOMAS MATTHEW G & JAYNE S SHERRA RENON	155,000	155,000	50,500	50.
646-012-000-000-00	401	10/13/2021	1.510/443	RD	WOOD, MARSHALL G.	230,000	230,000	60,200	28.
Totals 10/01/2021 - 03/31/2022									
Conventional									
Totals 01/01/2021 - 03/31/2022									
Conventional									

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

Statistical Mean: 35,388 Median: 32,400 Maximum: 66,444 Minimum: 20,754
 *** Statistics about Mean ***
 Normalized Average Deviation = 0.2352 (Coefficient of Dispersion)
 Average Squared Deviation = 11178558 (Variance)
 Square Root of Squared Deviation = 33434.37 (Standard Deviation)
 Normalized Standard Deviation = 0.30407 (Coefficient of Dispersion)
 Standard Deviation Range (Low) = 15.86689 (High) = 46.60947

*** Statistics about Median ***
 Normalized Average Deviation = 0.24443 (Coefficient of Dispersion)
 Average Squared Deviation = 12547272 (Variance)
 Square Root of Squared Deviation = 35422.122 (Standard Deviation)
 Normalized Standard Deviation = 0.34495 (Coefficient of Dispersion)
 Standard Deviation Range (Low) = 9.98427 (High) = 54.60556

Price Related Differential (PRD): 1.0375 Pp > regressive, < i progressive.

County: 76- SANILAC
Unit: BUEL TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Fiber/Fees	Insl. Neigh.	Grantor	Grantee	Sale Price Adj.	Sale Price Assessment	Ratio
646-013-300-030-01	401	04/29/2022	1527/340	RD	SHAMON, OCAMA AND	WISDOM VARI	187,500	62,850	33.
646-013-300-030-02	402	07/25/2022	1520/284	RD	QUINTAL STEVEN G AG APP FILED 1520/285	MURCHINGS FAMILY PARTS B	185,000	54,800	29.
646-016-300-010-00	401	09/04/2022	1537/331	RD	BRENNAN ROBERT S	GEORGE J HELM II, FREDERIC W	155,000	50,400	32.
Totals 04 01 2022 - 09/30/2022 Conventional									
646-021-300-020-00	401	01/27/2023	1550/285	RD	PROSTIG, GABRIELLE RENAE	BURBK ERYSLA, ADAM	312,000	50,200	23.
646-024-300-030-00	401	11/06/2022	1544/242	RD	BOLLON, TROY C./HEATHER I	MASHING AGENA K/AUDREY G	140,500	13,200	35.
646-024-300-030-00	401	03/04/2023	1553/132	RD	PUTZ, GERT T.	CARLEIGH JOHN K/CARRY	185,000	48,600	26.
646-024-300-030-00	401	03/28/2023	1553/300	RD	MOOKA WILLIAM	HUMBLE TRANSFORMATIONS LL	175,000	57,600	33.
646-031-200-030-00	401	05/06/2022	1561/503	RD	FARRELL, CYNTHIA N	HOMIA FRANK C	181,000	35,700	32.
646-032-200-010-01	401	01/23/2023	1548/112	RD	MAYERS M'CARL N & CHRIST HARTELL	GREGORY A/GA DERRI	145,000	33,700	23.
646-034-200-020-01	401	10/07/2022	1515/144	RD	MCALLISTER, CHRISTOPHER	ROSEI SUSAN W	205,000	44,400	30.
Totals 10 01 2022 - 03/31/2023 Conventional									
Totals 01/01/2022 - 03/31/2023 Conventional									

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

Statistical Mean	30.160	Median	31.257	Maximum	31.462	Minimum	23.241
Normalized Average Deviation	0.08238	Coefficient of Dispersion					
Average Squared Deviation	11.1473	Variance					
Square Root of Squared Deviation	3.33877	Standard Deviation					
Normalized Standard Deviation	0.11270	Coefficient of Variation					
2 Standard Deviations Range (Low)	23.45211	(High) 36.8718					

*** Stationed about Median ***

Normalized Average Deviation	0.08238	Coefficient of Dispersion	
Average Squared Deviation	12.55926	Variance	
Square Root of Squared Deviation	3.54290	Standard Deviation	
Normalized Standard Deviation	0.11347	Coefficient of Variation	
2 Standard Deviations Range (Low)	24.11409	(High) 38.3701	

*** Related Differential (RRD): 0.34282 RPD 2 regressive, < 1 progressive.

County: 76- SANILAC
Unit: BUEL TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Area/SqFt	Inst. No./Ch. Grant/L	Grantee	Sold Price Adj. Sale Price Assessment	Rat	
400-093-400-010-03	400	06/11/2023	1,561.975	RD	FRILL, TODD A & DEBRA M TR LANDSPURG BENNETH E REV TR AG APP FILED (S&L) 2/2	489,500	48,500 17,500 51.	
009-017-400-010-05	400	06/16/2022	1,559/697	NO	COMMUNITY FINANCIAL CREDIT SOCIETY OR LARRY F/SYNTHETI	499,500	299,400 100,900 53.	
009-021-400-010-01	400	06/15/2023	1,559/255	RD	MEXASER, SUSAN M. BRANT WILLIAM	144,900	189,400 71,100 57.	
Totals 04 01 2023 - 09 30/2023							3	539,400 197,800 54.
Totals 10/01/2023 - 09/30/2023							10	1,895,300 969,100 51.

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

Conventional Med: 36,444 Median: 42,195 Maximum: 77,441 Minimum: 21,241
 Normalized Average Deviation = 0.05820 (Coefficient of Dispersion)
 Average Squared Deviation = 16.10288 (Variance)
 Square Root of Squared Deviation = 4.01397 (Standard Deviation)
 Normalized Standard Deviation = 0.10269 (Stdeviation)
 Standard Deviation Range (Low) = 22,417.94 (High) = 38,997.94
 Normalized Average Deviation = 0.06020 (Coefficient of Dispersion)
 Average Squared Deviation = 17.94451 (Variance)
 Square Root of Squared Deviation = 4.23268 (Standard Deviation)
 Normalized Standard Deviation = 0.11121 (Stdeviation)
 Standard Deviation Range (Low) = 23,744.30 (High) = 40,643.60

Price Related Differential (PRD): 0.3446 PRD > 1 regressive, < 1 progressive.

County: 76- SANILAC
Unit: BUEL TOWNSHIP
Class: Residential

Parcel Number	Class	Site Pace	Area/Per/Acre	Inst. Neighb. Grantor	Granted	Sale Price	Adj. Sale Price	Assessment	Reli
04 01 2021 - 03/31/2023			0077-0100001			20	2,915,400	1,262,100	52.

*** Statistics for this group (20 in sample) ***

Statistical Mean 32.74 Median 32.923 Maximum 56.644 Minimum 20.363

*** Statistics about Mean ***

Normalized Average Deviation = 0.16285 (Coefficient of Dispersion)

Average Squared Deviation = 67.33492 (Variance)

Square Root of Squared Deviation = 8.20548 (Standard Deviation)

Normalized Standard Deviation = 0.25035 (Covariance)

2 Standard Deviation Range (low) = 16.38496 (High) = 49.18331

*** Statistics about Median ***

Normalized Average Deviation = 0.16490 (Coefficient of Dispersion)

Average Squared Deviation = 67.95101 (Variance)

Square Root of Squared Deviation = 8.24387 (Standard Deviation)

Normalized Standard Deviation = 0.25734 (Covariance)

2 Standard Deviation Range (low) = 15.51142 (High) = 48.50150

Pi is Related Differential (PRD): 1.01673 PRD of Regressive, < 1 progressive.

County: 76- SANILAC
Unit: BUEL TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Libor/Page Inst. No./Grantee Grantor Sale Price Adj. Sale Price Assessment Ball

Class	Sale Date	Libor/Page	Inst. No./Grantee	Grantor	Sale Price	Ratio
23					3,453,700	32.55
23					0	50.00
23					4,453,700	32.15

Totals: -449,600 4,453,700 32.15 (Weighted)

*** Statistics for this group (23 in sample) ***

Statistical Mean: 32,979 Median: 17,431 Maximum: 56,844 Minimum: 22,269

*** Statistics about Mean ***

Normalized Average Deviation: 3,23063 (Coefficient of Dispersion)

Average Squared Deviation: 10,34972 (Variance)

Square Root of Squared Deviation: 3,21809 (Standard Deviation)

Normalized Standard Deviation: 0.23221 (Covariance)

2 Standard Deviation Range (Low) - 17,39716 (High) = 48,36781

*** Statistics about Median ***

Normalized Average Deviation: 3,14972 (Coefficient of Dispersion)

Average Squared Deviation: 9,96493 (Variance)

Square Root of Squared Deviation: 3,15848 (Standard Deviation)

Normalized Standard Deviation: 0.23778 (Covariance)

2 Standard Deviation Range (Low) - 17,06538 (High) = 47,85350

Res ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
040-001-100-020-08	3170 WAGNER	02/27/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$90,200	28.91
040-001-200-010-01	3744 E MARLETTE	03/16/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,300	44.82
040-002-200-020-00	3330 E MARLETTE	11/12/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,500	35.81
040-004-300-020-00	2211 AITKEN	12/06/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,200	30.14
040-013-300-030-01	3745 HALL	04/29/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$62,800	33.49
040-024-300-050-00	3601 HARRINGTON	03/28/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,600	32.91
040-026-200-040-00	5065 TODD	09/09/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,400	32.52
040-027-100-040-00	2810 HARRINGTON	08/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,300	45.92
040-031-200-030-00	5598 HAMILTON	03/06/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$58,700	32.43
040-033-100-020-00	2492 E PECK	07/22/21	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$42,200	56.64
Totals:						\$1,850,000	\$674,200	
								36.44
								8.88

Sale. Ratio =>
Std. Dev. =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$242,927	\$42,301	\$269,699	\$248,483	1.085	1,568	\$172.00	040	8.5618
\$92,176	\$22,120	\$87,880	\$103,249	0.851	1,552	\$56.62	040	14.8620
\$110,964	\$12,170	\$142,830	\$126,398	1.130	1,872	\$76.30	040	13.0236
\$84,324	\$9,557	\$130,443	\$108,201	1.206	1,343	\$97.13	040	20.5795
\$125,678	\$16,257	\$171,243	\$159,139	1.076	1,932	\$88.64	040	7.6295
\$154,536	\$44,611	\$130,389	\$140,788	0.926	1,956	\$66.66	040	7.3626
\$100,738	\$28,295	\$126,705	\$107,130	1.183	1,696	\$74.71	040	18.2954
\$330,640	\$108,176	\$251,824	\$284,937	0.884	2,943	\$85.57	040	11.5977
\$159,125	\$46,082	\$134,918	\$138,884	0.971	1,352	\$99.79	040	2.8324
\$84,467	\$2,275	\$72,225	\$105,374	0.685	1,544	\$46.78	040	31.4352
\$1,485,575		\$1,518,156	\$1,522,584			\$86.42		0.2673
			E.C.F. =>	0.997 ✓			Std. Deviation=>	0.16550092
			Ave. E.C.F. =>	1.000			Ave. Variance=>	13.6180
							Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class
One Story	\$42,301	BUEL TWP	401
Multi Story	\$22,120	BUEL TWP	401
Multi Story	\$12,170	BUEL TWP	401
One Story	\$7,814	BUEL TWP	401
One Story	\$11,165	BUEL TWP	401
One Story	\$40,887	BUEL TWP	401
Multi Story	\$20,243	BUEL TWP	401
Multi Story	\$104,138	BUEL TWP	401
One Story	\$42,586	BUEL TWP	401
Multi Story	\$2,275	BUEL TWP	401

13.62116161

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
040-002-100-030-00	3610 E MARLETTE	09/22/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,000	34.40
040-032-100-030-00	1866 E PECK	12/12/23	\$49,900	LC	04-BUYERS INTEREST IN A LC	\$49,900	\$24,300	48.70
Totals:						\$174,900	\$67,300	
						Sale. Ratio =>		38.48
						Std. Dev. =>		10.11

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)
\$85,969	\$47,535	\$77,465	\$64,057	1.209	1,090	\$71.07	040	31.8921
\$52,028	\$7,262	\$42,638	\$74,610	0.571	1,820	\$23.43	040	31.8921
\$137,997		\$120,103	\$138,667			\$47.25		2.4272
		E.C.F. =>		0.866	Std. Deviation=>		0.451022095	
		Ave. E.C.F. =>		0.890	Ave. Variance=>		31.8921 Coefficient of Var=>	

Say ~0.8 ✓

Building Style	Land Value	Land Table	Property Class	Building Depr.
One Story	\$45,600	BUEL TWP	401	49
One Story	\$4,050	BUEL TWP	401	48

35.81773342

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-003-400-010-03	AITKEN	06/15/23	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$15,500	31.96	\$31,028
040-013-300-030-02	HALL	07/05/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,000	29.19	\$108,098
040-021-100-020-04	KILGORE	10/29/20	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$10,500	35.12	\$21,078
040-028-100-020-01	KILGORE	01/26/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$6,000	48.00	\$11,960
040-034-200-040-02	E PECK	05/12/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$4,000	17.39	\$7,944
Totals:						\$298,900	\$90,000		\$180,108
								Sale. Ratio =>	30.11
								Std. Dev. =>	11.03

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$48,500	\$31,028	1,320.9	228.2	6.92	6.92 ✓	\$37	\$7,009 ✓	\$0.16
\$185,000	\$108,098	1,319.3	1182.4	35.81	35.81 ✓	\$140	\$5,166 ✓	\$0.12
\$29,900	\$21,078	288.8	998.8	6.45	6.45 ✓	\$104	\$4,636 ✓	\$0.11
\$12,500	\$11,960	241.0	651.0	3.60	3.60 ✓	\$52	\$3,472 ✓	\$0.08
\$23,000	\$7,944	320.5	335.0	2.47	2.47 ✓	\$72	\$9,331 ✓	\$0.21
\$298,900	\$180,108	3,490.5		55.25	55.25			
Average				Average			Average	
per FF=>		\$86		per Net Acre=>	5,410.44 ✓		per SqFt=>	\$0.12

Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class
1,320.87	040	1561/275	BUEL TWP	NOT INSPECTED	102
1,319.34	040	1530/894	BUEL TWP	NOT INSPECTED	402
288.75	040	1460/725	BUEL TWP	NOT INSPECTED	402
241.00	AG	1470/507	BUEL TWP	NOT INSPECTED	402
320.54	040	1484/252	BUEL TWP	NOT INSPECTED	402

Unit: 040 - BUEL TWP
Rates/Values for Neighborhood 040.BUEL TWP, Last Edited: 03/02/2024

ues for Acreage Table 1: 'RESIDENTIAL'

-	Acre: 5,400	3	Acre: 16,200	10	Acre: 54,000	30	Acre: 135,000
1.5	Acre: 8,100	4	Acre: 21,600	15	Acre: 75,000	40	Acre: 180,000
2	Acre: 10,800	5	Acre: 27,000	20	Acre: 100,000	50	Acre: 200,000
2.5	Acre: 13,500	7	Acre: 37,800	25	Acre: 112,500	100	Acre: 300,000

2024
Land
Values

Rates for Rate Table 'AG', (Acres)

#1 TILLABLE	: 4,800
#2 TILLABLE	: 4,800
#3 TILLABLE	: 4,800
#4 TILLABLE	: 4,800
#5 TILLABLE	: 4,800
#6 TILLABLE	: 4,800
#7 TILLABLE	: 4,800
#8 TILLABLE	: 4,800
WOODLOT	: 3,500
LOW & WET	: 3,000
POND SITE	: 3,000
OUTBUILDINGS	: 3,500
R/R R.O.W.	: 0
HOMESTEAD	: 3,500
DRAIN ROW	: 0
ROAD ROW	: 0
COMMERCIAL	: 5,000
GRAV PIT/LG IND:	5,000

Unit: 040 - BUEL TWP

Rates/Values for Neighborhood 040.BUEL TWP, Last Edited: 01/27/2023

Frontages:

Frontage 'A':	Description: 'Rural Lot	'	FF Rate: 100
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'Commercial	'	FF Rate: 90
	Standard Frontage: 0		Standard Depth : 0

2023
Land
Values

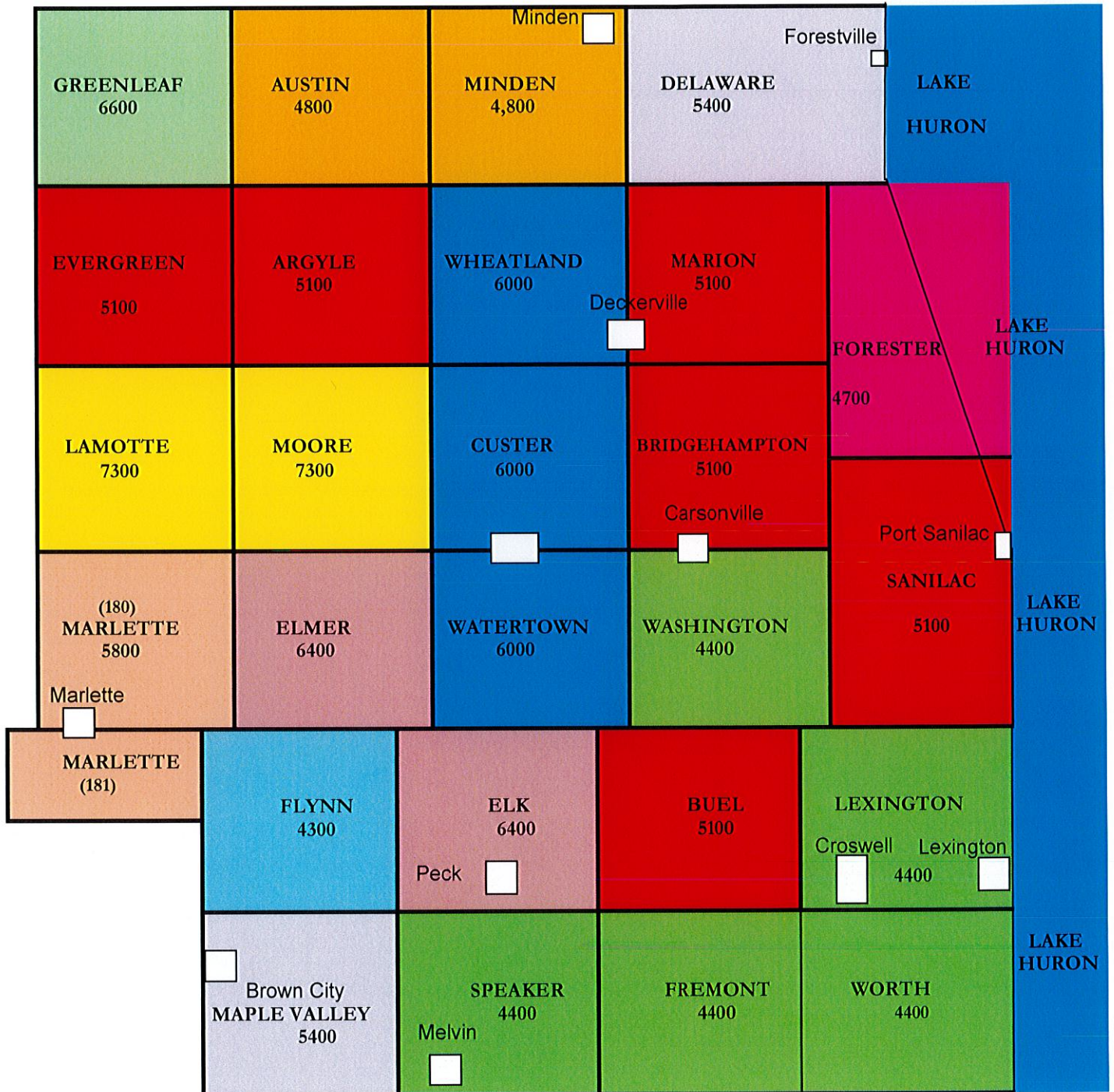
Values for Acreage Table 1: 'RESIDENTIAL'

1 Acre: 4,500	3 Acre: 13,500	10 Acre: 42,000	30 Acre: 95,000
1.5 Acre: 6,800	4 Acre: 18,000	15 Acre: 50,000	40 Acre: 120,000
2 Acre: 9,000	5 Acre: 22,500	20 Acre: 67,000	50 Acre: 150,000
2.5 Acre: 11,200	7 Acre: 31,500	25 Acre: 83,000	100 Acre: 290,000

Rates for Rate Table 'ACREAGE PRICED', (Acres)

#1 TILLABLE	: 4,400
#2 TILLABLE	: 4,400
#3 TILLABLE	: 4,400
#4 TILLABLE	: 4,400
#5 TILLABLE	: 4,400
#6 TILLABLE	: 4,400
#7 TILLABLE	: 4,400
#8 TILLABLE	: 4,400
WOODLOT	: 3,700
LOW & WET	: 2,500
POND SITE	: 3,200
OUTBUILDINGS	: 3,500
R/R R.O.W.	: 0
HOMESTEAD	: 3,500
DRAIN ROW	: 0
ROAD ROW	: 0
COMMERCIAL	: 5,500
GRAVEL PIT	: 3,700

2023 AGRICULTURAL LAND VALUE MAP FOR 2024 EQUALIZATION



Conf Sale	PROPERTY	CODE	AFFIDAVIT FILED	TOT ACRES	TILL ACRES	GRANTOR	GRANTEE	SALE		VALUE					PPA	APP	APP/SALE	
								DATE	PRICE	BUDGS	TILE	WDS	OTHER	RATIO				
X	160-024-300-010-00		3/25	40.00	34.00	HARVEY	MCLEOD	04/21/21	140,000	-	-	-	-	6,855	3,916	190,355	1.3604	
X	160-017-100-010-00		3/25	66.97	61.13	THEL FAMILY REV TRUST	YOUNG	11/18/22	485,000	168,958	-	-	-	10,012	5,006	509,072	1.0496	
X	160-020-300-010-00		3/25	78.00	74.15	Confidential Sale	Confidential Sale	06/30/22	462,000	-	-	-	-	2,170	6,201	402,580	0.8714	
X	170-026-200-030-20		3/25	116.09	107.94	Confidential Sale	Confidential Sale	12/21/22	815,500	-	-	-	18,802	17,682	586,978	0.7198		
X	180-018-100-010-04		3/25	74.36	65.25	WARZAVELL	EGGNIK	06/23/22	629,841	-	-	-	-	22,792	9,303	355,567	0.5645	
X	180-026-300-010-00		3/25	40.50	85.43	WATSON	MARION	07/21/21	432,500	-	-	-	-	25,180	7,196	186,246	0.8278	
X	Confidential Sale		3/25	77.83	77.77	BADYNA	WOOD	12/15/21	225,000	-	-	-	-	29,698	4,848	365,054	1.1776	
X	190-016-300-020-00		3/25	37.50	16.00	FRANZEL	KOLAR REV LIVING TRUST	08/12/22	152,500	-	-	-	-	30,861	6,531	124,806	0.8181	
X	200-033-300-060-00		3/25	98.08	95.25	Confidential Sale	Confidential Sale	07/11/22	650,000	-	-	-	30,324	-	6,508	725,649	1.1164	
X	210-009-300-020-00		3/25	75.61	73.11	DORRMAN REV TRUST	ZIMMERMAN	06/01/22	600,000	-	-	-	2,859	-	8,168	536,502	0.8943	
X	210-030-300-060-10		3/25	80.00	73.38	Confidential Sale	Confidential Sale	11/29/21	595,200	-	-	-	21,147	-	7,823	556,831	0.9355	
X	220-034-100-040-00+		3/25	48.30	46.90	CHAIR	HURREN	06/07/22	360,000	-	-	-	-	30,736	5,488	336,736	0.9354	
X	220-021-400-020-00		3/25	73.00	73.37	Confidential Sale	Confidential Sale	12/30/21	264,000	-	-	-	688	-	5,614	239,878	0.9086	
X	230-006-100-060-00+		3/25	193.77	132.48	HURLEY TRUST	MILLER	06/22/22	1,455,000	130,172	-	-	-	4,172	4,199	226,432	0.9845	
X	Confidential Sale		3/25	77.02	73.57	Confidential Sale	Confidential Sale	11/05/21	230,000	59,034	-	-	-	8,998	4,499	239,840	0.8943	
X	250-024-300-010-00		3/25	24.00	22.23	Confidential Sale	Confidential Sale	04/09/21	380,000	71,412	-	-	-	17,920	5,120	339,840	0.8545	
X	250-029-300-010-03		3/25	46.17	45.02	Confidential Sale	Confidential Sale	12/07/22	361,900	-	-	-	-	-	4,919	323,708	0.6552	
X	250-028-400-020-01		3/25	49.34	38.50	THEOBALD	GOUGH	03/16/23	240,000	-	-	-	3,320	-	10,583	138,122	0.5755	
X	260-022-200-010-00+		3/25	115.00	109.23	BH FARRIS	BLASHILL	09/01/21	440,000	-	-	-	-	-	1,230	4,999	483,414	1.0987
X	260-023-400-010-06		3/25	17.81	16.81	WATSON	CUNNINGHAM	02/01/23	80,000	-	-	-	-	-	4,003	75,194	0.9399	
X	260-015-300-010-02+		3/25	205.00	177.80	BH FARRIS	BLASHILL	09/01/21	986,000	143,823	-	-	-	31,480	4,498	968,619	0.9821	
																29,189,031	0.918	

Unit	PPA	Range Per Acre Observations					APPRaisal/SALE RATIO					
		Central Tendencies					Central Tendencies					
		MIN	MAX	AVE	MED		MIN	MAX	AVE	MED	W/AVE	VAR
1	6848	0	5612	7309	6589	6848	0.698	0.933	0.819	0.826	0.802	1.4%
	7309	0	5612	7309	6589	6848	0.698	0.933	0.819	0.826	0.802	1.4%
	5612	0	5612	7309	6589	6848	0.698	0.933	0.819	0.826	0.802	1.4%
	5702	0	3405	5702	4554	4554	0.868	1.136	1.002	1.002	1.038	3.6%
2	3405	0	4800	6070	5338	5144	0.844	1.063	0.966	0.993	0.974	1.3%
	4800	0	4800	6070	5338	5144	0.844	1.063	0.966	0.993	0.974	1.3%
	6070	0	4800	6070	5338	5144	0.844	1.063	0.966	0.993	0.974	1.3%
	5144	0	6607	7850	7335	7547	0.680	0.804	0.727	0.699	0.705	0.4%
4	7547	0	6607	7850	7335	7547	0.680	0.804	0.727	0.699	0.705	0.4%
	7850	0	6607	7850	7335	7547	0.680	0.804	0.727	0.699	0.705	0.4%
	6607	0	8596	8596	8596	8596	0.764	0.764	0.764	0.764	0.764	#DIV/0!
5	8596	0	8596	8596	8596	8596	0.764	0.764	0.764	0.764	0.764	0.764
	4689	0	4689	6123	5406	5406	0.894	1.129	1.011	1.011	1.066	2.8%
6	6123	0	4689	6123	5406	5406	0.894	1.129	1.011	1.011	1.066	2.8%
	6123	0	4689	6123	5406	5406	0.894	1.129	1.011	1.011	1.066	2.8%
	7243	0	7089	7243	7166	7166	0.908	0.932	0.920	0.920	0.928	0.0%
7	7089	0	7089	7243	7166	7166	0.908	0.932	0.920	0.920	0.928	0.0%
	6667	0	4889	7693	6430	6430	0.839	1.301	1.022	0.974	0.999	3.9%
8	7693	0	4889	7693	6430	6430	0.839	1.301	1.022	0.974	0.999	3.9%
	4302	0	4302	6961	5138	4717	0.733	1.130	0.999	1.065	0.989	2.4%
	4585	0	4302	6961	5138	4717	0.733	1.130	0.999	1.065	0.989	2.4%
	4225	0	4225	4300	4225	4225	1.000	1.018	1.011	1.017	1.004	0.0%
10	4300	0	4225	4300	4225	4225	1.000	1.018	1.011	1.017	1.004	0.0%
	4225	0	4225	4300	4225	4225	1.000	1.018	1.011	1.017	1.004	0.0%
	6533	0	6533	6859	6696	6696	0.707	0.788	0.747	0.747	0.724	0.3%
11	6533	0	6533	6859	6696	6696	0.707	0.788	0.747	0.747	0.724	0.3%
	4103	0	3681	5127	4317	4273	0.876	1.195	1.034	1.028	0.935	1.3%
12	4103	0	3681	5127	4317	4273	0.876	1.195	1.034	1.028	0.935	1.3%
	4273	0	3681	5127	4317	4273	0.876	1.195	1.034	1.028	0.935	1.3%
	5127	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
13	5127	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
	4469	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
	8175	0	6157	8331	7321	7300	0.884	1.173	1.006	1.000	0.998	0.9%
14	8175	0	6157	8331	7321	7300	0.884	1.173	1.006	1.000	0.998	0.9%
	8663	0	6157	8331	7321	7300	0.884	1.173	1.006	1.000	0.998	0.9%
	6148	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
13	6148	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
	8087	0	4469	8663	6676	6600	0.771	1.433	1.065	1.074	0.887	4.7%
	5371	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
15	5371	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	6157	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	7922	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	8331	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
14	8331	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	7383	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	7049	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	7083	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
15	7083	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	5529	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	4211	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
15	4211	0	3555	5529	4432	4400	0.804	1.096	0.982	1.045	1.007	2.4%
	5452	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%
16	5452	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%
	7138	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%
	7320	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%
16	7320	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%
	3695	0	3695	7320	5533	5400	0.745	1.360	0.982	0.993	0.974	4.7%

Unit ID	Range Per Acre Observations					APPRaisal/SALE RATIO					
	Central Tendencies					Central Tendencies					
	MIN	MAX	AVE	MED		MIN	MAX	AVE	MED	VAR	
	3916	0									
	5006	0									
	6201	0									
17	7217	0	9303	8260	8260	0.565	0.720	0.642	0.642	0.652	1.2%
	9303	0		5100							
18	5297	0	4848	5780	5297	0.825	1.178	1.033	1.095	1.060	3.3%
	7196	0		5896							
	4848	0									
19	6531	0	6531	4800	6531	0.818	0.818	0.818	0.818	0.818	#DIV/0!
	6506	0		6531							
20	8168	0	6506	7499	7823	0.894	1.116	0.982	0.936	0.986	1.4%
	7823	0		7300							
21	5488	0	5488	5100	5551	0.909	0.935	0.922	0.922	0.924	0.0%
	5614	0		5551							
22	4172	0	5120	4597	4499	0.894	1.048	0.976	0.984	1.000	0.6%
	4499	0		4400							
	5120	0									
23	4919	0	4919	4400	6553	0.655	0.894	0.775	0.775	0.703	2.9%
	8186	0		6553							
24	10583	0	10583	6000	8691	0.576	0.882	0.729	0.729	0.748	4.7%
	6799	0		8691							
25	4207	0	4207	6029	6686	0.844	1.230	0.990	0.897	0.999	4.4%
	6686	0		6000							
	7195	0									
26	4003	0	4003	4395	4498	0.940	1.099	1.007	0.982	1.014	0.7%
	4686	0		4400							
Entire County	3405		10583	6000	5943	0.565	1.433	0.953	0.944	0.918	2.8%

AG Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
040-015-100-010-00	STILSON	03/17/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,400	47.10
040-021-100-010-02	KILGORE	12/01/20	\$56,250	MIC	04-BUYERS INTEREST IN A LC	\$56,250	\$0	0.00
040-033-300-070-02	BROWN	12/22/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0	0.00
Totals:						\$385,250	\$58,400	
							Sale. Ratio =>	15.16
							Std. Dev. =>	27.19

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
\$116,815	\$124,000	\$116,815	895.3	1489.7	30.95	30.95	\$4,006	\$0.09	895.26
\$57,509	\$56,250	\$57,509	0.0	0.0	15.00	15.00	\$3,750	\$0.09	0.00
\$151,700	\$205,000	\$151,700	0.0	0.0	34.99	34.99	\$5,858	\$0.13	0.00
\$326,024	\$385,250	\$326,024	895.3		80.94	80.94			
	Average				Average		Average		
	per FF=>		\$430		per Net Acre=>	4,759.52	per SqFt=>	\$0.11	

Say ~\$4,800 ✓

ECF Area	Liber/Page	Land Table	Class
101	1552/305	BUEL TWP	102
101	1467/707	BUEL TWP	102
101	1511/384	BUEL TWP	102

L-4015a

Michigan Department of Treasury
4504 (Rev. 05-23)

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Classification
Agricultural

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County		City/Township		Study Year		Equalization Year	
SANILAC		BUEL TOWNSHIP		2023		2024	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
040-003-200-020-00	CAMPBELL, NATHAN S./ASHLEIGH	102	259,600	487,229	53.28		
040-004-400-010-00	GROUT FAMILY FARMS LLC	102	85,800	175,695	48.83		
040-008-100-030-00	WELTER, JOHN/JILL	102	93,000	224,553	41.42		
040-008-200-040-00	DECKER DAVID & JUDITH	102	183,500	446,020	41.14		
040-009-200-020-01	WURMLINGER FAMILY FARMS	102	158,900	339,456	46.81		
040-013-200-020-00	STENCEL, STEVEN J/ MARGARET	102	169,400	392,700	43.14		
040-015-100-010-00	MLOCEK, JAMES	102	58,400	139,638	41.82		
040-016-200-010-01	GORDON, RYAN	102	107,800	249,951	43.13		
040-016-400-050-00	TEMPLE GRETA M TRUST	102	163,400	342,618	47.69		
040-020-400-010-00	GORDON, PAUL/PEGGY/JEFFREY	101	268,900	551,759	48.74		
040-021-100-010-01	TEMPLE DARL TRUST	101	248,800	562,951	44.20		
040-034-100-020-00	ROEGNER JUDY L TRUST	101	201,900	326,881	61.77		
040-035-100-010-00	WARNER GERALD L & AUDREY	101	146,400	333,854	43.85		
TOTALS:			2,145,800	4,573,305	46.92%		

13 Study Parcels

County AG Study

*** *** Statistics for this group (13 in sample) *** ***

Statistical Mean= 46.601 Median= 46.196 Maximum= 61.766 Minimum= 41.162

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

Normalized Average Deviation =	0.09083	(Coefficient of Dispersion)
Average Squared Deviation =	33.52428	(Variances)
Square Root of Squared Deviation =	5.79032	(Standard Deviation)
Normalized Standard Deviation =	0.12425	(Covariance)
± Standard Deviation Range (Low) =	35.02078	(High) = 59.18084

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

Normalized Average Deviation =	0.09159	(Coefficient of Dispersion)
Average Squared Deviation =	39.79101	(Variances)
Square Root of Squared Deviation =	6.30831	(Standard Deviation)
Normalized Standard Deviation =	0.14275	(Covariance)
± Standard Deviation Range (Low) =	31.57065	(High) = 56.81170

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

AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asb/Adj. Sale
260-006-200-020-05	6163 CRIBBINS	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$146,700	57.53
260-016-300-080-00	7364 WILDCAT	09/01/21	\$610,000	MLC	04-BUYERS INTEREST IN A LC	\$610,000	\$285,400	46.79
Totals:						\$865,000	\$432,100	
						Sale. Ratio =>		49.95
						Std. Dev. =>		7.60

* Must go outside of Township-Neighboring Unit

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$322,480	\$61,500	\$193,500	\$372,829	0.519	2,117	\$91.40	AG	17.5731
\$570,833	\$410,000	\$200,000	\$229,761	0.870	2,880	\$69.44	AG	17.5731
\$893,313		\$393,500	\$602,590			\$80.42		4.1722
E.C.F. =>				0.653			Std. Deviation=>	0.24852174
Ave. E.C.F. =>				0.695			Ave. Variance=>	17.5731
								Coefficient of Var=>

Say ~0.6 ✓

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$61,500	RURAL ACREAGE	101	88
1 1/2 STORY	\$410,000	RURAL ACREAGE	101	45

25.29467805

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
040-026-200-030-00	3230 HARRINGTON	05/31/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,200	54.13
040-034-200-020-00	2626 E PECK	08/28/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$99,100	52.16
Totals:						\$340,000	\$180,300	
							Sale. Ratio =>	53.03
							Std. Dev. =>	1.40

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$162,484	\$87,961	\$62,039	\$112,257	0.553	1,728	\$35.90	101	2.5406
\$198,168	\$105,685	\$84,315	\$139,719	0.603	1,886	\$44.71	101	2.5406
\$360,652		\$146,354	\$251,977			\$40.30		0.2769
				E.C.F. =>	0.581	Std. Deviation=>	0.0359295	
				Ave. E.C.F. =>	0.578	Ave. Variance=>	2.5406	Coefficient of Var=>

Historical Supporting ECF 0.6
within Township

Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
One Story	\$81,400	No	BUEL TWP	101	45
Multi Story	\$86,900	No	BUEL TWP	101	46

4.395077607

Classification
Commercial

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	SANILAC	City/Township	BUEL TOWNSHIP	Study Year	2023	Equalization Year	2024
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
040-028-300-010-00	BUEL HILL ESTATES MHP LLC	201	970,400	2,112,324	45.94		
040-028-400-040-00	FRANCIS, STEPHEN/SUZANNE	201	37,600	83,195	45.20		
TOTALS:			2	Study Parcels	1,008,000	2,195,519	45.91%

County/Comm Study

*** *** Regression for this group (2 in sample) *** ***

Statistical Mean= 45.567 Median= 45.567 Maximum= 45.940 Minimum= 45.195

*** *** Statistics about Mean *** ***
Normalized Average Deviation = 0.00817 (Coefficient of Dispersion)
Average Squared Deviation = 0.27744 (Variance)
Square Root of Squared Deviation = 0.52672 (Standard Deviation)
Normalized Standard Deviation = 0.01156 (Covariance)
2 Standard Deviation Range (Low) = 44.51403 (High) = 46.62032

*** *** Statistics about Median *** ***
Normalized Average Deviation = 0.00817 (Coefficient of Dispersion)
Average Squared Deviation = 0.27744 (Variance)
Square Root of Squared Deviation = 0.52672 (Standard Deviation)
Normalized Standard Deviation = 0.01156 (Covariance)
2 Standard Deviation Range (Low) = 44.51403 (High) = 46.62032

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

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
261-300-001-518-10	7285 LAKESHORE	09/26/22	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$88,200	46.06	\$196,168
261-302-002-951-00	7065 LAKESHORE	05/12/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$61,916
261-303-004-182-00	6894 LAKESHORE	07/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$41,100	70.86	\$82,204
Totals:						\$289,500	\$160,300		\$340,288
								55.37	
								16.57	

Sale. Ratio =>
Std. Dev. =>

*Map in outline of Township-Neighboring Unit

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$48,305	\$143,195	\$219,689	0.652	2,566	\$55.80	COM	17.8072	RANCH	\$48,000
\$31,050	\$8,950	\$33,140	0.270	833	\$10.74	COM	20.3671	RANCH	\$29,240
\$30,026	\$27,974	\$56,022	0.499	1,032	\$27.11	COM	2.5600	RANCH	\$29,086
	\$180,119	\$308,851			\$31.22		10.9453		
E.C.F. =>			0.583	✓	Std. Deviation=>	0.19215491			
Ave. E.C.F. =>			0.474		Ave. Variance=>	13.5781	Coefficient of Var=>	28.66169925	

Say ~0.55 ✓

Bardonia Township

Appr. by Eq.	Land Table	Property Class	Building	Depr.
No	COMMERCIAL	201		86
No	COMMERCIAL	201		34
No	COMMERCIAL	201		48

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
221-140-100-010-00	1275 MAIN	08/26/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,700
Totals:			\$65,000			\$65,000	\$32,700
							Sale. Ratio =>
							Std. Dev. =>

*Historical
Supporting
Com. ECF*

Negotiating

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
50.31	\$65,334	\$8,100	\$56,900	\$104,062	0.547	3,438
	\$65,334		\$56,900	\$104,062		
50.31					E.C.F. =>	0.547
#DIV/0!					Ave. E.C.F. =>	0.547

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
\$16.55	VCOM	0.0000	2STY	\$8,100	201
\$16.55		0.0000			
Std. Deviation=>	#DIV/0!				
Ave. Variance=>	0.0000	Coefficient of Var=>	0		

Large Acreage
 Corn & Field Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
040-013-300-030-02	HALL	07/05/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,000	29.19
040-015-100-010-00	STILSON	03/17/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,400	47.10
040-033-300-070-02	BROWN	12/22/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0	0.00
Totals:						\$514,000	\$112,400	
							Sale. Ratio =>	21.87
							Std. Dev. =>	23.77

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$108,098	\$185,000	\$108,098	1,319.3	1182.4	35.81	35.81	\$140	\$5,166	\$0.12
\$116,815	\$124,000	\$116,815	895.3	1489.7	30.95	30.95	\$139	\$4,006	\$0.09
\$151,700	\$205,000	\$151,700	0.0	0.0	34.99	34.99	#DIV/0!	\$5,858	\$0.13
\$376,613	\$514,000	\$376,613	2,214.6		101.75	101.75			
	Average	Average			Average			Average	
	per FF=>	per Net Acre=>	\$232		per Net Acre=>	5,051.45 ✓		per SqFt=>	\$0.12

~ \$5,000

Actual Front	ECF Area	Libery/Page	Land Table	Inspected Date	Class
1,319.34	040	1530/894	BUEL TWP	NOT INSPECTED	402
895.26	101	1552/305	BUEL TWP	NOT INSPECTED	102
0.00	101	1511/384	BUEL TWP	9/7/2012	102

Classification: Industrial

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	SANILAC	City/Township	BUEL TOWNSHIP	Study Year	2023	Equalization Year	2024
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
040-027-200-010-00	REYNOLDS TWO LLC	302	71,200	152,044	46.83		
TOTALS:			71,200	152,044	46.83%		

County Ind Study

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

Statistical Mean= 46.829 Median= 46.829 Maximum= 46.829 Minimum= 46.829

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

Normalized Average Deviation	=	0.00000	(Coefficient of Dispersion)
Average Squared Deviation	=	0.00000	(Variance)
Square Root of Squared Deviation	=	0.00000	(Standard Deviation)
Normalized Standard Deviation	=	0.00000	(Covariance)
2 Standard Deviation Range (low) - 46.82955	(high) =	46.82855	

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

Normalized Average Deviation	=	0.00000	(Coefficient of Dispersion)
Average Squared Deviation	=	0.00000	(Variance)
Square Root of Squared Deviation	=	0.00000	(Standard Deviation)
Normalized Standard Deviation	=	0.00000	(Covariance)
2 Standard Deviation Range (low) - 46.82955	(high) =	46.82855	

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