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2024 24 Month Sales Ratio Study for determining the 2025 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 HILLSDALE	City or Township Name AMBOY TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	1. <u>87,583,400</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	2. <u>77,036,200</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1369</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	4. <u>104,401,510</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	5. <u>89,000,566</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1730</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.3336</u>
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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 (col.F/col.G)
2022	4/22 - 9/22	21	1,086,300	1.3336	1,448,690	3,174,933	45.63%
2022	10/22 - 3/23	12	913,100	1.3336	1,217,710	2,478,950	49.12%
12 Month Total Sales		33	12 Month Total Sales		2,666,400	5,653,883	47.16%
2023	4/23 - 9/23	20	911,100	1.1730	1,068,720	2,579,200	41.44%
2023	10/23 - 3/24	9	822,500	1.1730	964,793	2,243,400	43.01%
12 Month Total Sales		29	12 Month Total Sales		2,033,513	4,822,600	42.17%
24 Month Total Sales		62	24 Month Total Sales		4,699,913	10,476,483	
*24 Month Mean Adjusted Ratio							44.67%

IMPORTANT: For Sales from April 2022 through March 2023, 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 2023 through March 2024. 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)
2023	10/23 - 3/24	9	822,500	1.1730	964,793	2,243,400	43.01%
2024	4/24 - 9/24	7	1,204,910	1.0000	1,204,910	2,477,500	48.63%
12 Month Total Sales		16	12 Month Total Sales		2,169,703	4,720,900	
**12 Month Aggregate Adjusted Ratio							45.96%

IMPORTANT: For Sales from Oct. 2023 through Sept. 2024, 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).

2022 March Board of Review valuations are compared with sales transacted during the last three 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 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 April through September of 2024.

County: 30 HILLSDALE
Unit: AMBOY TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liter/Page	Inst. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
18 001 200 010 01 9 3	401	07/09/2022	1830/711	WD RAPPW HARDY, APRIL	SHAWBECK, NEIL EMERSON	03-ARM'S LENGTH	75,000	75,000	11,800	15.73	
18 003 100 010 03 9 2	401	09/10/2022	1835/145	WD DEFLT KURTZ, TERRY L & JANET M	WIFOHH, JEFFREY M	03-ARM'S LENGTH	250,000	250,000	64,700	25.88	
18 004 200 019 04 9 3	401	06/30/2022	1830/28	WD DEFLT TREVISAN, ROENE MARIE REV	AUGUSTINE, DONNA JEAN	03-ARM'S LENGTH	659,000	659,000	160,600	24.37	
18 005 200 009 05 9 2 + Pcls 18 005 200 010 05 9 2, 18 085 001 164	402	09/19/2022	1833/423	WD DEFLT REGAN, DAVID E	JAGIELSKI, TERRY L/ JONATHAN	19-MULTI PARCEL ARM'	285,000	164,293	90,500	55.09	
18 047 001 004	401	05/06/2022	1826/254	WD DEFLT PICKING, DANIEL MICHAEL	CLARK, MICHAEL & TRACEY	03-ARM'S LENGTH	75,000	75,000	43,900	58.53	
18 048 001 008	402	06/09/2022	1823/444	WD DEFLT MILLER, CYNTHIA K	STARK, JASON & DIANA	03-ARM'S LENGTH	80,000	80,000	32,500	40.63	
18 050 001 016 + Pcls 18 050 001 026	401	05/24/2022	1827/531	WD DEFLT CLARK, MICHAEL A & TRACEY	STEPHENS, NICHOLAS & KATE	19-MULTI PARCEL ARM'	350,000	350,000	116,400	33.25	
18 053 001 024	401	05/26/2022	1836/128	WD DEFLT KRZYSEK, KENT L	FOX, JAMES W JR/ FOX, LISA	03-ARM'S LENGTH	266,000	266,000	77,100	28.98	
18 060 001 027	402	05/02/2022	1841/874	WD DEFLT SEITZ, THOMAS J & TAMMY A	PICCIOTORE, BARBARA J	03-ARM'S LENGTH	6,000	6,000	2,600	43.33	
18 070 001 013	402	05/11/2022	1826/1210	WD DEFLT GERMAN, MONTE C	RUBER, BENJAMIN & HEATHER	03-ARM'S LENGTH	71,000	71,000	26,500	37.32	
18 073 001 055	401	09/05/2022	1833/683	WD DEFLT BINGHAM, EARNIE (ERNIE)	CHENEY, RODNEY E & LISA M	03-ARM'S LENGTH	260,000	260,000	94,600	36.38	
18 074 001 077	402	07/13/2022	1830/881	WD DEFLT RUPP, TERRY L	MILLER, SUSAN A & TERRENC	03-ARM'S LENGTH	12,000	12,000	2,400	20.00	
18 073 001 090 + Pcls 18 070 001 091	402	08/31/2022	1834/452	WD DEFLT BINGHAM, EARNIE	BALEUA, WALTER & LISA	19-MULTI PARCEL ARM'	30,000	30,000	4,600	15.33	
18 071 001 041 + Pcls 18 071 001 053	401	06/09/2022	1828/836	WD DEFLT WEISEMAN, JAY D & ALYSSA	NOGA, STEPHEN & LORI	19-MULTI PARCEL ARM'	250,000	250,000	83,400	33.36	
18 075 001 116 + Pcls 18 075 001 115	401	09/03/2022	1832/379	WD DEFLT BARON, ROSE MARIE PENDING 2023 COMBINATION	CAMPBELL, J & D/SROSER, S	19-MULTI PARCEL ARM'	225,000	225,000	113,800	50.58	
18 085 001 020 + Pcls 18 085 001 021, 18 085 001 022	402	09/05/2022	1832/486	WD DEFLT WEBER, JAMES S & MICHELLE	AVALOS, DAVID & HANRY	19-MULTI PARCEL ARM'	13,000	13,000	11,700	90.00	
18 085 001 117	401	05/25/2022	1830/801	WD DEFLT POWERS, JANET	RUHL, HAROLD R & DIANA L	03-ARM'S LENGTH	186,000	186,000	56,500	30.38	
18 085 001 203	402	07/13/2022	1830/912	WD DEFLT WALKER, MICHAEL A SR	RUNYAN, TERRY L & SIAN A	03-ARM'S LENGTH	2,500	2,500	3,900	156.00	
18 085 001 224	402	05/07/2022	1826/1188	WD DEFLT WELSON, KEITH R & KATHLEE	PARSON, JOE & SANDRA	03-ARM'S LENGTH	8,900	8,900	4,600	51.69	
18 090 001 005 + Pcls 18 090 001 004, 18 090 001 006	401	09/23/2022	1835/1186	WD DEFLT ALWOOD, KOREY	LIVENSFARGER, KEAN	19-MULTI PARCEL ARM'	58,500	58,500	30,400	51.97	
18 093 001 068 + Pcls 18 090 001 069	401	07/29/2022	1831/1290	WD DEFLT BINDER, JAMES & LILLIAN	WOOD, ELLEN M	19-MULTI PARCEL ARM'	132,750	132,750	53,800	40.53	
Conventional											
18 002 300 003 02 9 2 + Pcls 18 002 300 002 02 9 2	401	02/17/2023	1844/658	WD DEFLT BEEBE, TINA R	BELFIORI, SHELLIE	19-MULTI PARCEL ARM'	137,500	137,500	41,300	30.04	
							21	3,174,933	1,066,300	34.21	1.0300

County: 30 HILLSDALE
Unit: AMBOY TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Turns-of-Sale	Parcel ARM'	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
18 005 100 014 05 9 2 + Pcls 18 005 100 013 05 9 2	401	05/04/2023	1850/615	DEFLT MAGRUM, DENNIS	MATTEK, JASON/DOMITIO, NA	19-MULTI	ARM'	155,000	14,900	14,900	9.61	
18 012 200 007 12 9 3	401	05/15/2023	1849/1169	DEFLT OSBORN, CLYDE & ROBERTA PA2607	SEW LLC	03-ARM'S	LENGTH	57,500	18,700	18,700	32.52	
18 033 300 001 33 8 2	401	07/19/2023	1854/211	RAFFE PANKS, LARRY	SHEETS, SUNNY	03-ARM'S	LENGTH	55,000	39,400	39,400	71.64	
18 036 400 010 36 8 2	401	09/23/2023	1856/819	RAPPE HALL, LYNN D & PRISCILLA	JAGIELSKI, JACOB WILLIAM	03-ARM'S	LENGTH	240,000	50,100	50,100	20.88	
18 045 001 021	402	09/26/2023	1859/301	DEFLT GREEK, RICHARD G & LINDA	KENZLICK, JEFF D TRUST	03-ARM'S	LENGTH	65,000	24,800	24,800	38.15	
18 045 001 114	402	09/24/2023	1857/1116	DEFLT PANK LIVING TRUST	FRANCIS, DAVID P & JANE A	03-ARM'S	LENGTH	80,000	26,900	26,900	33.63	
18 048 001 006	402	07/26/2023	1854/827	DEFLT RIVERR, ALAN L & JANIE L	SEMER, BE-AN	03-ARM'S	LENGTH	80,000	35,000	35,000	43.75	
18 070 001 044	401	09/21/2023	1958/589	DEFLT OLDHAM, DANIEL S & BRITTA	HUTCHISON, TOBY D & ALISO	03-ARM'S	LENGTH	222,000	100,900	100,900	45.45	
18 070 001 059	401	05/25/2023	1850/1004	DEFLT CLARK, LARRY C & DENISE K	RUFENACHT, RICKY LEE	03-ARM'S	LENGTH	360,000	136,800	136,800	38.00	
18 070 001 081	402	04/14/2023	1847/1225	DEFLT JONES, JEFFERY A & LYNN A	SELLERS, CHRIS G & MICHEL	03-ARM'S	LENGTH	10,000	4,100	4,100	41.00	
18 070 001 086	402	05/25/2023	1855/487	DEFLT CLARK, LARRY C & DENISE K	RUFENACHT, RICKY L	03-ARM'S	LENGTH	12,000	12,600	12,600	105.00	
18 073 001 015	401	05/05/2023	1849/412	DEFLT SNYDER, GARY H & PENNY S	ROBER, AL-SA ROBERTS & GE	03-ARM'S	LENGTH	305,000	125,300	125,300	41.08	
18 073 001 022	402	04/11/2023	1848/109	DEFLT PICKING, TERRY LEE	MYERS, WILLIAM T & KATIE	03-ARM'S	LENGTH	98,000	29,500	29,500	30.10	
18 075 001 013 + Pcls 18 075 001 014, 18 075 001 015	401	09/28/2023	1859/522	DEFLT SHELL, MICHAEL W INC 1859/524 IN SALE STUDY	BARRONS, SHANNON	19-MULTI	PARCEL ARM'	143,000	52,800	52,800	36.92	
18 075 001 042 + Pcls 18 075 001 041	401	05/26/2023	1850/1229	DEFLT TILLMAN, DEANNA K	FAST, CAICLIN ELIZABETH-M	19-MULTI	PARCEL ARM'	153,700	60,700	60,700	39.49	
18 075 001 077	402	05/05/2023	1849/422	DEFLT BARNES, RICHARD W & JODY	GRAM, NICHOLAS ROBERT	03-ARM'S	LENGTH	4,500	2,300	2,300	51.11	
18 085 001 081	401	06/30/2023	1853/100	DEFLT KUMPEROW, JACK A & SHARON	ROTH, KENNETH L & GAIL A	03-ARM'S	LENGTH	252,000	74,200	74,200	29.44	
18 090 001 051	401	06/21/2023	1852/1262	DEFLT MILLIGAN, GAIL SEE EXTENDED COM	GLIDDEN, MAYNARD D & LUCI	03-ARM'S	LENGTH	265,500	93,100	93,100	35.07	
18 090 001 066	402	08/11/2023	1855/839	DEFLT WATSON, ELI	BROWN, TRACY/JOHNSON, JAM	03-ARM'S	LENGTH	6,000	2,800	2,800	46.67	
18 095 001 029 + Pcls 18 095 001 030, 18 095 001 032	402	08/11/2023	1855/881	DEFLT BRACKMAN, AARON	ANTHONY, NICOLE	19-MULTI	PARCEL ARM'	15,000	6,200	6,200	41.33	
otals 06/01/2023 - 09/30/2023			Conventional					20	2,579,200	911,100	35.32	1.0000
18 004 400 027 04 9 3	401	11/01/2023	1861/161	DEFLT GRUBE, STEVEN R	ANDERSON, JEFFREY T & VAL	03-ARM'S	LENGTH	310,000	220,600	220,600	71.16	
18 009 100 009 09 9 3	401	12/08/2023	1862/1224	DEFLT SWAN, DOIRLD H JR	PETERS, KRISTE/KEATING, K	03-ARM'S	LENGTH	68,000	39,200	39,200	57.65	
18 045 001 074	401	03/27/2024	1868/764	DEFLT BERTRAM, MARGARET M TRUST	RICCI, DOMENIC	03-ARM'S	LENGTH	484,900	119,800	119,800	24.71	

I-4015

County: 30 HILLSDALE
Unit: AMBOY TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh.	Grantor	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
18 010 200 005 10 9 3	401	06/25/2024	1873/803	WD	DEFLT MURPHY, MARK R & PHYLLIS IMO, JOHN & JANE TRUST	03-ARM'S LENGTH	60,000	60,000	35,600	59.33	
18 045 001 110	401	05/13/2024	1871/490	WD	DEFLT BLACK, CHAD RANDY	19-MULTI PARCEL ARM'	615,000	615,000	380,610	61.89	
+ Pcls 18 045 001 109, 18 045 001 108, 18 045 001 111, 18 045 001 112					NOGA, STEPHEN & LORI						
18 049 001 009	401	05/31/2024	1873/595	WD	DEFLT BURKHART, KENNETH A & DIA BREIER, JOHN L & BRENDA L	03-ARM'S LENGTH	492,500	492,500	216,500	43.96	
18 073 001 045	402	06/18/2024	1873/393	WD	DEFLT JAGGERE, JOE A & CAROL C HUTCHISON, TOBY D & ALISO	03-ARM'S LENGTH	100,000	100,000	36,800	36.80	
18 073 001 025	401	05/06/2024	1870/915	WD	DEFLT INGRAM, EKIAN J & SARAH R PAUL, KEITCH & DEBRA	19-MULTI PARCEL ARM'	650,000	650,000	277,700	42.72	
+ Pcls 18 073 001 026, 18 073 001 032, 18 073 001 033											
18 075 001 055	401	06/21/2024	1873/802	WD	DEFLT BELLECCHIA, MARK A & SHAN BARNETT, JERRY RAE	19-MULTI PARCEL ARM'	105,000	105,000	70,100	66.75	
+ Pcls 18 075 001 056											
18 085 001 111	401	04/01/2024	1868/447	WD	DEFLT YOUNG, DOUGLAS & LINDA LIEBRECHT, JENNIFER & DAN	19-MULTI PARCEL ARM'	455,000	455,000	187,600	41.23	
+ Pcls 18 085 001 109, 18 085 001 110, 18 085 001 225, 18 085 001 226, 18 085 001 227											
Totals 04/01/2024 - 09/30/2024			Conventional				7	2,477,500	1,204,910	48.63	1.0300
Totals 10/01/2023 - 09/30/2024			Conventional				16	4,720,900	2,027,410	42.95	1.0300

*** Statistics for this group (16 in sample) ***
 Statistical Mean= 45.547 Median= 43.341 Maximum= 71.161 Minimum= 24.706
 Normalized Average Deviation = 0.25056 (Coefficient of Dispersion)
 Average Squared Deviation = 207.18748 (Variance)
 Square Root of Squared Deviation = 14.39401 (Standard Deviation)
 Normalized Standard Deviation = 0.31603 (Covariance)
 2 Standard Deviation Range (Low) = 16.75866 (High) = 74.33470
 *** Statistics about Median ***
 Normalized Average Deviation = 0.25873 (Coefficient of Dispersion)
 Average Squared Deviation = 212.37573 (Variance)
 Square Root of Squared Deviation = 14.57312 (Standard Deviation)
 Normalized Standard Deviation = 0.33624 (Covariance)
 2 Standard Deviation Range (Low) = 14.19500 (High) = 72.48747
 Price Related Differential (PRD): 1.06037 PRD > 1 regressive, < 1 progressive.

County: 30 HILLSDALE
Unit: AMBOY TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment Ratio	Mult
< Totals for this Analysis >										
		# of Sales	Assessments	Sale Prices	Ratio					
Conventional	69	4,937,910	12,953,983	38.12						
Creative	0	0	0	50.00						
Totals:	69	4,937,910	12,953,983	38.12						(Before discounting, sales were = 3)
*** Statistics for this group (69 in sample) ***										
Statistical Mean=	50.051	Median=	40.625	Maximum=	325.000	Minimum=	9.613			
Normalized Average Deviation	=	0.45438	(Coefficient of Dispersion)							
Average Squared Deviation	=	1,881.59614	(Variance)							
Square Root of Squared Deviation	=	43.37737	(Standard Deviation)							
Normalized Standard Deviation	=	0.86666	(Covariance)							
2 Standard Deviation Range (Low)	=	-36.70390	(High) =	136.80559						
*** Statistics about Median ***										
Normalized Average Deviation	=	0.49020	(Coefficient of Dispersion)							
Average Squared Deviation	=	1,971.75105	(Variance)							
Square Root of Squared Deviation	=	44.40440	(Standard Deviation)							
Normalized Standard Deviation	=	1.09303	(Covariance)							
2 Standard Deviation Range (Low)	=	-48.18381	(High) =	129.43381						