

SALES STUDY

FOR 2022

ASSESSMENT ROLL

4-1-2019

TO 3-31-2022

2021 24 Month Sales Ratio Study for determining the 2022 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 ST CLAIR	City or Township Name COTTRELLVILLE TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2019 to 2020 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 05.....	1. <u>141,806,900</u>
2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 03.....	2. <u>133,109,300</u>
3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0653</u>

2020 to 2021 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....	4. <u>156,188,700</u>
5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	5. <u>142,679,500</u>
6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0947</u>

2019 to 2021 Adjustment Modifier

7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1662</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)
2019	4/19 - 9/19	24	2,248,900	1.1662	2,622,667	5,604,650	46.79%
2019	10/19 - 3/20	30	2,797,300	1.1662	3,262,211	6,626,900	49.23%
12 Month Total Sales		54	12 Month Total Sales		5,884,878	12,231,550	48.11%
2020	4/20 - 9/20	31	2,570,000	1.0947	2,813,379	6,285,334	44.76%
2020	10/20 - 3/21	37	3,519,400	1.0947	3,852,687	8,739,192	44.09%
12 Month Total Sales		68	12 Month Total Sales		6,666,066	15,024,526	44.37%
24 Month Total Sales		122	24 Month Total Sales		12,550,944	27,256,076	
*24 Month Mean Adjusted Ratio							46.24%

IMPORTANT: For Sales from April 2019 through March 2020, 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 2020 through March 2021. 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)
2020	10/20 - 3/21	37	3,519,400	1.0947	3,852,687	8,739,192	44.09%
2021	4/21 - 9/21	30	4,156,400	1.0000	4,156,400	10,512,700	39.54%
12 Month Total Sales		67	12 Month Total Sales		8,009,087	19,251,892	
**12 Month Aggregate Adjusted Ratio							41.60%

IMPORTANT: For Sales from Oct. 2020 through Sept. 2021, 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).

2019 March Board of Review valuations are compared with sales transacted during the last three months of 2019 and those transacted in the first three months of 2020.

2020 March Board of Review valuations are compared with sales transacted during the last nine months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during April through September of 2021.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-004-1004-000	401	04/30/2019	5056/332	WD 00030	18.03	03-ARM'S LENGTH	570,000	570,000	230,100	40.37	
17-004-2010-000	402	06/05/2019	5067/241	WD 00030	5.00	03-ARM'S LENGTH	33,500	33,500	21,900	65.37	
17-007-2007-100	401	08/26/2019	5089/968	QC 00020	4.15	03-ARM'S LENGTH	310,000	310,000	113,300	36.55	
17-007-3002-230	402	04/09/2019	5047/990	WD 00030	4.00	03-ARM'S LENGTH	47,000	47,000	19,200	40.85	
17-007-4010-000	401	09/16/2019	5104/455	WD 00030	4.50	03-ARM'S LENGTH RE-RECORDED TAX CER 10-4-19	249,000	249,000	108,600	43.61	
17-008-1003-100	401	06/05/2019	5069/557	WD 00030	7.35	03-ARM'S LENGTH	247,000	247,000	98,300	39.80	
17-008-3002-000	401	05/10/2019	5060/638	WD 00030	17.21	03-ARM'S LENGTH	315,000	315,000	123,500	39.21	
17-010-2016-000	401	08/28/2019	5098/651	WD 00020	0.68	03-ARM'S LENGTH	159,000	159,000	44,900	28.24	
17-010-3010-000	401	05/07/2019	5060/124	LC 00010	0.76	09-FAMILY SALE CO HAS/CHNG TO COV FROM NU 9-9	75,000	75,000	51,600	68.80	
17-010-4017-000	401	06/04/2019	5065/326	WD 00010	0.74	03-ARM'S LENGTH	132,000	132,000	46,200	35.00	
17-011-2005-000	401	09/04/2019	5099/816	OTH 00020	2.86	03-ARM'S LENGTH	170,000	170,000	70,500	41.47	
17-015-4004-100 + Pcls 17-015-4004-000	401	08/13/2019	5089/794	WD 00010	4.93	03-ARM'S LENGTH 5089/186 LCMO 8-22-2019	230,900	230,900	87,100	37.72	
17-015-4010-000	401	04/11/2019	5049/363	WD 00010	1.60	03-ARM'S LENGTH	155,900	155,900	54,400	34.89	
17-015-4024-500	401	07/09/2019	5078/381	WD 00020	4.28	03-ARM'S LENGTH	325,000	325,000	106,200	32.68	
17-016-1001-200	401	07/03/2019	5076/418	WD 00030	2.11	03-ARM'S LENGTH	178,000	178,000	84,400	47.42	
17-019-2016-000	401	09/05/2019	5100/605	WD 00020	6.84	03-ARM'S LENGTH	186,000	186,000	66,300	35.65	
17-019-3015-000	401	09/23/2019	5109/628	WD 00040	7.52	03-ARM'S LENGTH	284,000	284,000	101,700	35.81	
17-020-4002-700	401	06/17/2019	5078/645	WD 00040	2.50	03-ARM'S LENGTH	315,000	315,000	135,900	43.14	
17-022-1019-000	401	09/20/2019	5104/770	WD 00010	0.40	03-ARM'S LENGTH SEE COMMENTS 5104/797	75,000	75,000	43,500	58.00	
17-065-0010-000	401	05/29/2019	5065/216	WD 00050	1.12	03-ARM'S LENGTH	250,000	250,000	83,500	33.40	
17-170-0050-000	401	09/20/2019	5112/561	WD 00151	0.13	03-ARM'S LENGTH NOTICE FROM CHERRY BEACH ASSOC	132,000	132,000	43,000	32.58	
17-710-0024-001	401	07/16/2019	5082/104	MLC 00071	1.22	03-ARM'S LENGTH	200,350	200,350	59,000	29.45	
17-758-0007-001	408	07/31/2019	5087/770	WD 00100	2.24	03-ARM'S LENGTH	645,000	645,000	278,000	43.10	
17-758-0056-000 + Pcls 17-758-0057-000	408	09/26/2019	5106/38	WD 00100	0.93	03-ARM'S LENGTH	320,000	320,000	177,800	55.56	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreege	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
Totals 04/01/2019 - 09/30/2019											
17-003-4001-500	401	11/07/2019	5123/115	WD	00030	20.00	03-ARM'S LENGTH	380,000	380,000	142,200	37.42
17-003-4002-075	402	02/26/2020	5248/278	WD	00030	5.03	03-ARM'S LENGTH	32,000	32,000	21,800	68.13
17-004-1001-800	401	11/13/2019	5121/665	WD	00030	10.45	03-ARM'S LENGTH	460,000	460,000	190,400	41.39
17-004-1004-300	401	10/30/2019	5118/310	WD	00030	5.24	03-ARM'S LENGTH POWER OF ATT-SEE COMMENTS	310,000	310,000	120,400	38.84
17-005-4014-000	401	11/01/2019	5130/220	WD	00020	10.36	03-ARM'S LENGTH	347,000	347,000	125,600	36.20
17-007-2005-500	401	11/01/2019	5123/823	WD	00020	1.51	03-ARM'S LENGTH 5123/820 POW OF ATT SEE COMMENT	200,000	200,000	86,900	43.45
17-007-4008-010	402	02/12/2020	5155/293	WD	00030	6.14	03-ARM'S LENGTH	80,000	80,000	22,700	28.38
17-008-2001-100	402	12/02/2019	5129/639	WD	00030	2.50	03-ARM'S LENGTH 5263/354 NOTICE OF COMMENC	28,500	28,500	14,000	49.12
17-009-4009-000	402	10/15/2019	5116/376	WD	00020	2.60	03-ARM'S LENGTH	29,000	29,000	14,700	50.69
17-015-1013-000	401	02/28/2020	5161/370	MLC	00010	18.17	03-ARM'S LENGTH	220,000	220,000	120,500	54.77
+ Pcls 17-015-1013-500											
17-015-4004-100	401	11/14/2019	5123/817	WD	00010	2.57	03-ARM'S LENGTH 5306/680 CORRECT LEGAL 1-25-21	235,000	235,000	73,200	31.15
17-016-2009-000	401	10/31/2019	5121/374	WD	00030	6.11	03-ARM'S LENGTH	379,000	379,000	150,700	39.76
17-016-3001-012	401	03/13/2020	5169/223	WD	00030	15.31	03-ARM'S LENGTH	325,000	325,000	153,500	47.23
17-016-3007-000	401	02/12/2020	5155/298	WD	00030	7.00	03-ARM'S LENGTH	165,000	165,000	61,000	36.97
17-017-1010-000	401	10/21/2019	5118/337	WD	00020	30.39	03-ARM'S LENGTH	708,400	708,400	412,800	58.27
17-017-2001-100	402	11/05/2019	5128/396	WD	00020	15.86	03-ARM'S LENGTH	82,000	82,000	42,500	51.83
17-017-3001-700	402	12/30/2019	5138/712	MLC	00030	11.05	03-ARM'S LENGTH	60,000	60,000	34,100	56.83
17-019-3002-000	401	03/18/2020	5169/87	WD	00040	6.25	03-ARM'S LENGTH PTA SAID \$225,000, DEED \$230,00	230,000	230,000	92,300	40.13
17-019-3007-000	401	01/22/2020	5144/5	WD	00040	3.11	03-ARM'S LENGTH NO \$ AMOUNT ON DEED	175,000	175,000	78,800	45.03
17-021-4011-000	401	12/06/2019	5133/187	WD	00040	5.38	03-ARM'S LENGTH	180,000	180,000	33,700	18.72
17-021-4024-000	401	11/08/2019	5130/454	WD	00040	2.00	03-ARM'S LENGTH 2ND DEED POWER OF ATTORNEY	243,500	243,500	83,500	34.29
17-022-1024-400	401	11/08/2019	5121/587	WD	00040	13.66	03-ARM'S LENGTH 5121/584 RECORDED TURST DEE	315,000	315,000	114,500	36.35

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Parcel Number	Class	Sale Date	Librer/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult	
17-051-0009-000	401	12/10/2019	5132/370	WD 00050	1.20	03-ARM'S LENGTH	155,000	155,000	59,900	38.65		
17-051-0018-100	401	01/24/2020	5149/153	WD 00010	1.32	03-ARM'S LENGTH	237,500	237,500	106,800	44.97		
17-063-0006-000	401	11/12/2019	5123/410	WD 00040	0.73	03-ARM'S LENGTH	172,000	172,000	76,000	44.19		
17-063-0008-300	401	10/17/2019	5114/117	WD 00010	1.93	03-ARM'S LENGTH	130,000	130,000	52,800	40.62		
17-063-0008-700	402	01/20/2020	5147/425	WD 00040	6.10	03-ARM'S LENGTH	38,000	38,000	21,500	56.58		
17-095-0015-000	401	12/30/2019	5139/45	WD 00060	0.31	03-ARM'S LENGTH	190,000	190,000	73,100	38.47		
17-518-0005-001	401	02/19/2020	5155/218	WD 00110	0.72	03-ARM'S LENGTH	330,000	330,000	183,900	55.73		
17-710-0010-000	401	02/27/2020	5203/3	WD 00070	0.59	03-ARM'S LENGTH	190,000	190,000	33,500	17.63		
Totals 10/01/2019 - 03/31/2020							Conventional	30	6,626,900	2,797,300	42.21	1.0000
Totals 04/01/2019 - 03/31/2020							Conventional	54	12,231,550	5,046,200	41.26	1.0000

*** Statistics for this group (54 in sample) ***

Statistical Mean= 42.230 Median= 40.249 Maximum= 68.800 Minimum= 17.632

*** Statistics about Mean ***
 Normalized Average Deviation = 0.19536 (Coefficient of Dispersion)
 Average Squared Deviation = 117.68284 (Variance)
 Square Root of Squared Deviation = 10.84817 (Standard Deviation)
 Normalized Standard Deviation = 0.25688 (Covariance)
 2 Standard Deviation Range (Low) = 20.53404 (High) = 63.92672

*** Statistics about Median ***
 Normalized Average Deviation = 0.19904 (Coefficient of Dispersion)
 Average Squared Deviation = 121.68105 (Variance)
 Square Root of Squared Deviation = 11.03091 (Standard Deviation)
 Normalized Standard Deviation = 0.27406 (Covariance)
 2 Standard Deviation Range (Low) = 18.18760 (High) = 62.31125

Price Related Differential (PRD): 1.02363 PRD >1 regressive, < 1 progressive.

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Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-003-1002-700	402	07/31/2020	5230/885	WD 00020	1.25	03-ARM'S LENGTH	15,000	15,000	11,200	74.67	
17-003-2002-300	401	09/10/2020	5273/275	WD 00010	2.17	03-ARM'S LENGTH	240,000	240,000	115,300	48.04	
17-003-2006-000	401	09/21/2020	5290/846	WD 00020	0.44	03-ARM'S LENGTH	147,000	147,000	54,500	37.07	
17-003-2013-000	401	07/14/2020	5237/107	WD 00010	3.01	03-ARM'S LENGTH	128,900	128,900	64,900	50.35	
17-003-3006-000	401	09/18/2020	5259/276	WD 00010	5.00	03-ARM'S LENGTH	350,000	350,000	115,600	33.03	
17-003-4001-010	402	08/20/2020	5240/700	WD 00030	5.34	03-ARM'S LENGTH	31,000	31,000	23,100	74.52	
17-003-4003-500	401	05/13/2020	5193/949	WD 00030	13.86	03-ARM'S LENGTH 5193/952 & 5193/954 SEE COMMENT	399,000	399,000	181,600	45.51	
17-004-2002-300	401	06/05/2020	5347/74	WD 00020	2.50	03-ARM'S LENGTH	274,500	274,500	130,000	47.36	
17-004-3008-002	401	09/29/2020	5281/675	WD 00030	10.21	03-ARM'S LENGTH	340,000	340,000	113,100	33.26	
17-009-4001-100	401	09/25/2020	5259/89	WD 00030	2.32	03-ARM'S LENGTH	243,500	243,500	112,300	46.12	
17-011-2002-010	402	04/20/2020	5176/700	WD 00020	10.57	03-ARM'S LENGTH PAID PREV OWNER L.C. SEE COMMENT	45,000	45,000	35,600	79.11	
17-017-2004-225	402	07/13/2020	5217/907	WD 00030	2.50	03-ARM'S LENGTH SEE COMMENTS	45,000	45,000	15,000	33.33	
17-018-4027-050	401	04/07/2020	5182/640	WD 00030	2.50	03-ARM'S LENGTH	310,000	310,000	117,900	38.03	
17-020-4002-700	401	08/10/2020	5232/548	WD 00040	2.50	03-ARM'S LENGTH	351,900	351,900	154,300	43.85	
17-021-1009-000	401	08/21/2020	5245/112	WD 00020	5.00	03-ARM'S LENGTH	289,000	289,000	87,400	30.24	
17-021-2004-000	401	06/29/2020	5209/991	WD 00040	10.00	03-ARM'S LENGTH	190,000	190,000	125,800	66.21	
17-022-1024-100	401	08/28/2020	5243/926	WD 00040	13.64	03-ARM'S LENGTH	230,000	230,000	102,400	44.52	
17-063-0006-000	401	07/23/2020	5223/494	WD 00040	0.73	03-ARM'S LENGTH	256,000	256,000	86,100	33.63	
17-085-0019-000 + Pcls 17-150-0034-100	401	04/10/2020	5186/507	WD 00071	0.05	03-ARM'S LENGTH MARINE CITY 02-150-0034-100	80,000	80,000	37,700	47.13	
17-095-0003-000	401	06/05/2020	5214/260	WD 00060	0.27	03-ARM'S LENGTH	227,910	227,910	89,700	39.36	
17-095-0016-000	401	07/31/2020	5225/518	WD 00060	0.31	03-ARM'S LENGTH SEE COMMENTS	150,000	150,000	77,000	51.33	
17-095-0020-000	401	09/18/2020	5274/528	WD 00060	0.31	03-ARM'S LENGTH	245,000	245,000	95,200	38.86	
17-170-0019-000	401	09/04/2020	5245/262	WD 00151	0.14	03-ARM'S LENGTH	225,000	225,000	85,600	38.04	
17-170-0028-000	401	09/18/2020	5252/325	WD 00151	0.10	03-ARM'S LENGTH	165,000	165,000	50,300	30.48	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-170-0041-000	401	09/25/2020	5252/404	WD	00151	0.14 03-ARM'S LENGTH	131,500	131,500	42,800	32.55	
17-710-0015-100	401	09/21/2020	5367/106	WD	00070	0.22 03-ARM'S LENGTH AFF OF LOST DEED W/WD	155,000	155,000	56,300	36.32	
17-758-0018-000	401	08/11/2020	5227/327	WD	00156	0.26 03-ARM'S LENGTH	181,500	181,500	72,600	40.00	
17-758-0044-000	408	07/02/2020	5213/474	WD	00100	0.77 03-ARM'S LENGTH	389,800	389,800	118,600	30.43	
17-762-0046-000	408	09/15/2020	5263/793	WD	00155	0.14 03-ARM'S LENGTH	180,000	180,000	63,000	35.00	
17-769-0014-010	401	08/17/2020	5233/045	WD	00050	0.41 03-ARM'S LENGTH	132,000	132,000	43,800	33.18	
17-769-0020-000	408	08/10/2020	5232/974	WD	00110	0.10 09-FAMILY SALE PURCHASED FROM ESTATE	136,824	136,824	91,300	66.73	
Totals 04/01/2020 - 09/30/2020							31	6,285,334	2,570,000	40.89	1.0000
17-002-1012-100	402	01/11/2021	5325/287	WD	00020	10.68 03-ARM'S LENGTH SEE COMMENTS 5325/278 & 284	72,500	72,500	35,800	49.38	
17-003-2004-500	401	11/20/2020	5282/330	WD	00010	1.51 03-ARM'S LENGTH	350,000	350,000	143,300	40.94	
17-004-4005-100	401	03/26/2021	5373/592	WD	00030	5.00 03-ARM'S LENGTH	450,000	450,000	144,200	32.04	
17-005-4008-000	401	11/02/2020	5278/113	WD	00030	2.00 03-ARM'S LENGTH	225,000	225,000	91,900	40.84	
17-007-3004-000	401	01/15/2021	5313/122	WD	00020	1.15 03-ARM'S LENGTH	332,500	332,500	102,800	30.92	
17-009-4006-200	401	11/13/2020	5280/968	WD	00020	10.07 03-ARM'S LENGTH	350,000	350,000	122,400	34.97	
17-009-4009-000	402	12/09/2020	5292/373	WD	00020	2.60 03-ARM'S LENGTH	31,500	31,500	15,300	48.57	
17-015-1001-000	401	12/30/2020	5303/667	WD	00020	11.10 03-ARM'S LENGTH	334,900	334,900	117,800	35.17	
17-015-1009-010	401	02/08/2021	5322/692	WD	00010	1.25 03-ARM'S LENGTH	265,000	265,000	91,800	34.64	
17-015-4024-000	401	02/05/2021	5327/715	WD	00020	1.36 03-ARM'S LENGTH	120,000	120,000	30,800	25.67	
17-015-4025-000	401	01/19/2021	5311/273	WD	00020	11.94 03-ARM'S LENGTH 5322/763 RELEASE OF LIEN	245,000	245,000	97,500	39.80	
17-017-1006-000	402	11/16/2020	5280/982	WD	00020	10.13 03-ARM'S LENGTH	75,000	75,000	34,600	46.13	
17-017-1007-000	402	11/01/2020	5268/323	WD	00020	10.13 03-ARM'S LENGTH	75,000	75,000	34,600	46.13	
17-017-4002-060	402	01/19/2021	5322/175	WD	00020	11.80 03-ARM'S LENGTH	56,043	56,043	38,600	68.88	
17-017-4002-090	402	01/26/2021	5347/100	WD	00020	2.98 03-ARM'S LENGTH	35,000	35,000	16,800	48.00	
17-019-1004-000	402	01/04/2021	5299/596	MLC	00020	50.00 03-ARM'S LENGTH	265,000	265,000	92,000	34.72	
17-020-4004-000	402	10/06/2020	5259/105	MLC	00040	2.95 03-ARM'S LENGTH	32,500	32,500	16,300	50.15	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-021-1010-000	402	01/15/2021	5322/178	WD 00020	3.78	03-ARM'S LENGTH	30,000	30,000	17,600	58.67	
17-021-2006-000	402	10/08/2020	5364/864	WD 00040	20.00	03-ARM'S LENGTH	90,000	90,000	51,300	57.00	
17-021-3015-000	401	03/25/2021	5368/224	WD 00040	5.00	03-ARM'S LENGTH CHN TO COV PER CO STUDY 2021	172,500	172,500	63,900	37.04	
17-021-4023-000	401	11/13/2020	5303/194	WD 00040	1.23	03-ARM'S LENGTH	235,000	235,000	62,500	26.60	
17-022-1001-000	401	10/06/2020	5263/880	WD 00020	5.88	03-ARM'S LENGTH	340,000	340,000	147,900	43.50	
17-022-1002-200	401	02/22/2021	5335/149	WD 00020	2.33	03-ARM'S LENGTH	324,000	324,000	137,800	42.53	
17-047-0018-000	408	12/15/2020	5306/206	WD 00100	2.64	03-ARM'S LENGTH	630,000	630,000	337,100	53.51	
17-063-0009-000	401	03/08/2021	5339/621	WD 00040	3.85	03-ARM'S LENGTH	135,000	135,000	57,300	42.44	
17-063-0009-000	401	03/11/2021	5339/623	WD 00040	3.85	03-ARM'S LENGTH	210,000	210,000	57,300	27.29	
17-065-0003-000	401	10/23/2020	5281/138	WD 00050	0.77	03-ARM'S LENGTH	170,000	170,000	110,200	64.82	
17-085-0034-001	401	10/14/2020	5274/172	WD 00071	0.37	03-ARM'S LENGTH	95,000	95,000	47,200	49.68	
17-170-0001-000	408	01/27/2021	5316/616	WD 00150	0.16	03-ARM'S LENGTH	275,000	275,000	163,500	59.45	
17-170-0002-000	408	11/20/2020	5287/164	WD 00150	0.16	03-ARM'S LENGTH	300,000	300,000	119,600	39.87	
17-710-0013-000	401	02/25/2021	5339/376	WD 00070	0.29	03-ARM'S LENGTH	185,000	185,000	56,400	30.49	
17-758-0079-000	408	12/29/2020	5301/170/176	OTH	1.02	03-ARM'S LENGTH FIDUCIARY DEED SEE COMMENTS	820,000	820,000	323,300	39.43	
17-762-0006-000	408	11/13/2020	5282/458	WD 00100	1.51	03-ARM'S LENGTH	578,000	578,000	191,500	33.13	
+ Pcls 17-762-0007-000, 17-762-0008-000											
17-762-0045-000	401	10/02/2020	5258/6	MLC 00155	0.06	03-ARM'S LENGTH	99,999	99,999	31,700	31.70	
17-762-0051-000	401	10/05/2020	5264/381	WD 00155	0.06	03-ARM'S LENGTH	103,250	103,250	54,800	53.08	
17-762-0059-001	408	02/18/2021	5347/53	WD 00100	1.09	03-ARM'S LENGTH	450,000	450,000	193,400	42.98	
17-769-0021-000	408	10/05/2020	5257/161	WD 00110	0.09	03-ARM'S LENGTH	181,500	181,500	68,600	37.80	
Totals 10/01/2020 - 03/31/2021							Conventional	37	8,739,192	3,519,400	40.27 1.0000
Totals 04/01/2020 - 03/31/2021							Conventional	68	15,024,526	6,089,400	40.53 1.0000

*** Statistics for this group (68 in sample) ***
 Statistical Mean= 43.474 Median= 40.422 Maximum= 79.111 Minimum= 25.667
 *** Statistics about Mean ***

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment Ratio	Mult
Normalized Average Deviation	=			0.21761						
Average Squared Deviation	=			149.20835						
Square Root of Squared Deviation	=			12.21509						
Normalized Standard Deviation	=			0.28097						
2 Standard Deviation Range (Low)	=	19.04386	(High) = 67.90421							
*** ** Statistics about Median *** **										
Normalized Average Deviation	=			0.22849						
Average Squared Deviation	=			158.66092						
Square Root of Squared Deviation	=			12.59607						
Normalized Standard Deviation	=			0.31161						
2 Standard Deviation Range (Low)	=	15.23009	(High) = 65.61436							

Price Related Differential (PRD): 1.07265 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-002-1003-000	402	05/03/2021	5366/533	WD	00020	13.00	03-ARM'S LENGTH	125,000	125,000	27,200	21.76	
17-003-1011-250	401	05/17/2021	5382/466	WD	00030	5.05	03-ARM'S LENGTH	185,000	185,000	85,000	45.95	
17-003-3006-000	401	05/28/2021	5383/171	WD	00010	5.00	03-ARM'S LENGTH	451,000	451,000	161,400	35.79	
17-003-4002-000	401	08/06/2021	5429/895	WD	00030	5.03	03-ARM'S LENGTH	255,000	255,000	88,600	34.75	
17-003-4002-050	401	08/11/2021	5414/489	WD	00030	5.03	03-ARM'S LENGTH	550,000	550,000	196,600	35.75	
17-004-1001-200 + Pcls 17-004-1001-600	402	09/20/2021	5442/336	WD	00020	21.00	03-ARM'S LENGTH	140,000	140,000	74,700	53.36	
17-005-4014-000	401	08/03/2021	5431/890	WD	00020	10.36	03-ARM'S LENGTH	410,000	410,000	153,100	37.34	
17-005-4015-100	401	09/17/2021	5433/518	WD	00020	2.50	03-ARM'S LENGTH	250,000	250,000	95,000	38.00	
17-006-4005-200	401	09/17/2021	5433/523	WD	00030	9.09	03-ARM'S LENGTH	350,000	350,000	143,000	40.86	
17-007-2003-200	401	07/19/2021	5410/696	WD	00030	2.82	03-ARM'S LENGTH	385,000	385,000	91,600	23.79	
17-010-1007-500	402	09/29/2021	5442/149	WD	00010	2.68	03-ARM'S LENGTH	41,000	41,000	16,300	39.76	
17-010-3013-100	401	07/16/2021	5413/3	WD	00010	3.27	03-ARM'S LENGTH	450,000	450,000	144,200	32.04	
17-010-4016-025	401	07/27/2021	5409/907	WD	00010	1.37	03-ARM'S LENGTH	280,000	280,000	55,300	19.75	
17-017-4002-080	402	04/13/2021	5389/911	WD	00020	2.58	03-ARM'S LENGTH	42,800	42,800	16,400	38.32	
17-019-3013-200	401	04/02/2021	5361/581	WD	00040	4.00	03-ARM'S LENGTH	239,900	239,900	83,400	34.76	
17-021-1002-000	401	04/06/2021	5353/949	WD	00020	1.97	03-ARM'S LENGTH	306,000	306,000	120,000	39.22	
17-021-1020-000	401	06/25/2021	5399/431	WD	00040	1.96	03-ARM'S LENGTH	335,000	335,000	82,100	24.51	
17-021-3002-501	401	05/28/2021	5382/670	WD	00080	30.63	03-ARM'S LENGTH	285,000	285,000	131,400	46.11	
17-021-3003-300	401	08/25/2021	5425/402	WD	00010	8.38	03-ARM'S LENGTH	310,000	310,000	109,000	35.16	
17-049-0003-000	401	04/16/2021	5375/884	WD	00040	3.62	03-ARM'S LENGTH	277,000	277,000	91,000	32.85	
17-063-0004-000	401	06/01/2021	5386/805	WD	00040	0.50	03-ARM'S LENGTH	227,000	227,000	92,800	40.88	
17-085-0008-000	401	06/30/2021	5397/542	WD	00071	0.14	03-ARM'S LENGTH	150,000	150,000	55,400	36.93	
17-095-0010-000	401	07/23/2021	5409/913	WD	00060	0.33	03-ARM'S LENGTH	345,000	345,000	122,900	35.62	
17-095-0035-000	401	06/30/2021	5399/632	WD	00060	0.31	03-ARM'S LENGTH PURCHASED SONS HOUSE	236,000	236,000	99,400	42.12	
17-518-0006-000	408	05/24/2021	5382/464	WD	00110	0.83	03-ARM'S LENGTH	595,000	595,000	227,100	38.17	
17-750-0013-000	408	07/22/2021	5404/373	WD	00110	1.54	03-ARM'S LENGTH	1,800,000	1,800,000	968,600	53.81	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult	
17-758-0010-000	408	07/01/2021	5400/877	WD	00100	0.60 03-ARM'S LENGTH 5400/879 TRUST SEE COMMENTS	450,000	450,000	166,800	37.07		
17-762-0044-000	401	05/06/2021	5371/476	WD	00155	0.06 03-ARM'S LENGTH	175,000	175,000	70,300	40.17		
17-769-0028-000	401	08/17/2021	5417/112	WD	00110	0.59 03-ARM'S LENGTH	167,000	167,000	97,900	58.62		
17-769-0028-100	408	08/20/2021	5429/692	WD	00110	0.23 03-ARM'S LENGTH	700,000	700,000	289,900	41.41		
Totals 04/01/2021 - 09/30/2021							Conventional	30	10,512,700	4,156,400	39.54	1.0000
Totals 10/01/2020 - 09/30/2021							Conventional	67	19,251,892	7,675,800	39.87	1.0000

*** ** Statistics for this group (67 in sample) *** **

Statistical Mean= 40.486 Median= 39.427 Maximum= 68.876 Minimum= 19.750

Normalized Average Deviation = 0.18854 (Coefficient of Dispersion)
 Average Squared Deviation = 101.21738 (Variance)
 Square Root of Squared Deviation = 10.06068 (Standard Deviation)
 Normalized Standard Deviation = 0.24850 (Covariance)
 2 Standard Deviation Range (Low) = 20.36486 (High) = 60.60760

*** ** Statistics about Median *** **
 Normalized Average Deviation = 0.19142 (Coefficient of Dispersion)
 Average Squared Deviation = 102.35672 (Variance)
 Square Root of Squared Deviation = 10.11715 (Standard Deviation)
 Normalized Standard Deviation = 0.25661 (Covariance)
 2 Standard Deviation Range (Low) = 19.19253 (High) = 59.66113

Price Related Differential (PRD): 1.01545 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
Totals	04/01/2019 - 03/31/2021		Conventional				122	27,256,076	11,135,600	40.86	1.0000

*** Statistics for this group (122 in sample) ***

Statistical Mean= 42.924 Median= 40.249 Maximum= 79.111 Minimum= 17.632

*** Statistics about Mean ***
 Normalized Average Deviation = 0.20822 (Coefficient of Dispersion)
 Average Squared Deviation = 134.55126 (Variance)
 Square Root of Squared Deviation = 11.59962 (Standard Deviation)
 Normalized Standard Deviation = 0.27024 (Covariance)
 2 Standard Deviation Range (Low) = 19.72432 (High) = 66.12281

*** Statistics about Median ***
 Normalized Average Deviation = 0.21600 (Coefficient of Dispersion)
 Average Squared Deviation = 141.76137 (Variance)
 Square Root of Squared Deviation = 11.90636 (Standard Deviation)
 Normalized Standard Deviation = 0.29381 (Covariance)
 2 Standard Deviation Range (Low) = 16.43671 (High) = 64.06214

Price Related Differential (PRD): 1.05062 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment Ratio	Mult
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< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	152	15,292,000	37,768,776	40.49
Creative	0	0	0	50.00
Totals:	152	15,292,000	37,768,776	40.49

(Before discounting, sales were = 0)
(Weighted)

*** Statistics for this group (152 in sample) ***

Statistical Mean= 41.916 Median= 39.779 Maximum= 79.111 Minimum= 17.632

*** Statistics about Mean ***

Normalized Average Deviation	=	0.20315	(Coefficient of Dispersion)
Average Squared Deviation	=	126.43111	(Variance)
Square Root of Squared Deviation	=	11.24416	(Standard Deviation)
Normalized Standard Deviation	=	0.26825	(Covariance)
2 Standard Deviation Range (Low)	=	19.42807	(High) = 64.40471

*** Statistics about Median ***

Normalized Average Deviation	=	0.20703	(Coefficient of Dispersion)
Average Squared Deviation	=	131.02884	(Variance)
Square Root of Squared Deviation	=	11.44678	(Standard Deviation)
Normalized Standard Deviation	=	0.28776	(Covariance)
2 Standard Deviation Range (Low)	=	16.88566	(High) = 62.67279

L-40'
County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Acreeage	Terms-of-Sale	Sale Price	Adj.	Sale Price	Assessment	Ratio	Mult
17-004-1004-000	401	04/30/2019	5056/332	WD	00030	18.03	03-ARM'S LENGTH	570,000		570,000	230,100	40.37	
17-004-2010-000	402	06/05/2019	5067/241	WD	00030	5.00	03-ARM'S LENGTH	33,500		33,500	21,900	65.37	
17-007-2007-100	401	08/26/2019	5089/968	QC	00020	4.15	03-ARM'S LENGTH	310,000		310,000	113,300	36.55	
17-007-3002-230	402	04/09/2019	5047/990	WD	00030	4.00	03-ARM'S LENGTH	47,000		47,000	19,200	40.85	
17-007-4010-000	401	09/16/2019	5104/455	WD	00030	4.50	03-ARM'S LENGTH RE-RECORDED TAX CER 10-4-19	249,000		249,000	108,600	43.61	
17-008-1003-100	401	06/05/2019	5069/557	WD	00030	7.35	03-ARM'S LENGTH	247,000		247,000	98,300	39.80	
17-008-3002-000	401	05/10/2019	5060/638	WD	00030	17.21	03-ARM'S LENGTH	315,000		315,000	123,500	39.21	
17-010-2016-000	401	08/28/2019	5098/651	WD	00020	0.68	03-ARM'S LENGTH	159,000		159,000	44,900	28.24	
17-010-3010-000	401	05/07/2019	5060/124	LC	00010	0.76	09-FAMILY SALE CO HAS/CHNG TO COV FROM NU 9-9	75,000		75,000	51,600	68.80	
17-010-4017-000	401	06/04/2019	5065/326	WD	00010	0.74	03-ARM'S LENGTH	132,000		132,000	46,200	35.00	
17-011-2005-000	401	09/04/2019	5099/816	OTH	00020	2.86	03-ARM'S LENGTH	170,000		170,000	70,500	41.47	
17-015-4004-100 + Pcls 17-015-4004-000	401	08/13/2019	5089/794	WD	00010	4.93	03-ARM'S LENGTH 5089/186 ICMO 8-22-2019	230,900		230,900	87,100	37.72	
17-015-4010-000	401	04/11/2019	5049/363	WD	00010	1.60	03-ARM'S LENGTH	155,900		155,900	54,400	34.89	
17-015-4024-500	401	07/09/2019	5078/381	WD	00020	4.28	03-ARM'S LENGTH	325,000		325,000	106,200	32.68	
17-016-1001-200	401	07/03/2019	5076/418	WD	00030	2.11	03-ARM'S LENGTH	178,000		178,000	84,400	47.42	
17-019-2016-000	401	09/05/2019	5100/605	WD	00020	6.84	03-ARM'S LENGTH	186,000		186,000	66,300	35.65	
17-019-3015-000	401	09/23/2019	5109/628	WD	00040	7.52	03-ARM'S LENGTH	284,000		284,000	101,700	35.81	
17-020-4002-700	401	06/17/2019	5078/645	WD	00040	2.50	03-ARM'S LENGTH	315,000		315,000	135,900	43.14	
17-021-3002-501	401	09/06/2019	5098/157	WD	00080	30.63	03-ARM'S LENGTH REMOVED FROM STUDY PER EQUAL	220,000		220,000	101,300	46.05	
17-022-1019-000	401	09/20/2019	5104/770	WD	00010	0.40	03-ARM'S LENGTH SEE COMMENTS 5104/797	75,000		75,000	43,500	58.00	
17-065-0010-000	401	05/29/2019	5065/216	WD	00050	1.12	03-ARM'S LENGTH	250,000		250,000	83,500	33.40	
17-170-0050-000	401	09/20/2019	5112/561	WD	00151	0.13	03-ARM'S LENGTH NOTICE FROM CHERRY BEACH ASSOC	132,000		132,000	43,000	32.58	
17-710-0024-001	401	07/16/2019	5082/104	MLC	00071	1.22	03-ARM'S LENGTH	200,350		200,350	59,000	29.45	
17-758-0007-001	408	07/31/2019	5087/770	WD	00100	2.24	03-ARM'S LENGTH	645,000		645,000	278,000	43.10	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-758-0056-000 + Pcls 17-758-0057-000	408	09/26/2019	5106/38	WD 00100	0.93	03-ARM'S LENGTH	320,000	320,000	177,800	55.56	
Totals 04/01/2019 - 09/30/2019							25	5,824,650	2,350,200	40.35	1.0000
17-003-4001-500	401	11/07/2019	5123/115	WD 00030	20.00	03-ARM'S LENGTH	380,000	380,000	142,200	37.42	
17-003-4002-075	402	02/26/2020	5248/278	WD 00030	5.03	03-ARM'S LENGTH	32,000	32,000	21,800	68.13	
17-004-1001-800	401	11/13/2019	5121/665	WD 00030	10.45	03-ARM'S LENGTH	460,000	460,000	190,400	41.39	
17-004-1004-300	401	10/30/2019	5118/310	WD 00030	5.24	03-ARM'S LENGTH POWER OF ATT-SEE COMMENTS	310,000	310,000	120,400	38.84	
17-005-4014-000	401	11/01/2019	5130/220	WD 00020	10.36	03-ARM'S LENGTH	347,000	347,000	125,600	36.20	
17-007-2005-500	401	11/01/2019	5123/823	WD 00020	1.51	03-ARM'S LENGTH POW OF ATT SEE COMMENT	200,000	200,000	86,900	43.45	
17-007-4008-010	402	02/12/2020	5155/293	WD 00030	6.14	03-ARM'S LENGTH	80,000	80,000	22,700	28.38	
17-008-2001-100	402	12/02/2019	5129/639	WD 00030	2.50	03-ARM'S LENGTH 5263/354 NOTICE OF COMMENT	28,500	28,500	14,000	49.12	
17-009-4009-000	402	10/15/2019	5116/376	WD 00020	2.60	03-ARM'S LENGTH	29,000	29,000	14,700	50.69	
17-015-1013-000 + Pcls 17-015-1013-500	401	02/28/2020	5161/370	MLC 00010	18.17	03-ARM'S LENGTH	220,000	220,000	120,500	54.77	
17-015-4004-100	401	11/14/2019	5123/817	WD 00010	2.57	03-ARM'S LENGTH 5306/680 CORRECT LEGAL 1-25-21	235,000	235,000	73,200	31.15	
17-016-2009-000	401	10/31/2019	5121/374	WD 00030	6.11	03-ARM'S LENGTH	379,000	379,000	150,700	39.76	
17-016-3001-012	401	03/13/2020	5169/223	WD 00030	15.31	03-ARM'S LENGTH	325,000	325,000	153,500	47.23	
17-016-3007-000	401	02/12/2020	5155/298	WD 00030	7.00	03-ARM'S LENGTH	165,000	165,000	61,000	36.97	
17-017-1010-000	401	10/21/2019	5118/337	WD 00020	30.39	03-ARM'S LENGTH	708,400	708,400	412,800	58.27	
17-017-2001-100	402	11/05/2019	5128/396	WD 00020	15.86	03-ARM'S LENGTH	82,000	82,000	42,500	51.83	
17-017-3001-700	402	12/30/2019	5138/712	MLC 00030	11.05	03-ARM'S LENGTH	60,000	60,000	34,100	56.83	
17-019-3002-000	401	03/18/2020	5169/87	WD 00040	6.25	03-ARM'S LENGTH PTA SAID \$225,000, DEED \$230,00	230,000	230,000	92,300	40.13	
17-019-3007-000	401	01/22/2020	5144/5	WD 00040	3.11	03-ARM'S LENGTH NO \$ AMOUNT ON DEED	175,000	175,000	78,800	45.03	
17-021-4011-000	401	12/06/2019	5133/187	WD 00040	5.38	03-ARM'S LENGTH	180,000	180,000	33,700	18.72	
17-021-4024-000	401	11/08/2019	5130/454	WD 00040	2.00	03-ARM'S LENGTH 2ND DEED POWER OF ATTORNEY	243,500	243,500	83,500	34.29	

County: 74 ST CLAIR
Unit: COTTRRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh.	Acreage	Terms-of-Sale	Sale Price	Adj. Sale Price	Price Assessment	Ratio	Mult	
17-022-1024-400	401	11/08/2019	5121/587	WD 00040	13.66	03-ARM'S LENGTH	315,000	315,000	114,500	36.35	✓	
				5121/584 RE-RECORDED TURST DEE								
17-051-0009-000	401	12/10/2019	5132/370	WD 00050	1.20	03-ARM'S LENGTH	155,000	155,000	59,900	38.65	✓	
17-051-0018-100	401	01/24/2020	5149/153	WD 00010	1.32	03-ARM'S LENGTH	237,500	237,500	106,800	44.97	✓	
17-063-0006-000	401	11/12/2019	5123/410	WD 00040	0.73	03-ARM'S LENGTH	172,000	172,000	76,000	44.19	✓	
17-063-0008-300	401	10/17/2019	5114/117	WD 00010	1.93	03-ARM'S LENGTH	130,000	130,000	52,800	40.62	✓	
17-063-0008-700	402	01/20/2020	5147/425	WD 00040	6.10	03-ARM'S LENGTH	38,000	38,000	21,500	56.58	✓	
17-085-0019-000	401	01/10/2020	5186/507	WD 00071	0.05	03-ARM'S LENGTH	80,000	80,000	37,700	47.13	✓	
				MARINE CITY 02-150-0034-100								
17-095-0015-000	401	12/30/2019	5139/45	WD 00060	0.31	03-ARM'S LENGTH	190,000	190,000	73,100	38.47	✓	
17-518-0005-001	401	02/19/2020	5155/218	WD 00110	0.72	03-ARM'S LENGTH	330,000	330,000	183,900	55.73	✓	
17-710-0010-000	401	02/27/2020	5203/3	WD 00070	0.59	03-ARM'S LENGTH	190,000	190,000	33,500	17.63	✓	
Totals 10/01/2019 - 03/31/2020							Conventional	31	6,706,900	2,835,000	42.27	1.0000
Totals 04/01/2019 - 03/31/2020							Conventional	56	12,531,550	5,185,200	41.38	1.0000

*** Statistics for this group (56 in sample) ***

Statistical Mean= 42.386 Median= 40.492 Maximum= 68.800 Minimum= 17.632

*** Statistics about Mean ***
 Normalized Average Deviation = 0.19189 (Coefficient of Dispersion)
 Average Squared Deviation = 114.07905 (Variance)
 Square Root of Squared Deviation = 10.68078 (Standard Deviation)
 Normalized Standard Deviation = 0.25199 (Covariance)
 2 Standard Deviation Range (Low) = 21.02435 (High) = 63.74747

*** Statistics about Median ***
 Normalized Average Deviation = 0.19626 (Coefficient of Dispersion)
 Average Squared Deviation = 117.73155 (Variance)
 Square Root of Squared Deviation = 10.85042 (Standard Deviation)
 Normalized Standard Deviation = 0.26797 (Covariance)
 2 Standard Deviation Range (Low) = 18.79107 (High) = 62.19274

Price Related Differential (PRD): 1.02438 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRILLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreege	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-003-1002-700	402	07/31/2020	5230/885	WD 00020	1.25	03-ARM'S LENGTH	15,000	15,000	11,200	74.67	
17-003-2002-300	401	09/10/2020	5273/275	WD 00010	2.17	03-ARM'S LENGTH	240,000	240,000	115,300	48.04	
17-003-2006-000	401	09/21/2020	5290/846	WD 00020	0.44	03-ARM'S LENGTH	147,000	147,000	54,500	37.07	
17-003-2013-000	401	07/14/2020	5237/107	WD 00010	3.01	03-ARM'S LENGTH	128,900	128,900	64,900	50.35	
17-003-3006-000	401	09/18/2020	5259/276	WD 00010	5.00	03-ARM'S LENGTH	350,000	350,000	115,600	33.03	
17-003-4001-010	402	08/20/2020	5240/700	WD 00030	5.34	03-ARM'S LENGTH	31,000	31,000	23,100	74.52	
17-003-4003-500	401	05/13/2020	5193/949	WD 00030	13.86	03-ARM'S LENGTH 5193/952 & 5193/954 SEE COMMENT	399,000	399,000	181,600	45.51	
17-004-2002-300	401	06/05/2020	5347/74	WD 00020	2.50	03-ARM'S LENGTH	274,500	274,500	130,000	47.36	
17-004-3008-002	401	09/29/2020	5281/675	WD 00030	10.21	03-ARM'S LENGTH	340,000	340,000	113,100	33.26	
17-009-4001-100	401	09/25/2020	5259/89	WD 00030	2.32	03-ARM'S LENGTH	243,500	243,500	112,300	46.12	
17-011-2002-010	402	04/20/2020	5176/700	WD 00020	10.57	03-ARM'S LENGTH PAID PREV OWNER L.C. SEE COMMENT	45,000	45,000	35,600	79.11	
17-017-2004-225	402	07/13/2020	5217/907	WD 00030	2.50	03-ARM'S LENGTH SEE COMMENTS	45,000	45,000	15,000	33.33	
17-018-4027-050	401	04/07/2020	5182/640	WD 00030	2.50	03-ARM'S LENGTH	310,000	310,000	117,900	38.03	
17-020-4002-700	401	08/10/2020	5232/548	WD 00040	2.50	03-ARM'S LENGTH	351,900	351,900	154,300	43.85	
17-021-1009-000	401	08/21/2020	5245/112	WD 00020	5.00	03-ARM'S LENGTH	289,000	289,000	87,400	30.24	
17-021-2004-000	401	06/29/2020	5209/991	WD 00040	10.00	03-ARM'S LENGTH	190,000	190,000	125,800	66.21	
17-022-1024-100	401	08/28/2020	5243/926	WD 00040	13.64	03-ARM'S LENGTH	230,000	230,000	102,400	44.52	
17-063-0006-000	401	07/23/2020	5223/494	WD 00040	0.73	03-ARM'S LENGTH	256,000	256,000	86,100	33.63	
17-095-0003-000	401	06/05/2020	5214/260	WD 00060	0.27	03-ARM'S LENGTH	227,910	227,910	89,700	39.36	
17-095-0016-000	401	07/31/2020	5225/518	WD 00060	0.31	03-ARM'S LENGTH SEE COMMENTS	150,000	150,000	77,000	51.33	
17-095-0020-000	401	09/18/2020	5274/528	WD 00060	0.31	03-ARM'S LENGTH	245,000	245,000	95,200	38.86	
17-170-0019-000	401	09/04/2020	5245/262	WD 00151	0.14	03-ARM'S LENGTH	225,000	225,000	85,600	38.04	
17-170-0028-000	401	09/18/2020	5252/325	WD 00151	0.10	03-ARM'S LENGTH	165,000	165,000	50,300	30.48	
17-170-0041-000	401	09/25/2020	5252/404	WD 00151	0.14	03-ARM'S LENGTH	131,500	131,500	42,800	32.55	

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreeage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-710-0015-100	401	09/21/2020	5367/106	WD 00070 AFF OF LOST DEED W/WD	0.22	03-ARM'S LENGTH	155,000	155,000	56,300	36.32	✓
17-758-0018-000	401	08/11/2020	5227/327	WD 00156	0.26	03-ARM'S LENGTH	181,500	181,500	72,600	40.00	✓
17-758-0044-000	408	07/02/2020	5213/474	WD 00100	0.77	03-ARM'S LENGTH	389,800	389,800	118,600	30.43	✓
17-762-0046-000	408	09/15/2020	5263/793	WD 00155	0.14	03-ARM'S LENGTH	180,000	180,000	63,000	35.00	✓
17-769-0014-010	401	08/17/2020	5233/045	WD 00050	0.41	03-ARM'S LENGTH	132,000	132,000	43,800	33.18	✓
17-769-0020-000	408	08/10/2020	5232/974	WD 00110 PURCHASED FROM ESTATE	0.10	09-FAMILY SALE	136,824	136,824	91,300	66.73	✓

Totals 04/01/2020 - 09/30/2020 Conventional 30 6,205,334 2,532,300 40.81 1.0000

17-002-1012-100	402	01/11/2021	5325/287	WD 00020 SEE COMMENTS 5325/278 & 284	10.68	03-ARM'S LENGTH	72,500	72,500	35,800	49.38	✓
17-003-2004-500	401	11/20/2020	5282/330	WD 00010	1.51	03-ARM'S LENGTH	350,000	350,000	143,300	40.94	✓
17-004-4005-100	401	03/26/2021	5373/592	WD 00030	5.00	03-ARM'S LENGTH	450,000	450,000	144,200	32.04	✓
17-005-4008-000	401	11/02/2020	5278/113	WD 00030	2.00	03-ARM'S LENGTH	225,000	225,000	91,900	40.84	✓
17-007-3004-000	401	01/15/2021	5313/122	WD 00020	1.15	03-ARM'S LENGTH	332,500	332,500	102,800	30.92	✓
17-009-4006-200	401	11/13/2020	5280/968	WD 00020	10.07	03-ARM'S LENGTH	350,000	350,000	122,400	34.97	✓
17-009-4009-000	402	12/09/2020	5292/373	WD 00020	2.60	03-ARM'S LENGTH	31,500	31,500	15,300	48.57	✓
17-015-1001-000	401	12/30/2020	5303/667	WD 00020	11.10	03-ARM'S LENGTH	334,900	334,900	117,800	35.17	✓
17-015-1009-010	401	02/08/2021	5322/692	WD 00010	1.25	03-ARM'S LENGTH	265,000	265,000	91,800	34.64	✓
17-015-4024-000	401	02/05/2021	5327/715	WD 00020	1.36	03-ARM'S LENGTH	120,000	120,000	30,800	25.67	✓
17-015-4025-000	401	01/19/2021	5311/273	WD 00020 5322/763 RELEASE OF LIEN	11.94	03-ARM'S LENGTH	245,000	245,000	97,500	39.80	✓
17-017-1006-000	402	11/16/2020	5280/982	WD 00020	10.13	03-ARM'S LENGTH	75,000	75,000	34,600	46.13	✓
17-017-1007-000	402	11/01/2020	5268/323	WD 00020	10.13	03-ARM'S LENGTH	75,000	75,000	34,600	46.13	✓
17-017-4002-060	402	01/19/2021	5322/175	WD 00020	11.80	03-ARM'S LENGTH	56,043	56,043	38,600	68.88	✓
17-017-4002-090	402	01/26/2021	5347/100	WD 00020	2.98	03-ARM'S LENGTH	35,000	35,000	16,800	48.00	✓
17-019-1004-000	402	01/04/2021	5299/596	MLC 00020	50.00	03-ARM'S LENGTH	265,000	265,000	92,000	34.72	✓
17-020-4004-000	402	10/06/2020	5259/105	MLC 00040	2.95	03-ARM'S LENGTH	32,500	32,500	16,300	50.15	✓
17-021-1010-000	402	01/15/2021	5322/178	WD 00020	3.78	03-ARM'S LENGTH	30,000	30,000	17,600	58.67	✓

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreege	Perms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult	
17-021-2006-000	402	10/08/2020	5364/864	WD 00040	20.00	03-ARM'S LENGTH	90,000	90,000	51,300	57.00	✓	
17-021-3015-000	401	03/25/2021	5368/224	WD 00040	5.00	03-ARM'S LENGTH CHN TO COV PER CO STUDY 2021	172,500	172,500	63,900	37.04	✓	
17-021-4023-000	401	11/13/2020	5303/194	WD 00040	1.23	03-ARM'S LENGTH	235,000	235,000	62,500	26.60	✓	
17-022-1001-000	401	10/06/2020	5263/880	WD 00020	5.88	03-ARM'S LENGTH	340,000	340,000	147,900	43.50	✓	
17-022-1002-200	401	02/22/2021	5335/149	WD 00020	2.33	03-ARM'S LENGTH	324,000	324,000	137,800	42.53	✓	
17-047-0018-000	408	12/15/2020	5306/206	WD 00100	2.64	03-ARM'S LENGTH	630,000	630,000	337,100	53.51	✓	
17-063-0009-000	401	03/08/2021	5339/621	WD 00040	3.85	03-ARM'S LENGTH	135,000	135,000	57,300	42.44	✓	
17-063-0009-000	401	03/11/2021	5339/623	WD 00040	3.85	03-ARM'S LENGTH	210,000	210,000	57,300	27.29	✓	
17-065-0003-000	401	10/23/2020	5281/138	WD 00050	0.77	03-ARM'S LENGTH	170,000	170,000	110,200	64.82	✓	
17-085-0034-001	401	10/14/2020	5274/172	WD 00071	0.37	03-ARM'S LENGTH	95,000	95,000	47,200	49.68	✓	
17-170-0001-000	408	01/27/2021	5316/616	WD 00150	0.16	03-ARM'S LENGTH	275,000	275,000	163,500	59.45	✓	
17-170-0002-000	408	11/20/2020	5287/164	WD 00150	0.16	03-ARM'S LENGTH	300,000	300,000	119,600	39.87	✓	
17-710-0013-000	401	02/25/2021	5339/376	WD 00070	0.29	03-ARM'S LENGTH	185,000	185,000	56,400	30.49	✓	
17-758-0079-000	408	12/29/2020	5301/170/176	OTH 00100	1.02	03-ARM'S LENGTH FIDICIARY DEED SEE COMMENTS	820,000	820,000	323,300	39.43	✓	
17-762-0006-000 + Pels 17-762-0007-000, 17-762-0008-000	408	11/13/2020	5282/458	WD 00100	1.51	03-ARM'S LENGTH	578,000	578,000	191,500	33.13	✓	
17-762-0045-000	401	10/02/2020	5258/6	MLC 00155	0.06	03-ARM'S LENGTH	99,999	99,999	31,700	31.70	✓	
17-762-0051-000	401	10/05/2020	5264/381	WD 00155	0.06	03-ARM'S LENGTH	103,250	103,250	54,800	53.08	✓	
17-762-0059-001	408	02/18/2021	5347/53	WD 00100	1.09	03-ARM'S LENGTH	450,000	450,000	193,400	42.98	✓	
17-769-0021-000	408	10/05/2020	5257/161	WD 00110	0.09	03-ARM'S LENGTH	181,500	181,500	68,600	37.80	✓	
Totals 10/01/2020 - 03/31/2021							Conventional	37	8,739,192	3,519,400	40.27	1.0000
Totals 04/01/2020 - 03/31/2021							Conventional	67	14,944,526	6,051,700	40.49	1.0000

*** Statistics for this group (67 in sample) ***

Statistical Mean= 43.420 Median= 40.000 Maximum= 79.111 Minimum= 25.667

Normalized Average Deviation = 0.21968 (Coefficient of Dispersion)
Average Squared Deviation = 151.26410 (Variance)

County: 74 ST CLAIR

Unit: COTTRELLVILLE TOWNSHIP

Class: Residential

Parcel Number | Class | Sale Date | Liber/Page | Inst. Neigh. | Acreage Terms-of-Sale | Sale Price Adj. Sale Price Assessment | Ratio | Mult

Square Root of Squared Deviation = 12.29895 (Standard Deviation)
Normalized Standard Deviation = 0.28326 (Covariance)

2 Standard Deviation Range (Low) = 18.82165 (High) = 68.01744

*** Statistics about Median ***
Normalized Average Deviation = 0.23169 (Coefficient of Dispersion)

Average Squared Deviation = 163.13455 (Variance)
Square Root of Squared Deviation = 12.77241 (Standard Deviation)

Normalized Standard Deviation = 0.31931 (Covariance)
2 Standard Deviation Range (Low) = 14.45517 (High) = 65.54483

Price Related Differential (PRD): 1.07224 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Acresage	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-002-1003-000	402	05/03/2021	5366/533	WD	00020	13.00	03-ARM'S LENGTH	125,000	125,000	27,200	21.76	✓
17-003-1011-250	401	05/17/2021	5382/466	WD	00030	5.05	03-ARM'S LENGTH	185,000	185,000	85,000	45.95	✓
17-003-3006-000	401	05/28/2021	5383/171	WD	00010	5.00	03-ARM'S LENGTH	451,000	451,000	161,400	35.79	✓
17-003-4002-000	401	08/06/2021	5429/895	WD	00030	5.03	03-ARM'S LENGTH	255,000	255,000	88,600	34.75	✓
17-003-4002-050	401	08/11/2021	5414/489	WD	00030	5.03	03-ARM'S LENGTH	550,000	550,000	196,600	35.75	✓
17-004-1001-200 + Pcls 17-004-1001-600	402	09/20/2021	5442/336	WD	00020	21.00	03-ARM'S LENGTH	140,000	140,000	76,425	54.59	✓
17-005-4014-000	401	08/03/2021	5431/890	WD	00020	10.36	03-ARM'S LENGTH	410,000	410,000	153,100	37.34	✓
17-005-4015-100	401	09/17/2021	5433/518	WD	00020	2.50	03-ARM'S LENGTH	250,000	250,000	95,000	38.00	✓
17-006-4005-200	401	09/17/2021	5433/523	WD	00030	9.09	03-ARM'S LENGTH	350,000	350,000	143,000	40.86	✓
17-007-2003-200	401	07/19/2021	5410/696	WD	00030	2.82	03-ARM'S LENGTH	385,000	385,000	91,600	23.79	✓
17-010-1007-500	402	09/29/2021	5442/149	WD	00010	2.68	03-ARM'S LENGTH	41,000	41,000	16,300	39.76	✓
17-010-3013-100	401	07/16/2021	5413/3	WD	00010	3.27	03-ARM'S LENGTH	450,000	450,000	144,200	32.04	✓
17-010-4016-025	401	07/27/2021	5409/907	WD	00010	1.37	03-ARM'S LENGTH	280,000	280,000	55,300	19.75	✓
17-017-4002-080	402	04/13/2021	5389/911	WD	00020	2.58	03-ARM'S LENGTH	42,800	42,800	16,400	38.32	✓
17-019-3013-200	401	04/02/2021	5361/581	WD	00040	4.00	03-ARM'S LENGTH	239,900	239,900	83,400	34.76	✓
17-021-1002-000	401	04/06/2021	5353/949	WD	00020	1.97	03-ARM'S LENGTH	306,000	306,000	120,000	39.22	✓
17-021-1020-000	401	06/25/2021	5399/431	WD	00040	1.96	03-ARM'S LENGTH	335,000	335,000	82,100	24.51	✓
17-021-3002-501	401	05/28/2021	5382/670	WD	00080	30.63	03-ARM'S LENGTH	285,000	285,000	131,400	46.11	✓
17-021-3003-300	401	08/25/2021	5425/402	WD	00010	8.38	03-ARM'S LENGTH	310,000	310,000	109,000	35.16	✓
17-049-0003-000	401	04/16/2021	5375/884	WD	00040	3.62	03-ARM'S LENGTH	277,000	277,000	91,000	32.85	✓
17-063-0004-000	401	06/01/2021	5386/805	WD	00040	0.50	03-ARM'S LENGTH	227,000	227,000	92,800	40.88	✓
17-085-0008-000	401	06/30/2021	5397/542	WD	00071	0.14	03-ARM'S LENGTH	150,000	150,000	55,400	36.93	✓
17-095-0010-000	401	07/23/2021	5409/913	WD	00060	0.33	03-ARM'S LENGTH	345,000	345,000	122,900	35.62	✓
17-095-0035-000	401	06/30/2021	5399/632	WD	00060 PURCHASED SONS HOUSE	0.31	03-ARM'S LENGTH	236,000	236,000	99,400	42.12	✓
17-518-0006-000	408	05/24/2021	5382/464	WD	00110	0.83	03-ARM'S LENGTH	595,000	595,000	227,100	38.17	✓
17-750-0013-000	408	07/22/2021	5404/373	WD	00110	1.54	03-ARM'S LENGTH	1,800,000	1,800,000	968,600	53.81	✓

Correct

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh.	Acreege	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
17-758-0010-000	408	07/01/2021	5400/877	WD 00100 5400/877 TRUST SEE COMMENTS	0.60	03-ARM'S LENGTH	450,000	450,000	166,800	37.07	
17-758-0074-000	408	08/17/2021	5445/226	WD 00100	1.03	03-ARM'S LENGTH	510,000	510,000	179,800	35.25	
17-762-0044-000	401	05/06/2021	5371/476	WD 00155	0.06	03-ARM'S LENGTH	175,000	175,000	70,300	40.17	
17-769-0028-000	401	08/17/2021	5417/112	WD 00110	0.59	03-ARM'S LENGTH	167,000	167,000	97,900	58.62	
17-769-0028-100	408	08/20/2021	5429/692	WD 00110	0.23	03-ARM'S LENGTH	700,000	700,000	289,900	41.41	

Totals 04/01/2021 - 09/30/2021 Conventional 31 11,022,700 4,337,925 39.35 1.0000

Totals 10/01/2020 - 09/30/2021 Conventional 68 19,761,892 7,857,325 39.76 1.0000

*** Statistics for this group (68 in sample) ***

Statistical Mean= 40.427 Median= 39.321 Maximum= 68.876 Minimum= 19.750

Normalized Average Deviation = 0.18817 (Coefficient of Dispersion)

Average Squared Deviation = 100.60767 (Variance)

Square Root of Squared Deviation = 10.03034 (Standard Deviation)

Normalized Standard Deviation = 0.24811 (Covariance)

2 Standard Deviation Range (Low) = 20.36675 (High) = 60.48810

Normalized Average Deviation = 0.19113 (Coefficient of Dispersion)

Average Squared Deviation = 101.84954 (Variance)

Square Root of Squared Deviation = 10.09205 (Standard Deviation)

Normalized Standard Deviation = 0.25666 (Covariance)

2 Standard Deviation Range (Low) = 19.13715 (High) = 59.50536

Price Related Differential (PRD): 1.01679 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Acreege	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
Totals	04/01/2019 - 03/31/2021		Conventional				123	27,476,076	11,236,900	40.90	1.0000

*** Statistics for this group (123 in sample) ***

Statistical Mean= 42.949 Median= 40.368 Maximum= 79.111 Minimum= 17.632

*** Statistics about Mean ***

Normalized Average Deviation = 0.20707 (Coefficient of Dispersion)
 Average Squared Deviation = 133.52762 (Variance)
 Square Root of Squared Deviation = 11.55542 (Standard Deviation)
 Normalized Standard Deviation = 0.26905 (Covariance)
 2 Standard Deviation Range (Low) = 19.83812 (High) = 66.05978

*** Statistics about Median ***

Normalized Average Deviation = 0.21476 (Coefficient of Dispersion)
 Average Squared Deviation = 140.24132 (Variance)
 Square Root of Squared Deviation = 11.84235 (Standard Deviation)
 Normalized Standard Deviation = 0.29336 (Covariance)
 2 Standard Deviation Range (Low) = 16.68371 (High) = 64.05313

Price Related Differential (PRD): 1.05017 PRD >1 regressive, < 1 progressive.

County: 74 ST CLAIR
Unit: COTTRELLVILLE TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Liber/Page Inst. Neigh. Acreage Terms-of-Sale Sale Price Adj. Sale Price Price Assessment Ratio Mult

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional 154 15,574,825 38,498,776 40.46
Creative 0 0 0 50.00 (Before discounting, sales were = 0)

Totals: 154 15,574,825 38,498,776 40.46 (Weighted)

*** *** Statistics for this group (154 in sample) *** ***

Statistical Mean= 41.908 Median= 39.779 Maximum= 79.111 Minimum= 17.632

*** *** Statistics about Mean *** ***
Normalized Average Deviation = 0.20237 (Coefficient of Dispersion)
Average Squared Deviation = 125.37401 (Variance)
Square Root of Squared Deviation = 11.19705 (Standard Deviation)
Normalized Standard Deviation = 0.26718 (Covariance)
2 Standard Deviation Range (Low) = 19.51384 (High) = 64.30206

*** *** Statistics about Median *** ***
Normalized Average Deviation = 0.20630 (Coefficient of Dispersion)
Average Squared Deviation = 129.93509 (Variance)
Square Root of Squared Deviation = 11.39891 (Standard Deviation)
Normalized Standard Deviation = 0.28655 (Covariance)
2 Standard Deviation Range (Low) = 16.98141 (High) = 62.57704