

## 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 <b>ALPENA</b>	City or Township Name <b>050 OSSINEKE TOWNSHIP</b>
Class of Property (Ag., Comm., Res., etc.) <b>Residential</b>	

**2019 to 2020 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 05.....	1. <u>65,407,800</u>
2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 03.....	2. <u>62,849,100</u>
3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0407</u>

**2020 to 2021 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....	4. <u>67,256,700</u>
5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	5. <u>64,976,000</u>
6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0351</u>

**2019 to 2021 Adjustment Modifier**

7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.0772</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	7	539,300	1.0772	580,934	996,000	58.33%
2019	10/19 - 3/20	13	858,500	1.0772	924,776	2,001,500	46.20%
12 Month Total Sales		20	12 Month Total Sales		1,505,710	2,997,500	50.23%
2020	4/20 - 9/20	16	986,100	1.0351	1,020,712	2,150,150	47.47%
2020	10/20 - 3/21	16	986,700	1.0351	1,021,333	2,263,800	45.12%
12 Month Total Sales		32	12 Month Total Sales		2,042,045	4,413,950	46.26%
<b>24 Month Total Sales</b>		<b>52</b>	<b>24 Month Total Sales</b>		<b>3,547,755</b>	<b>7,411,450</b>	<b>*24 Month Mean Adjusted Ratio</b>
							<b>48.25%</b>

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	16	986,700	1.0351	1,021,333	2,263,800	45.12%
2021	4/21 - 9/21	18	971,500	1.0000	971,500	2,421,400	40.12%
12 Month Total Sales		34	12 Month Total Sales		1,992,833	4,685,200	<b>**12 Month Aggregate Adjusted Ratio</b>
							<b>42.53%</b>

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: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libez/Page	Inst.	Neigh.	Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
051-002-000-103-03	401	08/29/2019	531/595	WD	E05	WRIGHT RICKY & RHONDA	HOLLIS PHILIP & JACQUEE	79,900	79,900	52,200	65.33	
051-011-000-112-00	401	09/24/2019	532/83	WD	E05	BROAD L W & HELEN RPS RETURNED FROM USPS	PEABODY MARK F	235,000	235,000	159,400	67.83	
053-008-000-801-00	401	09/24/2019	532/70	WD	E05	SERES LONNY L & LINDA M	BUSHEY BRADLEY K	190,000	190,000	72,700	38.26	
053-009-000-801-04	401	04/15/2019	529/542	WD	E05	HALE RYLEY	BISANZ DALTON M	78,000	78,000	28,000	35.90	
053-013-000-623-00	401	08/20/2019	531/444	WD	E05	KOWALSKI RONALD W	KASCHNER MARLENE R	128,000	126,000	50,200	39.84	
054-020-000-019-00	401	06/03/2019	530/266	WD	E05	WILSON RANDY & SARAH	WOHL ROBERT J & GRACE M	187,700	187,200	105,600	56.41	
054-040-000-023-00	401	08/29/2019	531/598	WD	E05	WESSEL PETER J & WENDY M	WILLIAMS RICHARD & DENISE	99,900	99,900	71,200	71.27	
Totals 04/01/2019 - 09/30/2019												
Conventional												
052-007-000-771-02	401	03/05/2020	534/288	WD	RES	MARSHALL FAMILY TRUST	OLIVER KENNETH & CAROLYN	237,000	237,000	116,800	49.28	
+ Pcls 052-007-000-771-01, 052-008-000-571-00												
052-007-000-801-00	401	11/01/2019	532/679	WD	RES	WINEMILLER DAVID M & KATH	BRADLEY JERRY & CHARLOTTE	270,000	270,000	72,000	26.67	
+ Pcls 052-018-000-021-00												
052-007-000-850-00	401	03/26/2020	534/849	WD	E05	WRIGHT SHARON J	POWER TYLER L	103,000	103,000	38,000	36.89	
052-011-000-263-00	401	12/12/2019	533/176	WD	E05	HAMILTON NANCY RUTH	HOLLISTER JERRY W JR & AL	146,900	143,400	61,800	43.10	
052-012-000-075-01	401	10/16/2019	532/327	WD	E05	ROSLANIEC MICHAEL J & KAR	TIMM IRVIN J & VICKY T	15,000	15,000	8,900	59.33	
052-024-000-291-00	401	12/20/2019	533/311	WD	E05	THIEM LORRAINE J	ELLSWORTH DOUGLAS & DAWN	132,000	132,000	63,100	47.80	
053-009-000-523-00	401	03/13/2020	534/349	WD	E05	OBUCHOWSKI JEAN M	KINSEY CHRISTOPHER	85,000	85,000	49,900	58.71	
053-013-000-250-02	401	11/22/2019	532/924	WD	E05	GRAY DUNCAN G & KATHERINE	SHELTON JOHN M & SHANNON	192,500	181,600	94,100	51.82	
053-015-000-056-00	401	03/26/2020	534/845	WD	E05	WALLACE MARK	READING BASICS LLC	110,000	110,000	49,200	44.73	
053-019-000-058-00	401	02/27/2020	534/113	WD	E05	VANDETTE LEONARD K ET UX	RITTHALER EDWARD JR & CAR	265,000	255,000	100,600	39.45	
053-034-000-111-00	401	10/04/2019	532/435	WD	E05	BARTZ EDWARD J LIFE ESTAT	DONAJKOWSKI ARIC	186,000	186,000	67,800	36.45	
054-020-000-004-00	401	10/16/2019	532/403	WD	E05	HARRINGTON WILLIAM R & BA	AHLERSMEYER DAVID L ET UX	146,500	146,500	73,600	50.24	
054-063-000-001-10	401	12/03/2019	533/30	WD	RES	REED TAMERA	CLARK BRENDA	137,000	137,000	62,700	45.77	
+ Pcls 054-063-000-008-00												
Totals 10/01/2019 - 03/31/2020												
Conventional												
Totals 04/01/2019 - 03/31/2020												
Conventional												

Totals 10/01/2019 - 03/31/2020												
Conventional												
Totals 04/01/2019 - 03/31/2020												
Conventional												



**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number      Class      Sale Date      Liber/Page      Inst. Neigh. Grantor      Grantee      Sale Price Adj. Sale Price Assessment      Ratio      Mult

Statistical Mean= 48.254      Median= 46.785      Maximum= 71.271      Minimum= 26.667

\*\*\*      \*\*\*      Statistics about Mean      \*\*\*      \*\*\*  
 Normalized Average Deviation      =      0.19881      (Coefficient of Dispersion)  
 Average Squared Deviation      =      142.18120      (Variance)  
 Square Root of Squared Deviation      =      11.92398      (Standard Deviation)  
 Normalized Standard Deviation      =      0.24711      (Covariance)  
 2 Standard Deviation Range (Low) = 24.40596      (High) = 72.10186

\*\*\*      \*\*\*      Statistics about Median      \*\*\*      \*\*\*  
 Normalized Average Deviation      =      0.20409      (Coefficient of Dispersion)  
 Average Squared Deviation      =      144.45331      (Variance)  
 Square Root of Squared Deviation      =      12.01887      (Standard Deviation)  
 Normalized Standard Deviation      =      0.25690      (Covariance)  
 2 Standard Deviation Range (Low) = 22.74698      (High) = 70.82247

Price Related Differential (PRD): 1.03478      PRD >1 regressive, < 1 progressive.

**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
051-001-000-400-00	401	05/12/2020	535/356	WD	E05	PEPPEL RANDY W & MARGUERIT PURCELL MICHAEL W III & C		17,000	17,000	8,600	50.59	
051-002-000-553-00	401	08/14/2020	536/690	WD	E05	GERBEN LAURIE A & DONNA M MILES KURT & DIANA		98,000	98,000	55,300	56.43	
051-011-000-110-00	401	08/28/2020	536/988	WD	E05	MAXWELL DONALD L TRUST	DERICK DANIEL A & NANCY	282,000	282,000	150,100	53.23	
052-003-000-301-00	401	09/17/2020	537/257	WD	E05	NEUMANN EDWARD P & TERRY	WALTON BENJAMIN & LAURIE	285,000	285,000	107,000	37.54	
053-015-000-054-00	401	07/08/2020	536/86	WD	E05	WILLIAMS BRADLEY C ET UX	LUDLOW BRETT & KAVIA	241,500	241,500	82,400	34.12	
053-021-000-855-00	401	04/09/2020	534/970	WD	E05	WERNER ANGELA K	LANE MEAGEN L	80,000	80,000	39,500	49.38	
053-023-000-765-00	401	07/03/2020	536/550	WD	E05	BISANZ JOYCE A TRUST VACANT LAND	DANGELO TONY J	21,000	21,000	8,600	40.95	
053-027-000-323-00	401	07/08/2020	536/111	WD	E05	WEIDE EVAN	RICHARDSON RAYMOND	162,000	162,000	70,300	43.94	
053-033-000-784-00	401	08/13/2020	536/743	WD	E05	SHERWOOD STEWART S & ROSA TRISKO BRETT J		150,000	149,000	77,300	52.23	
053-034-000-353-00	401	09/24/2020	537/431	WD	E05	WILSON AMY M & ROBARGE DA	GUENTHER ERIC & KIRSTEN	158,000	158,000	78,200	49.49	
054-020-000-013-02	401	09/17/2020	537/320	WD	E05	BOLYARD WILLIAM J	DWAN JAMES M & LORRAINE L	249,900	249,900	157,700	63.11	
054-045-000-006-00	401	07/23/2020	536/337	WD	E05	HOLLIS PHILIP A & JACQUEE VAN SCHAGEN TIFFANY		125,000	125,000	47,600	38.08	
054-045-000-018-00	401	09/25/2020	537/519	WD	E05	GRESOCK DOROTHY C	ROOT DAVID & KELLIE	13,500	13,500	4,500	33.33	
054-063-000-001-09	401	07/27/2020	536/440	WD	E05	VASHER DAVID W	YOUNG JEFFREY W & MICHELL	98,750	98,750	24,700	25.01	
054-065-000-024-00	401	09/21/2020	537/299	WD	E05	SCHIELLERD ALAN E & CHERI WORSLEY MATTHEW & KATHLEE		80,000	80,000	47,900	59.88	
054-070-000-029-00	401	09/08/2020	537/88	WD	E05	DAVIS TINA M	SKUTT MARC W & SARAH E	92,500	92,500	26,400	28.54	
Totals 04/01/2020 - 09/30/2020								16	2,150,150	986,100	45.86	1.0000
Conventional												
051-002-000-739-00	401	10/19/2020	537/878	WD	E05	HENSON LINDY P ET UX	WAKEFIELD JOHN & JULIE	90,000	90,000	63,600	70.67	
052-007-000-051-02	401	12/17/2020	538/971	WD	E05	COOK KATHLEEN M	BECKWITH BRIAN & SCOTT	50,000	50,000	24,100	48.20	
052-019-000-355-01	401	12/22/2020	539/98	WD	E05	CUMMINGS HARRY	STREIFEL SANDRA D	190,000	160,000	93,500	58.44	
052-026-000-101-01	401	03/05/2021		WD	E05	HAYKA DAVID JTWERTS	COMPEAU KENNETH R & COMPE	282,000	282,000	120,000	42.55	
053-001-000-821-00	401	10/08/2020	537/674	WD	E05	MARTIN ERIC J & HEATHER E GOETZ LYNN		145,000	145,000	62,300	42.97	
053-004-000-861-00	401	12/18/2020	538/949	WD	E05	FINCH ROGER E	TIMM LINDSAY	169,000	169,000	64,500	38.17	
053-019-000-601-00	401	10/16/2020	537/898	WD	E05	WEBSTER ETHAN R	KELLEY SHAWN & JESSICA	135,000	135,000	60,700	44.96	
053-022-000-831-00	401	11/02/2020	538/235	WD	E05	DURANCE JOSHUA R & KARALI EATON RACHEL M		125,000	125,000	49,600	39.68	
053-026-000-521-01	401	10/15/2020	538/108	WD	E01	TIMM ELEANOR ESTATE	RICHARDSON DENNIS J	240,000	240,000	88,000	36.67	



**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult	
053-028-000-825-01	401	10/21/2020	537/966	WD	E05	SCHULTZ LYLE & ELAINE	DOUGLAS CHRISTOPHER & MEL	92,000	92,000	31,600	34.35		
053-031-000-852-00	401	01/07/2021	541/11	WD	E05	SHARRARD KIMBERLEY L	TOLAND RANDALL L & BRENDA	39,900	39,900	26,000	65.16		
053-033-000-551-00	401	10/20/2020	537/904	LC	E05	LISKE LLOYD R ET UX TRUST	BEHNKE MARTIN	190,000	185,000	37,500	20.27		
053-033-000-817-00	401	11/20/2020	538/487	WD	E05	KRENTZ ALFRED N & CAROL A	WIKARYASZ ADRIAN & CASEY	135,000	135,000	56,900	42.15		
053-035-000-075-02	401	10/16/2020	537/811	WD	E05	BEY JERE L & ROSALYN K	REINHOLZ TIMOTHY P	209,900	209,900	95,000	45.26		
053-035-000-256-01	401	03/31/2021	540/645	WD	E05	SCHULTZ MARVIN	SCHUHOLZ ROBERT A & CYNTH	16,000	16,000	6,500	40.63		
053-036-000-301-17	401	11/06/2020	538/233	WD	E05	BARTZ CURTIS ALAN	DURANCE JOSHUA & KARALINE	190,000	190,000	106,900	56.26		
Totals 10/01/2020 - 03/31/2021								Conventional	16	2,263,800	986,700	43.59	1.0000
Totals 04/01/2020 - 03/31/2021								Conventional	32	4,413,950	1,972,800	44.69	1.0000

\*\*\* Statistics for this group (32 in sample) \*\*\*

Statistical Mean= 45.069 Median= 43.452 Maximum= 70.667 Minimum= 20.270

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.20433 (Coefficient of Dispersion)  
 Average Squared Deviation = 135.67287 (Variance)  
 Square Root of Squared Deviation = 11.64787 (Standard Deviation)  
 Normalized Standard Deviation = 0.25844 (Covariance)  
 2 Standard Deviation Range (Low) = 21.77357 (High) = 68.36505

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.21015 (Coefficient of Dispersion)  
 Average Squared Deviation = 138.37457 (Variance)  
 Square Root of Squared Deviation = 11.76327 (Standard Deviation)  
 Normalized Standard Deviation = 0.27072 (Covariance)  
 2 Standard Deviation Range (Low) = 19.92497 (High) = 66.97805

Price Related Differential (PRD): 1.00838 PRD >1 regressive, < 1 progressive.

**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
051-001-000-354-00	401	08/23/2021	543/431	WD	E05	RITTHALER RHONDA L	FOURNIER KEITH A	106,000	106,000	47,000	44.34	
051-002-000-523-00	401	08/17/2021	543/377	WD	RES	WILLIAMS DAWN D TRUST	CLEWLY ROAD EXCHANGE LLC	300,000	300,000	163,000	54.33	
051-014-000-571-07	401	07/20/2021	542/962	WD	RES	BOMIRETO ERIK S & EDITH M PFP SERVICES LLC		80,000	80,000	25,900	32.38	
051-014-000-571-07	401	07/26/2021	542/963	WD	E05	PFP SERVICES LLC	THREE STREAMS VENTURES LL	74,000	74,000	25,900	35.00	
052-010-000-311-00	401	04/20/2021	541/265	WD	E05	SCHWANSKI DEAN T	SIMMET STEPHEN & STEFANIE	75,000	71,500	27,200	38.04	
052-026-000-851-00	401	04/01/2021	540/979	WD	E05	CRITTENDEN TAMYRA TRUSTEE	GEIERSBACH GEOFF H	340,000	340,000	118,900	34.97	
052-030-000-350-00	401	06/18/2021	542/443	WD	E05	SIMMONS DOUGLAS & ASHLEY	FUNK THOMAS & LADONNA	139,900	139,900	38,900	27.81	
053-009-000-121-08	401	05/27/2021	541/928	WD	E05	GAUTHIER BRIAN K & MARGAR YAKES LONDON		120,000	120,000	49,800	41.50	
053-017-000-601-03	401	08/06/2021	543/147	WD	E05	MICKS JAMES A	MARTINEZ ROB & JACLYN M	190,000	190,000	66,000	34.74	
053-024-000-522-00	401	05/18/2021	541/749	WD	E05	COCHRAN ROBERT S & PATRIC DIAMOND STEVEN & DIANE		175,000	168,000	101,500	60.42	
053-027-000-533-00	401	09/02/2021	543/676	WD	E05	STANDEN CARA MARIE	STEWART NOLAN & KICZENSKI	67,000	67,000	25,800	38.51	
053-031-000-052-00	401	07/23/2021	542/940	WD	E05	BRADO JAMES R	GARZA DANIEL E	80,000	80,000	33,700	42.13	
053-031-000-853-00	401	08/18/2021	543/476	WD	E04	SALAVICS JOHN M ESTATE DONE BY PR SALAVICS MELISSA	SCHULTZ SHEENA	40,100	40,100	19,700	49.13	
053-032-000-101-00	401	06/25/2021	542/365	WD	E05	BECKER GARY H	ROZNOWSKI BRUCE A & AMY E	260,000	260,000	79,900	30.73	
053-032-000-813-00	401	04/01/2021	541/17	WD	E05	OCEASEK DIANE L	GOSS MARK S	75,900	75,900	29,000	38.21	
053-036-000-855-01	401	07/15/2021	542/741	WD	E05	ABBOTT LYNN	RASMUSSEN KYLE D	160,000	160,000	57,200	35.75	
054-040-000-013-00	401	08/26/2021	543/727	WD	RES	LENCZEWSKI ADRIAN & RENAT LANIVICH LAURA M & JOSHUA		135,000	135,000	57,100	42.30	
054-070-000-119-00	401	09/22/2021	543/996	WD	RES	ABBOTT ALBERT & BARBARA T DONE BY BARBARA L ABBOT	BURRONE SCOTT	14,000	14,000	5,000	35.71	
Totals 04/01/2021 - 09/30/2021								18	2,421,400	971,500	40.12	1.000C
Totals 10/01/2020 - 09/30/2021								34	4,685,200	1,958,200	41.80	1.000C

\*\*\* Statistics for this group (34 in sample) \*\*\*

Statistical Mean= 42.422 Median= 41.063 Maximum= 70.667 Minimum= 20.270  
 Normalized Average Deviation = 0.18192 (Coefficient of Dispersion)  
 Average Squared Deviation = 112.33744 (Variance)  
 Square Root of Squared Deviation = 10.59894 (Standard Deviation)  
 Normalized Standard Deviation = 0.24984 (Covariance)  
 2 Standard Deviation Range (Low) = 21.22430 (High) = 63.62005

**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number      Class      Sale Date      Liber/Page      Inst. Neigh. Grantor      Grantee      Sale Price Adj. Sale Price Assessment      Ratio      Mult

\*\*\*      \*\*\*      Statistics about Median      \*\*\*      \*\*\*  
Normalized Average Deviation =      0.18563      (Coefficient of Dispersion)  
Average Squared Deviation =      114.24217      (Variance)  
Square Root of Squared Deviation =      10.68841      (Standard Deviation)  
Normalized Standard Deviation =      0.26030      (Covariance)  
2 Standard Deviation Range (Low) = 19.68567      (High) = 62.43933

Price Related Differential (PRD): 1.01500      PRD >1 regressive, < 1 progressive.



**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price Adj.	Sale Price Assessment	Ratio	Mult	
Totals	04/01/2019 - 03/31/2021		Conventional			52	7,411,450	3,370,600	45.48	1.0000

\*\*\* Statistics for this group (52 in sample) \*\*\*

Statistical Mean= 46.294 Median= 44.845 Maximum= 71.271 Minimum= 20.270

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.20464 (Coefficient of Dispersion)  
 Average Squared Deviation = 137.88476 (Variance)  
 Square Root of Squared Deviation = 11.74243 (Standard Deviation)  
 Normalized Standard Deviation = 0.25365 (Covariance)  
 2 Standard Deviation Range (Low) = 22.80929 (High) = 69.77903

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.20877 (Coefficient of Dispersion)  
 Average Squared Deviation = 140.02564 (Variance)  
 Square Root of Squared Deviation = 11.83324 (Standard Deviation)  
 Normalized Standard Deviation = 0.26387 (Covariance)  
 2 Standard Deviation Range (Low) = 21.17863 (High) = 68.51160

Price Related Differential (PRD): 1.01794 PRD >1 regressive, < 1 progressive.



**County: 04- ALPENA**  
**Unit: 050 OSSINEKE TOWNSHIP**  
**Class: Residential**

Parcel Number      Class      Sale Date      Liber/Page      Assessments      Sale Prices      Ratio      Inst. Neigh. Grantor      Grantee      Sale Price Adj. Sale Price Assessment      Ratio      Mult

< Totals for this Analysis > # of Sales

Conventional	0	70	4,342,100	9,832,850	44.16
Creative	0	0	0	0	50.00
Totals:	0	70	4,342,100	9,832,850	44.16 (weighted)

(Before discounting, sales were = 0)

\*\*\* Statistics for this group (70 in sample) \*\*\*

Statistical Mean= 44.618      Median= 42.425      Maximum= 71.271      Minimum= 20.270

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

Normalized Average Deviation = 0.20307 (Coefficient of Dispersion)

Average Squared Deviation = 126.84269 (Variance)

Square Root of Squared Deviation = 11.26245 (Standard Deviation)

Normalized Standard Deviation = 0.25242 (Covariance)

2 Standard Deviation Range (Low) = 22.09332 (High) = 67.14311

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

Normalized Average Deviation = 0.20940 (Coefficient of Dispersion)

Average Squared Deviation = 131.72373 (Variance)

Square Root of Squared Deviation = 11.47710 (Standard Deviation)

Normalized Standard Deviation = 0.27053 (Covariance)

2 Standard Deviation Range (Low) = 19.47055 (High) = 65.37894