

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51-021-085-00	401	08/13/2019	1046/938	WD		SCHNEIDER C & B LLC	KEELER JACK L & CORINNA L	03-ARM'S LENGTH	43,500	22,200	51.03	
51-021-102-00	401	04/08/2019	1039/1438	WD		MCCORMICK MARK	ESTES ROGER	03-ARM'S LENGTH	52,000	27,000	51.92	
51-021-284-00	401	09/24/2019	1049/395	WD		SANDEL LANCE	MYERS MICHAEL T	03-ARM'S LENGTH	44,000	23,400	53.18	
51-021-344-00	401	07/19/2019	1045/387	WD		JONES DAWN, BROMLEY TAMAR	ROGERS CAYLON E	03-ARM'S LENGTH	65,000	36,000	55.38	
51-031-545-00	401	06/12/2019	1043/897	WD		BOOTH SCOTT A	HUBBARD BOYD V	03-ARM'S LENGTH	70,000	21,600	30.86	
51-032-512-00	401	08/16/2019	1047/1064	WD		FOCKLER PHILLIP ELI JR	BURTON SABRINA	03-ARM'S LENGTH	70,000	27,400	39.14	
51-032-530-00	401	08/07/2019	1046/277	WD		GIESKEN LOIS	KEMLER MICAH	03-ARM'S LENGTH	30,000	15,600	52.00	
51-032-536-00	401	07/17/2019	1045/311	WD		LITTLE ROSE M	LYNN THOMAS C	03-ARM'S LENGTH	54,000	30,000	55.56	
51-032-761-00	401	08/20/2019	1046/1435	WD		DERRY GARY & JUDY H&W	PAWSON JESSICA ANNE	03-ARM'S LENGTH	30,000	19,100	63.67	
51-034-257-00	401	07/16/2019	1044/1220	WD		LEROUX ROBERT L	GRZESKOWIAK TYSON & BEBOW	03-ARM'S LENGTH	112,000	36,200	32.32	
51-034-315-00	401	05/21/2019	1042/202	WD		WILK LOWELL F TRUST	BAKER JEFF J & SUE	03-ARM'S LENGTH	68,000	30,000	44.12	
51-034-328-00	401	05/29/2019	1042/917	WD		BETZ CINDY	HUGGINS EMMA	03-ARM'S LENGTH	60,000	37,400	62.33	
51-034-348-00	401	07/19/2019	1045/341	WD		PAUL MITCHELL E	BROWN JOHN R & CONSTANE S	03-ARM'S LENGTH	45,000	20,600	45.78	
51-034-518-00	401	06/14/2019	1043/882	WD		BALTIERRIZ ROBERT A	FRANK LINDA LEE	03-ARM'S LENGTH	95,000	44,400	46.74	
51-034-526-00	401	07/30/2019	1045/1420	WD		CZEISZPERGER ALISSA M	RUMMER KEENAN B & KNOFF S	03-ARM'S LENGTH	65,000	24,300	37.38	
51-034-568-01	401	07/12/2019	1044/1121	WD		POST ASHLEY A	HANEY EDWIN T	03-ARM'S LENGTH	49,000	23,200	47.35	
51-034-574-00	401	06/05/2019	1042/1138	WD		LOWELL MICHAEL A	RAYMOND GERALD & PATSY	03-ARM'S LENGTH	50,000	26,800	53.60	
51-034-587-02	401	05/17/2019	1042/102	WD		RMS PROPERTY MANAGEMENT,	NELLETT ASHLEY M & MILLS	03-ARM'S LENGTH	95,000	41,500	43.68	
51-034-600-00	401	07/12/2019	1045/103	WD		KELLY LUKE T & JENNIFER R	STRUBLE MEGAN D	03-ARM'S LENGTH	64,000	22,000	34.38	
51-034-614-00	401	06/11/2019	1043/673	WD		LYTLE PATRICIA A	GUILD JOSHUA D & BRITANI	03-ARM'S LENGTH	73,000	28,900	39.59	
51-041-258-00	401	04/26/2019	1040/1194	WD		DVORAK JOSEPH W	SCHILLER ADAM J & KAYLA D	03-ARM'S LENGTH	142,000	62,700	44.15	
51-041-259-00	401	07/29/2019	1045/907	WD		GUTHRIE NICKY L & TIFFANY	MARTINEZ FRANCISO & DANA	03-ARM'S LENGTH	169,900	60,500	35.61	
51-041-271-00	401	05/02/2019	1041/913	WD		RALEIGH DANIEL E. & ANNE	VRANISH AARON M & JENNIFE	03-ARM'S LENGTH	179,000	85,000	47.49	
51-041-327-00	401	08/20/2019	1046/1405	WD		KITZMILLER DAVID J & SHIR	BROCK BENJAMIN & KERI	03-ARM'S LENGTH	195,000	84,500	43.33	
51-042-053-00	401	05/07/2019	1041/972	WD		GRAULAU BARBARA L	JOHNSON ANDREW W & CARRIL	03-ARM'S LENGTH	145,000	68,200	47.03	
51-042-058-00	401	05/03/2019	1041/395	WD		ROSS BRIAN K & MAGGIE A	LARK KYLE D & MEGAN L	03-ARM'S LENGTH	167,000	69,300	41.50	
51-042-091-10	401	04/08/2019	1040/542	WD	4010	HOLBROOK LINDA L	CARTER KYLE	03-ARM'S LENGTH	71,000	26,800	37.75	
51-042-751-00	401	08/12/2019	1046/740	WD		RACKLEY STEVEN P & AMY J	CLARK GREGORY & LAURA J	03-ARM'S LENGTH	159,900	75,100	46.97	
51-323-401-00	401	05/24/2019	1042/653	WD		BENN LYNN A	CUSENZA JOSEPH & CONNIE	03-ARM'S LENGTH	177,500	84,900	47.83	
51-333-001-00	401	08/14/2019	1046/956	WD		CONN GINA C	DELLENBACH SONNI	03-ARM'S LENGTH	113,000	53,300	47.17	
51-333-052-00	401	05/29/2019	1042/640	WD		LAMBRECHT TIMOTHY A & ANN	BEEBE HELEN	03-ARM'S LENGTH	106,000	41,600	39.25	
51-333-075-00	401	08/26/2019	1047/1467	WD		PRAY DON D & DIANA M	VOGT OLIVIA	03-ARM'S LENGTH	162,000	57,400	35.43	

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51-333-288-00	401	04/15/2019	1040/373	WD		LAMBRECHT TIM & ANNE	CLINE REBECCA	03-ARM'S LENGTH	89,950	43,500	48.36	
51-333-306-00	401	05/16/2019	1042/120	WD		ZIMMERMAN GARY L & JUDY M	LETSCHKE RACHEL	03-ARM'S LENGTH	94,400	31,400	33.26	
51-333-804-00	401	07/02/2019	1045/613	WD		CHAPMAN CHARLES CLAYTON	SHUNK RAEDENE R & SHUNK K	03-ARM'S LENGTH	77,000	39,200	50.91	
51-334-274-00	401	08/09/2019	1046/496	WD		TREVINO ALDJANDRO & SARA	MASSAWAY SUSAN L & WALLAC	03-ARM'S LENGTH	129,500	58,000	44.79	
51-334-531-00	401	06/07/2019	1043/591	WD		HARGRAVES SAMUEL II	MCDONALD MITCHELL & KARLE	03-ARM'S LENGTH	233,400	146,800	62.90	
51-334-532-00	401	05/30/2019	1042/953	WD		HUDECEZ TIMOTHY & LISA	SIMMONS CARL BENJAMIN	03-ARM'S LENGTH	170,000	105,800	62.24	
51-342-778-00	401	06/13/2019	1043/617	WD		SEWARD ROGER D	ORLOWSKI SAMUEAL W	03-ARM'S LENGTH	100,000	41,700	41.70	
51-342-813-00	401	07/25/2019	1045/653	WD		SULLIVAN KAYLEE S	BISHOP HEATHER	03-ARM'S LENGTH	46,000	20,200	43.91	
51-342-847-00	401	07/26/2019	1045/629	WD		KAAPARANI DIANNA	DEITRICH ARICA D	03-ARM'S LENGTH	77,000	32,500	42.21	
51-343-006-00	401	04/18/2019	1040/464	WD		PETERSON DEAN A	SOLOMAN JOSHUA	03-ARM'S LENGTH	58,000	31,400	54.14	
51-343-043-00	401	04/12/2019	1040/390	WD		BLUHM JENNIFER & DAVID C	STEVENS THOMAS	03-ARM'S LENGTH	104,900	32,300	30.79	
51-343-049-10	401	07/25/2019	1045/641	WD		LOVE ANNE	BUCHANAN JUDITH	03-ARM'S LENGTH	122,500	40,900	33.39	
51-343-052-00	401	05/30/2019	1042/1321	WD		DECKER TIMOTHY	HANSON MEG E	03-ARM'S LENGTH	76,000	29,900	39.34	
51-343-062-00	401	07/05/2019	1044/621	WD		LOPEZ-ISNARDI C SANDY	RATH TIMOTHY	03-ARM'S LENGTH	100,000	44,300	44.30	
51-343-069-00	401	07/17/2019	1045/328	WD		ELDRIDGE GEORGE R	GROSSETT DEBORAH	03-ARM'S LENGTH	36,500	23,400	64.11	
51-343-078-00	401	09/23/2019	1049/232	WD		MARTIN PETER	BURKETT BRIAN	03-ARM'S LENGTH	99,900	50,300	50.35	
51-343-092-00	401	04/25/2019	1041/515	WD		GAY EVELYN R	HACHET GREGORY & PAMELA	03-ARM'S LENGTH	85,000	49,300	58.00	
51-343-769-00	401	04/15/2019	1040/292	WD		RESURRECTION LIFE CHURCH	MEHL PHILLIP A	03-ARM'S LENGTH	73,000	33,800	46.30	
51-343-773-00	401	09/06/2019	1048/97	WD		SCHICK JOSH R & SABRINA M	CUTHRELL TIFFANY A	03-ARM'S LENGTH	57,820	32,200	55.69	
51-343-789-00	401	07/02/2019	1044/506	WD		FISH DARREN D	LARSON JAMES & SARAH KASA	03-ARM'S LENGTH	174,900	55,500	31.73	
51-344-004-00	401	06/13/2019	1043/1076	WD		KING DALE C & JUDY A	JANKOWSKI JOSHUA A & SARA	03-ARM'S LENGTH	83,500	35,300	42.28	
51-344-008-00	401	05/17/2019	1042/144	WD		DANCER RANDY & RODYS	SLOVAK LINDA S	03-ARM'S LENGTH	97,500	48,800	50.05	
51-344-036-00	401	07/08/2019	1044/699	WD		KASABIAN-LARSON SARAH	TERWILLIGER SAMANTHA	03-ARM'S LENGTH	129,500	49,800	38.46	
51-344-037-00	401	07/22/2019	1046/836	WD		BABA CRYSTAL ANN	MAYES LISA M	03-ARM'S LENGTH	138,000	49,700	36.01	
51-344-046-00	401	06/11/2019	1043/1251	WD		FALL ROBERT J & MEGGIN M	DEMORAY NICHOLAS J & NICO	03-ARM'S LENGTH	168,500	104,800	62.20	
51-344-070-00	401	04/10/2019	1039/1424	WD		NEAR LISA	W.C.P.L., INC	03-ARM'S LENGTH	82,000	25,800	31.46	
51-344-099-00	401	09/20/2019	1048/1394	WD		CLARK GREGORY M & LAURA J	GILES CALOB J & WISER MEG	03-ARM'S LENGTH	122,000	53,700	44.02	
51-344-266-00	401	06/11/2019	1043/1105	WD		NYMAN ARLENE	FALL ROBERT & MEGGIN	03-ARM'S LENGTH	125,250	65,200	52.06	
51-344-325-00	401	07/09/2019	1044/991	WD		CRIMIN TOBY & COLLEEN M	GREEN RONDA	03-ARM'S LENGTH	75,000	42,800	57.07	
51-344-358-00	401	06/17/2019	1043/989	WD		LAMBERT BENJAMIN C	KING RICKEY E	03-ARM'S LENGTH	89,000	36,000	40.45	
51-344-522-00	401	08/01/2019	1046/436	WD		GEMINI CAPITAL MANAGEMENT	CDH VENTURES, LLC	03-ARM'S LENGTH	115,000	64,100	55.74	
51-344-532-00	401	06/18/2019	1043/950	WD		MARTIN KATHLEEN	HOGG KAREN ELIZABETH	03-ARM'S LENGTH	119,900	49,300	41.12	

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51-344-536-00	401	07/31/2019	1045/1161	WD		MCCRACKEN DENISE	JONES DIANNE B	03-ARM'S LENGTH	105,000	50,000	47.62		
51-344-537-00	401	08/05/2019	1046/57	WD		MCNEILL DIANE	COOK DOUG	03-ARM'S LENGTH	64,900	40,000	61.63		
51-354-786-00	401	07/31/2019	1045/1188	WD		GARCIA ADISLADO & AMADA H	VERSTREATE PHILLIP & DANI	03-ARM'S LENGTH	75,000	25,200	33.60		
Totals 04/01/2019 - 09/30/2019									67	6,617,620	3,009,800	45.48	1.0000
			Conventional										
51-010-148-00	401	02/14/2020	1056/504	WD		BLANSHAN CURT D & TARYN L	WILHELM CODY E & LEE ANN	03-ARM'S LENGTH	179,000	71,900	40.17		
51-021-265-00	401	10/11/2019	1050/844	WD		ADMIRE SHERIDAN	LALK TANJA	03-ARM'S LENGTH	78,700	40,500	51.46		
51-021-309-00	401	11/27/2019	1052/1238	WD		ZANK RICHARD & PAUL,NORKO	MEAD, LLC	03-ARM'S LENGTH	34,000	22,600	66.47		
51-021-313-00	401	11/13/2019	1051/646	LC		WILSON SCOTT & NICOLE	RYCKMAN DANIELLE SUE	03-ARM'S LENGTH	44,000	20,700	47.05		
51-031-515-00	401	10/16/2019	1050/1117	WD		ANGUIANO ESMERALDA	MESSINA MICHAEL	03-ARM'S LENGTH	76,000	22,800	30.00		
51-031-545-10	401	01/29/2020	1055/954	WD		LUCAS CANDY	MAREK THOMAS & TAMI	03-ARM'S LENGTH	94,900	28,000	29.50		
51-031-613-00	401	10/11/2019	1050/271	WD		BETTS DAVID B & BETTS KAT	SMITH MATTHEW GENE	03-ARM'S LENGTH	73,900	31,600	42.76		
51-031-617-00	401	01/06/2020	1054/568	WD		VANLIEW RONALD J	PRATT JAMES L	03-ARM'S LENGTH	75,000	32,500	43.33		
51-031-756-00	401	03/17/2020	1057/934	WD		STELLOW JOHN & REBECCA	EDMONDSON JEREMY P & CHUR	03-ARM'S LENGTH	71,000	20,800	29.30		
51-032-810-00	401	02/12/2020	1056/630	WD		WRISLEY WILLIAM D & WRIGH	CHAFFIN ALYSSA	03-ARM'S LENGTH	47,000	21,300	45.32		
51-033-036-00	401	11/04/2019	1051/1331	WD		MYERS JAMEY LEE & FRITCHE	SILVERTHORN ANDREW & COUR	03-ARM'S LENGTH	113,000	54,700	48.41		
51-034-043-10	401	10/18/2019	1050/908	WD		KAUFMAN RICHARD & ROSEMAR	MEHL PHILIP A	03-ARM'S LENGTH	74,000	42,100	56.89		
51-034-275-00	401	01/24/2020	1055/791	WD		CREVIA DAVID	BENDON CANDY MAE	03-ARM'S LENGTH	80,000	38,200	47.75		
51-034-357-00	401	03/13/2020	1057/684	WD		GOLDING EDWARD G JR &	BAARS MARK	03-ARM'S LENGTH	78,000	35,800	45.90		
51-041-288-00	401	12/20/2019	1054/832	WD		SCHNETZLER CHARLES H & JO	DAYMON DAVID LEE	03-ARM'S LENGTH	200,000	92,700	46.35		
51-041-506-00	401	11/08/2019	1051/1275	WD		ROACH ROY	RADAZ WENDY D	03-ARM'S LENGTH	140,000	65,900	47.07		
51-042-077-00	401	12/11/2019	1053/428	WD		BUSH DAVIE K & KATHERINE	KAISER LUKE & STOWELL MEG	03-ARM'S LENGTH	150,000	49,500	33.00		
51-042-316-00	401	03/23/2020	1057/1360	WD		ABBEY SHAY & BETZER JILLI	HAYES MARYLYNN & LICINA D	03-ARM'S LENGTH	114,000	40,500	35.53		
51-042-759-00	401	10/25/2019	1050/1346	WD		ANDERSON GARTH & SUSAN	STRONG SHAWN KATHLEEN & T	03-ARM'S LENGTH	162,900	67,700	41.56		
51-333-027-00	401	12/06/2019	1053/485	WD		CIURLINO JOSEPH	RICCO MICHAEL	03-ARM'S LENGTH	115,500	46,500	40.26		
51-333-072-00	401	03/31/2020	1058/7	WD		SMITH KEVIN J REV TRUST	BRADY ROBERT	03-ARM'S LENGTH	146,250	75,900	51.90		
51-333-082-00	401	12/04/2019	1053/772	WD		PEREZ JOHN J & JANET L	THIBERT NATHAN & JODI	03-ARM'S LENGTH	120,000	54,200	45.17		
51-333-252-00	401	12/06/2019	1053/180	WD		BUDGE WILLIAM & EILEEN	BENDELE KEVIN & MICHELLE	03-ARM'S LENGTH	112,000	70,500	62.95		
51-333-330-00	401	03/02/2020	1056/1440	WD		BAKER ROGER L & LADONNA R	O'CONNOR PATRICK K	03-ARM'S LENGTH	70,000	34,800	49.71		
51-333-788-00	401	12/17/2019	1053/916	WD		LONEY PAUL & TERESA	TERRIAN CODY & STEPHANIE	03-ARM'S LENGTH	154,000	71,200	46.23		
51-334-257-00	401	11/15/2019	1051/1427	WD		FREELAND THOMAS M & THERE	PEACE JOHN W SR REV TRUST	03-ARM'S LENGTH	170,000	73,300	43.12		
51-334-258-00	401	03/25/2020	1058/172	WD		NAVARRE JAMES & SHARON TR	KRAFT-STRONG MARK J & BRA	03-ARM'S LENGTH	245,000	117,400	47.92		

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51-334-510-00	401	02/28/2020	1057/389	WD		HICKERSON HELEN L REVOC L	BROWN AMBER & GARY	03-ARM'S LENGTH	193,000	100,600	52.12		
51-334-751-00	402	12/05/2019	1052/1460	WD		GRACE RICHARD & MARY	NANNAN MANJIT & AMRINDER	03-ARM'S LENGTH	70,000	23,700	33.86		
51-343-028-00	401	11/08/2019	1051/1125	WD		HONIG BARBARA J	BRADLEY EVELYN K	03-ARM'S LENGTH	111,000	48,900	44.05		
51-343-038-00	401	03/02/2020	1056/1453	WD		NARDI SERGIO	O'CONNOR PATRICK K	03-ARM'S LENGTH	65,000	36,000	55.38		
51-343-040-00	401	01/02/2020	1054/417	WD		ACKER KYLE R	LOSEY HEATHER A DODD	03-ARM'S LENGTH	75,000	28,300	37.73		
51-343-127-00	401	03/20/2020	1058/	WD		MAYES ROBERT & CAROL	HUBBLE AARBON & TRACIE	03-ARM'S LENGTH	83,000	41,300	49.76		
51-344-017-00	401	01/02/2020	1054/716	WD		CRAMPTON BARBARA J	FREED ELOISE M	03-ARM'S LENGTH	153,000	71,700	46.86		
51-344-039-00	401	03/27/2020	1058/357	WD		RAMON ANTHONY & GRETCHEN	LALONDE SARAH K & LAWRENC	03-ARM'S LENGTH	166,000	67,800	40.84		
51-344-040-00	401	10/30/2019	1051/133	WD		BORGMAN KENNETH L & MONIC	ORTIZ ANDREW R	03-ARM'S LENGTH	121,000	59,500	49.17		
51-344-110-00	401	01/29/2020	1055/1469	WD		LUCAS JOEL R	MENZEL ANTHONY & GILDEA B	03-ARM'S LENGTH	99,900	37,700	37.74		
51-344-289-00	401	11/22/2019	1052/680	WD		JUSTIN-EVANS MARY ANNE	SHOCK ANTHONY J, SR	03-ARM'S LENGTH	111,500	50,400	45.20		
51-344-306-00	401	11/05/2019	1051/1320	WD		PATTERSON ANTHONY J	STEHOUWER BENJAMIN	03-ARM'S LENGTH	77,500	37,700	48.65		
51-344-322-00	401	11/15/2019	1051/1410	WD		STUPICA AARON & BRANDI S	SMITH TRAVIS S & GABRIELL	03-ARM'S LENGTH	118,000	34,700	29.41		
51-344-339-00	401	12/13/2019	1054/468	WD		HEDRICK JEFF & KATHRYN	DUNLAP KYLE J	03-ARM'S LENGTH	151,000	62,300	41.26		
51-344-564-00	401	11/09/2019	1051/1138	WD		BUTCHER GREGORY M	FALOR TRACY L	03-ARM'S LENGTH	162,000	78,600	48.52		
51-352-761-00	401	02/04/2020	1055/1240	WD		PAVLIK JOHN C & DIANE D	PRIETO JONATHAN & JESSICA	03-ARM'S LENGTH	42,000	15,500	36.90		
51-353-004-00 + Pcls 51-353-010-00	401	12/27/2019	1053/1416	WD		BRANDON THOMAS N & BRENDA	GREER KIM B & CARMEN C	03-ARM'S LENGTH	138,500	44,300	31.99		
51-354-034-00	401	11/15/2019	1051/1393	WD		CRAMER KIM & CHERYL	BROWNE THOMAS D F	03-ARM'S LENGTH	65,000	26,100	40.15		
51-354-039-00	401	03/09/2020	1057/401	WD		TEETER RUSSELL D	BUSH ROBERTA	03-ARM'S LENGTH	33,000	12,000	36.36		
51-354-041-00	401	12/20/2019	1054/29	WD		WILSON SANDRA J	VOGEL GLADYS S	03-ARM'S LENGTH	67,000	31,000	46.27		
51-354-057-00	401	11/25/2019	1052/845	WD		TERRIAN CODY T & RIGLEY S	RODRIGUEZ LORETTA L	03-ARM'S LENGTH	82,500	29,900	36.24		
51-354-261-00	401	03/02/2020	1056/1489	MLC		ATWELL ROBERT C	BREECHER AUTUMN & KAYLA	03-ARM'S LENGTH	45,000	20,700	46.00		
51-354-302-00	401	10/10/2019	1050/257	WD		TUCKER DOLORES	GLENNE THOMAS F	03-ARM'S LENGTH	87,500	33,900	38.74		
51-354-319-00	401	10/11/2019	1050/635	WD		SAUNDERS D, CADENA C & FR	WHITNEY DAVID A, JR	03-ARM'S LENGTH	80,000	31,500	39.38		
51-354-324-00	401	10/25/2019	1050/1273	WD		WING SHAWN T	HOPKINS DANIEL	03-ARM'S LENGTH	99,000	35,700	36.06		
51-354-342-00	401	02/24/2020	1056/924	WD		PEAK SARAH L	ABBEY SHAY & BETZER JILLI	03-ARM'S LENGTH	37,000	22,100	59.73		
Totals 10/01/2019 - 03/31/2020									53	5,551,550	2,425,500	43.69	1.0000
Totals 04/01/2019 - 03/31/2020									120	12,169,170	5,435,300	44.66	1.0000

\*\*\* \*\* Statistics for this group (120 in sample) \*\*\* \*\*

Statistical Mean= 45.076    Median= 45.184    Maximum= 66.471    Minimum= 29.296

**County: ONLINE GRATIOT**  
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**Class: Residential**

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Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Adj.Sale Price Assessment	Ratio	Mult
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\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.15490 (Coefficient of Dispersion)  
Average Squared Deviation = 77.19011 (Variance)  
Square Root of Squared Deviation = 8.78579 (Standard Deviation)  
Normalized Standard Deviation = 0.19491 (Covariance)  
2 Standard Deviation Range (Low) = 27.50459 (High) = 62.64775

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

Normalized Average Deviation = 0.15450 (Coefficient of Dispersion)  
Average Squared Deviation = 77.20189 (Variance)  
Square Root of Squared Deviation = 8.78646 (Standard Deviation)  
Normalized Standard Deviation = 0.19446 (Covariance)  
2 Standard Deviation Range (Low) = 27.61131 (High) = 62.75715

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Price Related Differential (PRD): 1.00922 PRD >1 regressive, < 1 progressive.

**County: ONLINE GRATIOT**  
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Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51-031-610-00	401	04/06/2020	1058/205	WD		CALHOUN CHRISTINA	MANFREDA JAY	03-ARM'S LENGTH	76,735	37,600	49.00	
51-031-754-00	401	09/16/2020	1066/1030	WD		KRAATZ RONALD, SR & CHERY	TRUSS MARIA MARIE	03-ARM'S LENGTH	64,000	31,900	49.84	
51-032-267-00	401	04/17/2020	1059/253	WD		WILHELM CODY	THOMPSON KATIE E & ROBERT	03-ARM'S LENGTH	72,000	29,400	40.83	
51-032-841-10	401	05/20/2020	1060/721	LC		STAHL DAVID	PETERSEN RICHARD	03-ARM'S LENGTH	38,000	16,600	43.68	
51-034-022-00	401	09/29/2020	1067/729	WD		GROENEVELD EUGENE A	MILKS TRACY LYNN	03-ARM'S LENGTH	85,900	29,100	33.88	
51-034-068-00	401	06/08/2020	1061/418	WD		BREMMEYR MARK & SHELLY	HAGERMAN RANDLE DAVID	03-ARM'S LENGTH	55,000	28,900	52.55	
51-034-288-00	401	04/14/2020	1058/1260	WD		BENDELE JASON R & FAITH	BOWEN JOSHUA S	03-ARM'S LENGTH	94,900	31,100	32.77	
51-034-301-10 + Pcls 51-034-301-20	401	07/27/2020	1064/68	WD		BLOOM TRACI	SICH BLAINE & ANTES ASHLE	03-ARM'S LENGTH	124,900	40,500	32.43	
51-034-576-00	401	07/16/2020	1063/647	WD		DAVIDSON MICHAEL G	HARVEY MATTHEW DOUGLAS	03-ARM'S LENGTH	129,000	56,600	43.88	
51-034-600-00	401	05/29/2020	1060/917	WD		STRUBLE MEGAN D	TREFIL BRANDON L	03-ARM'S LENGTH	72,000	22,800	31.67	
51-041-257-00	401	05/29/2020	1060/942	WD		THORNDIKE SARAH TRUST	NEFF MARK E & HACKERT ELI	03-ARM'S LENGTH	169,900	74,900	44.08	
51-041-259-00	401	09/14/2020	1066/920	WD		MARTINEZ FRANCISO & DANA	ZAVALA JACOB	03-ARM'S LENGTH	180,000	70,800	39.33	
51-041-269-00	401	04/10/2020	1058/707	WD		HOWES EDWARD JAMES & VIRG	HAHN KALLEI & AARON	03-ARM'S LENGTH	153,500	67,700	44.10	
51-041-272-00	401	05/22/2020	1060/876	WD		MAPES-HAHN KALLEI	COLE SCOTTY	03-ARM'S LENGTH	125,000	59,700	47.76	
51-041-279-00	401	09/30/2020	1067/1097	WD		WILLIAMS EDWIN K & SANDRA	ROSALES CARLOS F, JR & RA	03-ARM'S LENGTH	136,500	88,700	64.98	
51-042-037-00	401	06/25/2020	1062/379	WD		ORTISI SHIRLEY TRUST	WERNICK ANDREA	03-ARM'S LENGTH	180,000	87,300	48.50	
51-042-054-00	401	06/01/2020	1060/1348	WD		KUSHION KEITH J & DIANA L	LOOMIS MATTHEW J & REBECC	03-ARM'S LENGTH	185,000	62,700	33.89	
51-042-098-00	401	04/29/2020	1059/675	WD		LEVESQUE JASON E	FRECHEN HEATHER	03-ARM'S LENGTH	72,000	51,100	70.97	
51-042-108-00	401	07/17/2020	1063/1001	WD		SCHMIDTKE JAMES A & CHARL	WRIGHT JULIE	03-ARM'S LENGTH	130,000	72,600	55.85	
51-042-277-00	401	09/15/2020	1066/850	WD		STROBEL ANDREW M & CARRIE	MENZEL LUKE T & MARIAH P	03-ARM'S LENGTH	146,600	54,900	37.45	
51-042-325-00	401	09/11/2020	1066/969	WD		GEMINI CAPITAL MANAGEMENT	OSWALD JESSICA LYNN	03-ARM'S LENGTH	78,000	26,200	33.59	
51-042-341-00	401	07/03/2020	1062/1427	WD		GOETZINGER IRENE O	MAYLE ERIN MARIE	03-ARM'S LENGTH	135,000	65,700	48.67	
51-274-766-00	401	06/15/2020	1061/771	WD		HARRIS FREDERICK A	SCHAUB BRADLEY & TAMARA	03-ARM'S LENGTH	117,000	35,600	30.43	
51-323-504-00	401	08/07/2020	1064/992	WD		GROVER CARROLL	DILLINGER JAMES H	03-ARM'S LENGTH	225,000	94,100	41.82	
51-323-507-00	401	06/12/2020	1061/444	WD		BEARD CRAIG W & SARAH J	RILEY MATTHEW L & FUNNELL	03-ARM'S LENGTH	281,000	111,700	39.75	
51-333-030-00	401	08/13/2020	1064/1341	WD		HICKS CYNTHIA L	GOETTLING SAMANTHA I	03-ARM'S LENGTH	120,000	50,000	41.67	
51-333-051-00	401	07/28/2020	1064/92	WD		LEUTE JARIDD N & NANCY	BLOOM TRACI L	03-ARM'S LENGTH	185,500	77,200	41.62	
51-333-080-00	401	04/14/2020	1058/1249	WD		STEHLIK MILDRED	BENDELE JASON R & FAITH	03-ARM'S LENGTH	126,000	48,700	38.65	
51-333-284-00	401	08/31/2020	1065/1351	WD		GEIGER TRENT	COSTANZO VINCENT J	03-ARM'S LENGTH	100,000	38,500	38.50	
51-333-296-10	401	07/10/2020	1063/312	WD	4010	ST JOHN LOUISE E	GUTKOWSKI TAYLOR E &	03-ARM'S LENGTH	103,000	49,800	48.35	
51-333-305-00	401	07/03/2020	1063/1	WD		ELLIOTT CHARLES D	WHITE JENNIFER L	03-ARM'S LENGTH	145,000	54,100	37.31	

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51-333-766-00	401	08/24/2020	1065/374	WD		PATTERSON ANTHONY & ROBAR	LOOMIS MARK & KRISTY	03-ARM'S LENGTH	179,900	88,600	49.25		
51-333-772-00	401	09/25/2020	1067/387	WD		NICHOLS BRIAN J	KIPP TIMOTHY JON	03-ARM'S LENGTH	117,000	47,000	40.17		
51-334-255-00	401	09/24/2020	1069/755	WD		SEELEY PAUL L & NANCY A T	HARRISON ALEX & PENNY	03-ARM'S LENGTH	243,500	94,300	38.73		
51-334-279-00	401	08/12/2020	1066/1437	WD		RADAZ ROBERT E & WENDY D	SANCHEZ PHILLIP	03-ARM'S LENGTH	231,000	95,700	41.43		
51-334-524-00	401	07/16/2020	1063/626	WD		GRANT RYAN & KARLY	JACKSON RYAN & LORI	03-ARM'S LENGTH	198,000	92,800	46.87		
51-334-533-20	401	07/06/2020	1062 1077	WD		KIRKBY WANDA L	MAPES KELSEY	03-ARM'S LENGTH	169,500	73,600	43.42		
51-334-773-00	401	07/31/2020	1064/551	WD		TROYER PHILIP A & MARILYN	CLARK GEORGE W, JR & LOTT	03-ARM'S LENGTH	230,000	101,100	43.96		
51-342-832-00	401	09/23/2020	1067/63	WD		CHAPKO RACHEL L & ADAM D	ESTERLY SCOTT A & LYNN E	03-ARM'S LENGTH	157,000	47,700	30.38		
51-342-841-00 + Pcls 51-342-842-00	401	07/31/2020	1064/500	WD		SCHAUB BRADLEY D & TAMARA	BOURLIER CAMERON	03-ARM'S LENGTH	119,000	45,800	38.49		
51-343-070-00	401	06/01/2020	1060/1453	WD		MURGITTROYD DORIS	GROSSETT STEVE & DEBORAH	03-ARM'S LENGTH	40,000	27,400	68.50		
51-343-108-00	401	06/12/2020	1061/1121	WD		MROZINSKI SARAH	WARREN HEATHER M	03-ARM'S LENGTH	110,000	48,600	44.18		
51-343-792-00	401	07/31/2020	1064/1048	WD		GARCIA SANDRA K & DAVID W	HEBER CRAIG & TASHA	03-ARM'S LENGTH	140,000	42,100	30.07		
51-344-020-00	401	05/12/2020	1060/247	WD		SPARKS RUTH M TRUST	LEUTE ALAN D & MARY J TRU	03-ARM'S LENGTH	73,500	48,000	65.31		
51-344-033-00	401	06/05/2020	1060/1408	WD		KEATON KATHERINE & COMPO	BENNETT TODD	03-ARM'S LENGTH	111,700	43,300	38.76		
51-344-090-00	401	09/22/2020	1067/546	MLC		KISSINGER DAVID E & DEBOR	JOHNSON JAMES	03-ARM'S LENGTH	75,000	41,400	55.20		
51-344-269-00	401	06/19/2020	1061/1122	WD		RUIZ GEORGE	BAILEY EMILIO A	03-ARM'S LENGTH	113,700	45,700	40.19		
51-344-332-00	401	06/26/2020	1062/1031	WD		PALMER KEVIN DOUGLAS	ZABLOCKI ALEX MORGAN & VI	03-ARM'S LENGTH	110,000	37,400	34.00		
51-344-348-00	401	09/17/2020	1066/1144	WD		GROSS THOMAS N & AMANDA L	STEVENS KIM & BETH	03-ARM'S LENGTH	73,000	25,200	34.52		
51-344-360-00	401	09/28/2020	1067/562	WD		MTI INC	DICKMAN ANGELA M	03-ARM'S LENGTH	82,475	33,300	40.38		
51-344-370-00	401	04/02/2020	1058/334	WD		KOEHLER ROBERT D & CAROL	GARCIA BRYAN D & WADE ASH	03-ARM'S LENGTH	95,000	50,400	53.05		
51-344-529-00	401	09/08/2020	1066/770	WD		ZAVALA JACOB M	SCHNICK MICHAEL BROOKE	03-ARM'S LENGTH	93,000	38,800	41.72		
51-354-301-00	401	09/04/2020	1066/1379	WD		METZGER JASON & MISTY	ALSPAUGH JAYMON T	03-ARM'S LENGTH	115,000	49,200	42.78		
51-354-325-00	401	06/09/2020	1061/509	WD		FOBES CATHERINE V	KELLEY BRENDAN K & PAULA	03-ARM'S LENGTH	121,000	39,200	32.40		
51-354-333-00	401	09/23/2020	1067/270	WD		BUSHY TATUM E & OZBURN BR	WRIGHT JAIME	03-ARM'S LENGTH	43,000	28,100	65.35		
51-354-794-00	401	07/08/2020	1063/82	WD		BACOCCHINI ANTHONY & MELIS	LIMRON JACOB	03-ARM'S LENGTH	60,000	24,700	41.17		
<b>Totals 04/01/2020 - 09/30/2020</b>									<b>56</b>	<b>7,007,710</b>	<b>2,975,900</b>	<b>42.47</b>	<b>1.0000</b>
51-010-153-00	402	11/18/2020	1071/211	WD		CITY OF ALMA	OAK RIDGE HOMES LLC	03-ARM'S LENGTH	6,500	4,100	63.08		
51-021-016-00	401	02/10/2021	1074/1197	WD		HOLDEN ANNETTE	SPALDING VALERIE	03-ARM'S LENGTH	85,990	33,200	38.61		
51-021-107-00	401	12/04/2020	1070/1437	LC		GIESKEN LOIS A	NEAL LAUREN B & CHRISTINA	03-ARM'S LENGTH	39,000	19,500	50.00		
51-031-064-00	401	03/16/2021	1079/749	WD		LAPAUGH JAMES A	GRUSS EDWARD	03-ARM'S LENGTH	76,000	39,500	51.97		
51-031-551-00	401	12/21/2020	1072/220	WD		MARKS RYAN L & KATHLEEN	JANDREAU ROBERT S & MARAN	03-ARM'S LENGTH	89,000	37,900	42.58		

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51-031-760-00	401	11/23/2020	1070/579	WD		ROYER MARCIA L	GREENHOE JACOB PATRICK &	03-ARM'S LENGTH	75,000	36,700	48.93	
51-031-790-00	401	11/12/2020	1069/1272	WD		GROLLIMUND DANIEL & SELEN	ZUKER RANDALL S & TAMMY M	03-ARM'S LENGTH	72,000	57,500	79.86	
51-031-791-00	402	12/03/2020	1070/1343	WD		COOK JAMES	ZUKER RANDALL & TAMMY M	03-ARM'S LENGTH	7,500	3,300	44.00	
51-031-804-00	401	10/09/2020	1068/151	WD		DAVIS BROCKK & CATLIN MAR	SHAUGER JASON A	03-ARM'S LENGTH	84,000	38,300	45.60	
51-032-022-00	401	10/09/2020	1068/113	WD		BALTIERRA ELIJAH V & IREN	ANGUIANO NICOLE	03-ARM'S LENGTH	95,000	37,200	39.16	
51-032-033-00	401	12/10/2020	1071/735	WD		ZIMMERMAN DAVID & DEBORAH	REMPPE DAVID A	03-ARM'S LENGTH	77,000	32,700	42.47	
51-032-036-00	401	01/21/2021	1074/1392	WD		HANSEN BECKY	SPROTT SANTINO T GUTIERRE	03-ARM'S LENGTH	89,000	45,800	51.46	
51-032-501-00	401	10/19/2020	1068/881	WD		THOMAS MICHAEL D & DANIEL	LACEY PROPERTIES, LLC	03-ARM'S LENGTH	41,900	26,100	62.29	
51-033-008-00	401	11/30/2020	1071/1353	WD		CASTILLO DAMIAN	ROSALES ISRAEL ROYALE	03-ARM'S LENGTH	124,000	39,400	31.77	
51-033-048-12	401	12/07/2020	1071/474	WD	4010	HINCHEY ROSEMARY	WEILER HEATHER R BUYS-	03-ARM'S LENGTH	154,500	51,500	33.33	
51-034-020-00	401	01/12/2021	1073/318	WD		BURNHAM MARLEE A & DONALD	WRIGHT JACOB A & COLLINS	03-ARM'S LENGTH	69,000	35,000	50.72	
51-034-072-00	401	12/01/2020	1071/194	WD		LYTLE, FUGATE, BENNER	HINCHEY ROSEMARY	03-ARM'S LENGTH	108,000	44,100	40.83	
51-034-074-00	401	02/22/2021	1075/994	WD		STEPHENS RONALD & JUNE	BUSH ROBERT JOYCE	03-ARM'S LENGTH	57,500	22,900	39.83	
51-034-255-00	401	12/28/2020	1072/711	WD		MARTINEZ MARCEL & SHANIA	LORETTO ARIANA NOREENA	03-ARM'S LENGTH	92,000	30,400	33.04	
51-034-521-00	401	10/28/2020	1069/763	WD		MORFORD JUSTIN J	GARZA SUSAN	03-ARM'S LENGTH	40,000	24,800	62.00	
51-034-533-00	401	02/05/2021	1074/832	WD		LMB GROUP LLC	ALEGRIA COREY	03-ARM'S LENGTH	70,000	28,600	40.86	
51-041-256-00	401	03/19/2021	1077 636	WD		HELCHER ROBERT A	KOLAR DONNA L	03-ARM'S LENGTH	150,000	69,600	46.40	
51-042-050-00	401	03/03/2021	1076/91	WD		TAYLOR SARAH	FOLLETT BRANDON R & PHILL	03-ARM'S LENGTH	179,500	68,500	38.16	
51-042-103-00	401	02/17/2021	1075/184	WD		MAZUREK KATRINNA M	HEADLEY SARAH J	03-ARM'S LENGTH	100,000	49,400	49.40	
51-042-334-00	401	11/13/2020	1069/1320	WD		HARLESS ASHTEN LEE & LUKE	KASPROWICZ DIANE	03-ARM'S LENGTH	80,000	39,000	48.75	
51-042-764-00	401	12/04/2020	1071/209	WD		VANDERLUGT GERRIT & BARBA	SOMEONE BELIEVES IN YOU	03-ARM'S LENGTH	250,000	75,100	30.04	
51-274-767-00	401	10/01/2020	1067/1260	WD		STEFANEK GREGG J REV TRUS	HUNTER JANET	03-ARM'S LENGTH	82,500	32,700	39.64	
51-323-506-00	401	03/22/2021	1077/215	WD		RILEY RAYMOND G	CLINE JARED & BRITTANY	03-ARM'S LENGTH	275,000	100,800	36.65	
51-333-042-00	401	02/10/2021	1075/552	WD		PYSCHER DUANE L & LINDA S	VEDRODE KYLE JOSEPH & HAN	03-ARM'S LENGTH	152,000	65,000	42.76	
51-333-054-00	401	12/29/2020	1072/815	WD		DOWNS ROBERT	DAILY JOHN T & SALLY E TR	03-ARM'S LENGTH	122,000	65,200	53.44	
51-333-063-00	401	03/11/2021	1076/845	WD		PARSONS LISA & ANTHONY W&	DRUMM MICHAEL A & KATHRYN	03-ARM'S LENGTH	138,900	71,400	51.40	
51-333-285-00	401	10/30/2020	1069/340	WD		HOLTZ ELIZABETH P & ROBER	MAZUREK WILLIAM & BETTY	03-ARM'S LENGTH	163,000	54,100	33.19	
51-333-753-00	401	01/07/2021	1072/1456	WD		STEVENSON MATTHEW	MARKS RYAN	03-ARM'S LENGTH	137,500	56,900	41.38	
51-333-797-00	401	11/13/2020	1070/252	WD		PACKER ASHLEY	HARLESS LUKE & ASHTEN	03-ARM'S LENGTH	134,000	61,000	45.52	
51-334-529-00	401	01/22/2021	1074/49	WD		VEST STEVEN T	STAHL SCOTT JEREMY	03-ARM'S LENGTH	165,000	100,800	61.09	
51-334-759-00	401	12/07/2020	1070/192	WD		HUNTOON JEAN TRUST	TURNER DEEANN MARIE	03-ARM'S LENGTH	175,000	71,100	40.63	
51-342-845-00	401	10/07/2020	1067/1328	WD		DUROCHER CHARLENE	LOOMIS CALEB	03-ARM'S LENGTH	104,000	44,000	42.31	



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51-342-874-00	401	03/25/2021	1077/164	WD		DOAN TAMMY A	MEAD LLC	03-ARM'S LENGTH	33,000	26,100	79.09	
51-343-042-00	401	03/05/2021	1076/81	WD		MANNAUSAU JESSE II	NEAR TYLER A	03-ARM'S LENGTH	90,000	38,900	43.22	
51-343-073-00	401	02/11/2021	1074/1230	WD		MALETT JEFFREY SCOTT	CORCORAN CLARE	03-ARM'S LENGTH	92,500	42,300	45.73	
51-343-080-00	401	11/06/2020	1069/949	WD		YOST RENTALS LLC	HALE AARON K	03-ARM'S LENGTH	93,800	42,100	44.88	
51-343-084-00	401	10/05/2020	1067/1179	WD		CAMERON CATHY	TENNANT IAN A	03-ARM'S LENGTH	96,000	38,100	39.69	
51-343-086-00	401	10/06/2020	1068/974	WD		ROTHSTEIN JEFFREY S & ANN	ADKINS GEORGE	03-ARM'S LENGTH	133,000	45,900	34.51	
51-343-088-00	401	11/06/2020	1070/270	WD		HALLIWILL TAMMY	PONTIUS NOAH J & FROST AR	03-ARM'S LENGTH	85,000	41,100	48.35	
51-343-518-00	401	03/17/2021	1077/991	WD		HUG KURT L & KRISTINA M	AHLEFELD TAMRA	03-ARM'S LENGTH	94,000	31,600	33.62	
51-343-519-00	401	01/15/2021	1073/1369	WD		SARGENT HOLLY SUE	MARTIN ASHLEE NICHOLE	03-ARM'S LENGTH	94,000	43,300	46.06	
51-343-756-00	401	02/26/2021	PTA	AFF		WISCHMEYER PAUL TRUST	KLAASSW KEAGAN DEMEY	03-ARM'S LENGTH	135,000	59,000	43.70	
51-343-765-00	401	11/02/2020	1069/445	WD		AHERN JOSEPH & DAWN	TIERNAN KALA M	03-ARM'S LENGTH	80,000	29,400	36.75	
51-343-775-00	401	02/26/2021	1076/25	WD		NELSON CHANDRA	STAHL DAVID	03-ARM'S LENGTH	46,000	30,700	66.74	
51-344-010-00	401	01/04/2021	1073/372	WD		TOWN JOHN & ANGELA	MARTINEZ MARCEL & MARTINE	03-ARM'S LENGTH	117,000	54,800	46.84	
51-344-058-00	401	11/24/2020	1070/660	WD		ATKINSON DAVID E & TERRI	BEHENNA WILLIAM KAYE	03-ARM'S LENGTH	125,000	65,600	52.48	
51-344-091-00	401	01/29/2021	1074/279	WD		STAHL SCOTT J	RIEGGER LAURA	03-ARM'S LENGTH	96,000	40,000	41.67	
51-344-096-00	401	10/07/2020	1067/1420	WD		RELIABLE MANAGEMENT LLC	LEGEMAN CAMDON	03-ARM'S LENGTH	102,000	41,800	40.98	
51-344-110-00	401	02/05/2021	1075/487	WD		MENZEL ANTHONY & GILDEA B	ROSE GARY L, III	03-ARM'S LENGTH	113,000	46,000	40.71	
51-344-302-00	401	10/22/2020	1069/153	WD		LETOURNEAU RICHARD P & SH	SCHOOF DALE T & SALLY ANN	03-ARM'S LENGTH	175,000	61,400	35.09	
51-344-329-00	401	12/08/2020	1071/386	WD		SMITH ROBBIE M & LUZ V	BROWER VICTORIA & TOWER J	03-ARM'S LENGTH	82,000	37,600	45.85	
51-344-524-00	401	02/02/2021	1074/1144	WD		MAZUREK BOBBIE & MIKE	CUBBERLY RYAN & GIBSON OL	03-ARM'S LENGTH	132,000	42,900	32.50	
51-344-547-00	401	12/01/2020	1070/1488	WD		HOCKSTAD BRIAN	CONLEY BRIAN	03-ARM'S LENGTH	139,000	73,400	52.81	
51-344-553-00	401	10/21/2020	1068/1427	WD		JOHNSON JEREMY	ELLSWORTH ADAM	03-ARM'S LENGTH	61,000	23,900	39.18	
51-344-595-00	401	12/18/2020	1072/70	WD		CAMP VIRGINIA D	MONROE FRED & MICHELE	03-ARM'S LENGTH	55,000	31,400	57.09	
51-344-768-00	401	01/08/2021	1073/294	WD		CHARPING JUSTIN P & RACHE	B & Z INVESTMENT CORP	03-ARM'S LENGTH	45,250	24,100	53.26	
51-354-072-00	401	11/30/2020	1071/3	WD		SMALLEYANGELA	MILLER MICHAEL	03-ARM'S LENGTH	110,000	40,400	36.73	
51-354-074-00	401	10/06/2020	1067/1362	WD		CLEAR DYNAMICS LLC	COURTER MATHEW THOMAS	03-ARM'S LENGTH	89,900	32,400	36.04	
51-354-298-00	401	12/24/2020	1073/362	WD		DUNLAP DENNIS C & DIANE M	RODRIGUEZ SIMON	03-ARM'S LENGTH	80,000	39,300	49.13	
51-354-309-00	401	01/20/2021	1073/1146	WD		LEWIS FAMILY TRUST	SHAWN JAMES DEVELOPMENT L	03-ARM'S LENGTH	60,000	27,600	46.00	
51-354-812-00	401	12/31/2020	1072/1145	WD		ROSS RICKY & TAMMY H&W	JEWELL TINA MARIE	03-ARM'S LENGTH	90,000	30,300	33.67	
51-354-826-00	401	10/20/2020	1068/945	WD		WORTH JOHNNIE L & DEBRA E	DENMAN JOEY D & FELICIA M	03-ARM'S LENGTH	100,000	31,900	31.90	
Totals		10/01/2020 - 03/31/2021				Conventional			67	6,805,740	2,926,400	43.00 1.0000

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
Totals	04/01/2020 - 03/31/2021		Conventional				123	13,813,450	5,902,300	42.73 1.0000

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

Statistical Mean= 44.435    Median= 42.468    Maximum= 79.861    Minimum= 30.040

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

Normalized Average Deviation = 0.16955 (Coefficient of Dispersion)  
Average Squared Deviation = 100.77361 (Variance)  
Square Root of Squared Deviation = 10.03861 (Standard Deviation)  
Normalized Standard Deviation = 0.22592 (Covariance)  
2 Standard Deviation Range (Low) = 24.35781 (High) = 64.51223

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

Normalized Average Deviation = 0.17271 (Coefficient of Dispersion)  
Average Squared Deviation = 104.67635 (Variance)  
Square Root of Squared Deviation = 10.23115 (Standard Deviation)  
Normalized Standard Deviation = 0.24092 (Covariance)  
2 Standard Deviation Range (Low) = 22.00524 (High) = 62.92983

Price Related Differential (PRD): 1.03994    PRD >1 regressive, < 1 progressive.

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51-010-105-00	401	06/02/2021	01081/01454	WD		DEHNER MARLENE K	KENYON CALEB CURTIS	03-ARM'S LENGTH	194,900	95,900	49.20	
51-010-146-00	402	04/15/2021	1079/80	WD		CITY OF ALMA	OAK RIDGE HOMES LLC	03-ARM'S LENGTH	6,500	4,200	64.62	
51-010-152-00	402	04/15/2021	1079/149	WD		CITY OF ALMA	OAK RIDGE HOMES LLC	03-ARM'S LENGTH	6,500	4,000	61.54	
51-010-153-00	401	06/25/2021	01084/00178	WD		OAK RIDGE HOMES LLC	ROSSMAN DANIELLE L & GOIK	03-ARM'S LENGTH	219,900	5,200	2.36	
51-010-153-00	401	06/25/2021	1084/178	WD		OAK RIDGE HOMES LLC GOIKE ANDREW JOSEPH	ROSSMAN DANIELLE LYNNE &	03-ARM'S LENGTH	219,900	5,200	2.36	
51-010-167-00	402	04/15/2021	1079/78	WD		CITY OF ALMA	OAK RIDGE HOMES LLC	03-ARM'S LENGTH	10,000	6,800	68.00	
51-021-287-00	401	06/15/2021	01082/01112	WD		SHELTON KATHERINE & WIORA	LANEY CAMERON HUNTER	03-ARM'S LENGTH	125,000	32,200	25.76	
51-021-318-00	401	07/02/2021	01084/00290	WD		OWEN LORI L	ROOT KEVIN & ASHLEY	03-ARM'S LENGTH	159,500	37,600	23.57	
51-031-319-00 + Pcls 51-031-330-00	401	04/09/2021	1078/948	WD		OBERLITNER CONNIE	FISCHER CHRISTINA & ERIC	03-ARM'S LENGTH	108,000	45,700	42.31	
51-031-529-00	401	06/03/2021	01082/00043	WD		GODBOLD THOMAS A & SUE A	CUNNINGHAM TRENTON DAVID	03-ARM'S LENGTH	129,500	34,200	26.41	
51-031-605-00	401	07/02/2021	01084/00288	WD		NEFF DOUGLAS & REBECCA	OWEN LORI L	03-ARM'S LENGTH	120,000	43,400	36.17	
51-031-781-00	401	05/12/2021	1080/868	WD		SLEBODNIK CARMEL L & LEON	ACKLEY JEFFREY	03-ARM'S LENGTH	45,000	25,700	57.11	
51-031-789-00	401	04/28/2021	1079/1031	WD		HAMBURG HEATHER L	QUEZADA JOSEPH & SARAH	03-ARM'S LENGTH	103,000	39,000	37.86	
51-031-799-00	401	07/20/2021	1085/67	WD		GROSSETT DEBORAH	LEHIGH DONNA J	03-ARM'S LENGTH	43,000	27,200	63.26	
51-032-509-00	401	04/20/2021	1079/147	WD		STAHL DANIEL J & JODI LYN	VADNAIS ALBERT G & NANCY	03-ARM'S LENGTH	160,000	51,200	32.00	
51-032-566-00	401	07/02/2021	1085/389	WD		SHORT BRADLEY G & NATALIE	BARRON KAREN	03-ARM'S LENGTH	139,900	50,500	36.10	
51-032-773-10	401	05/04/2021	1079/1421	WD		ZWIERZYNSKI JOSEPH J & VI	LEONARD TERRA L	03-ARM'S LENGTH	75,000	47,700	63.60	
51-032-841-20	401	06/25/2021	1085/234	WD		RATHAUR AMRINDER S & KAML	CARLL JOHAN AND LARRY LEE	03-ARM'S LENGTH	126,000	30,300	24.05	
51-033-022-00	401	04/02/2021	1078/202	WD		INGERSOLL WILLIAM J	BELLIS JESSIE ROSE	03-ARM'S LENGTH	64,900	23,500	36.21	
51-033-031-00	401	06/07/2021	01082/00491	WD		LEMSTROM ANDREW	PALINKAS JOSEPH RAYMOND	03-ARM'S LENGTH	69,900	23,200	33.19	
51-034-283-00	401	05/27/2021	01081/00826	WD		POLASH TRAVIS	MAZUREK KATRINNA M	03-ARM'S LENGTH	129,000	67,700	52.48	
51-034-289-00	401	05/26/2021	01081/00852	WD		COOPER MATTHEW JR	ASHNAT, LLC	03-ARM'S LENGTH	87,500	29,000	33.14	
51-034-349-00	401	04/05/2021	1079/747	WD		ROBERTS PATRICK	RENIUS ELIZABETH	03-ARM'S LENGTH	119,650	36,000	30.09	
51-034-501-01	401	04/01/2021	1078/828	WD		HOWE ADAM D	MURPHY DEVIN MICHAEL	03-ARM'S LENGTH	93,000	29,900	32.15	
51-034-541-00 + Pcls 51-034-542-00	401	04/28/2021	1080/915	WD		KOHN LARRY ALAN	MERRITT DREW	03-ARM'S LENGTH	62,500	28,100	44.96	
51-041-276-00	401	05/04/2021	1079/1446	WD		LITTLE ADAM D	CONKLIN GARY E II	03-ARM'S LENGTH	155,000	71,400	46.06	
51-041-516-00	401	04/23/2021	1079/973	WD		EVANS LAWRENCE M & MARY M	KURT TOLGA & AHSEN TATAR	03-ARM'S LENGTH	570,000	269,400	47.26	
51-042-019-00	401	06/28/2021	01084/00786	WD		FRANCIS RAYMOND & JANE	MORRILL JOHN R	03-ARM'S LENGTH	185,000	83,400	45.08	
51-042-068-00	401	05/07/2021	1080/330	WD		WUESTENBERG PATRICE A	HALEY WILLIAM T II	03-ARM'S LENGTH	130,000	62,600	48.15	
51-042-095-00	401	05/21/2021	1081/390	WD		STONEMAN BART C & BRITTAN	EAVES PAIGE N	03-ARM'S LENGTH	119,900	42,800	35.70	

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51-042-106-00	401	06/10/2021	01083/01401	WD		PRIEST TRENT	DINWOODY BRENDAEN & TIFFA	03-ARM'S LENGTH	0	49,800	0.00	
51-042-260-00	401	06/29/2021	01083/01204	WD		SWAN ANNE	ALMA COLLEGE	03-ARM'S LENGTH	125,000	49,900	39.92	
51-042-340-00 + Pcls 51-042-338-00	401	06/11/2021	01082/01327	WD		BABCOCK KAYE VIRGIL	NIX MEGAN R	19-MULTI PARCEL ARM'S LENGTH	165,000	56,200	34.06	
51-042-780-00	401	07/13/2021	1085/412	WD		INGERSOLL JEFFREY L & DON MORENZETTI MICHAEL		03-ARM'S LENGTH	275,000	77,800	28.29	
51-333-013-00	401	04/30/2021	1080/52	WD		BALCOM MARY LEE	STONEMAN BART C & BRITTAN	03-ARM'S LENGTH	140,000	57,200	40.86	
51-333-054-00	401	04/16/2021	1079/800	MLC		DAILY JOHN T & SARAH E TR	THORNBURG PARKER R & BRIG	03-ARM'S LENGTH	126,241	67,300	53.31	
51-333-272-00	401	04/21/2021	1079/265	WD		AHERN JOE & DAWN	EVOY WHITNEY A	03-ARM'S LENGTH	137,500	50,600	36.80	
51-333-286-00	401	05/28/2021	01081/01217	WD		RIESBERG DANNY & JILL	GUTIERREZ JOHN R	03-ARM'S LENGTH	207,500	80,200	38.65	
51-333-292-00	401	04/14/2021	1078/1149	WD		LITTLE JEFFREY S & ALISHA EVEREST DOMINIC N		03-ARM'S LENGTH	102,000	46,900	45.98	
51-333-784-00	401	05/06/2021	1080/161	WD		DEVORE WILLIAM G & DOROTH ADAMS JASON		03-ARM'S LENGTH	148,720	69,500	46.73	
51-334-006-00	401	04/16/2021	1079/521	WD		ARNETT MARION & JILL	MOEGGENBERG JEREMY ADAM	03-ARM'S LENGTH	410,000	209,400	51.07	
51-334-767-00	401	05/25/2021	01082/00140	WD		MCDONALD THOMAS J	SOMMERFELD STEVEN J & WEN	03-ARM'S LENGTH	240,000	83,200	34.67	
51-342-827-00	401	04/13/2021	1080/1213	WD		PETTIPAS ERVIN E	GARCIA ALISIA L	03-ARM'S LENGTH	90,000	34,500	38.33	
51-343-045-00	401	06/18/2021	01083/00220	WD		FOSTER MICHAEL	BRANHAM CHRISTINA MAY	03-ARM'S LENGTH	94,000	37,300	39.68	
51-343-074-00	401	06/01/2021	01081/01250	WD		VAN ORDEN CLIFFORD W & SU COURT CALEB		03-ARM'S LENGTH	100,000	44,000	44.00	
51-343-770-00	401	05/21/2021	1081/225	WD		PRATT MARY LIVING TRUST	FULLMERHOUSER RICHARD	03-ARM'S LENGTH	66,940	29,700	44.37	
51-344-006-00	401	07/02/2021	01084/00274	WD		ROOT KEVIN J	BRECHT NICHOLAS D & BRITT	03-ARM'S LENGTH	117,500	35,600	30.30	
51-344-026-00	401	05/18/2021	1081/13	WD		BREIDINGER THOMAS M	MEHL PHILIP	03-ARM'S LENGTH	79,900	37,600	47.06	
51-344-032-00	401	04/30/2021	01083/00172	WD		LUCE STEPHANIE	BRANDELL MEGAN	03-ARM'S LENGTH	124,000	42,000	33.87	
51-344-036-00	401	07/14/2021	1085/444	WD		TERWILLIGER SAMANTHA	PRZYBYSZ DANIEL J	03-ARM'S LENGTH	140,000	43,300	30.93	
51-344-257-00	401	06/25/2021	01083/00827	WD		NATION JOSHUA & BETHANY M	HALL STEVEN WAYNE	03-ARM'S LENGTH	91,700	28,100	30.64	
51-344-258-00	401	07/14/2021	1084/1169	WD		PULLMAN KATELYN	FRISBIE DREW	03-ARM'S LENGTH	94,000	40,600	43.19	
51-344-259-00	401	06/29/2021	01083/01337	WD		CHRISTENSEN NANCY J	GERBER NORMAN A & KATHERI	03-ARM'S LENGTH	100,000	50,500	50.50	
51-344-283-00	401	05/27/2021	01082/00522	WD		ELLIOTT JOANNE	SHOWERS BLAIRE C	03-ARM'S LENGTH	165,000	54,500	33.03	
51-344-290-00	401	05/07/2021	1081/147	WD		DANCER TRACI	BARNABY HEIDI GRACE	03-ARM'S LENGTH	98,500	38,900	39.49	
51-344-306-00	401	06/09/2021	1084/140	WD		STEHOUWER DANIEL BENJAMIN WILLIAMS PATRICIA FAYE		03-ARM'S LENGTH	118,000	34,000	28.81	
51-344-338-00	401	05/12/2021	1081/145	WD		SOMMERFELD STEVEN J & WEN MATZ DREW E & HOLMES CHEL		03-ARM'S LENGTH	150,000	51,300	34.20	
51-344-513-00	401	07/14/2021	1084/1182	WD		HON RICHARD SR & ANNA	OTTO KYLE AND AMANDA	03-ARM'S LENGTH	175,900	62,700	35.65	
51-353-004-00 + Pcls 51-353-010-00	401	04/30/2021	1080/00001	WD		GREER KIM B & CARMEN C	SOTO RAFAEL	03-ARM'S LENGTH	175,000	53,000	30.29	
51-354-056-00 + Pcls 51-354-059-00	401	06/03/2021	01082/00022	WD		FLEGEL ERICA & JANET	MCGARVEY KAILEE MADISON	19-MULTI PARCEL ARM'S LENGTH	63,500	28,200	44.41	

**County: ONLINE GRATIOT**  
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Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51-354-861-10 + Pcls 51-354-515-00, 51-354-516-00	401	05/28/2021	01081/01437	WD	4010	DUVALL CURTIS R	DEVON BANK	19-MULTI PARCEL ARM'S LENGTH	77,000	27,200	35.32	
Totals 04/01/2021 - 09/30/2021									61	7,975,851	3,024,000	37.91 1.0000
Totals 10/01/2020 - 09/30/2021									128	14,781,591	5,950,400	40.26 1.0000

\*\*\* \*\* Statistics for this group (128 in sample) \*\*\* \*\*

Statistical Mean= 42.130    Median= 41.181    Maximum= 79.861    Minimum= 0.000

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

Normalized Average Deviation = 0.21122 (Coefficient of Dispersion)  
 Average Squared Deviation = 150.33984 (Variance)  
 Square Root of Squared Deviation = 12.26131 (Standard Deviation)  
 Normalized Standard Deviation = 0.29104 (Covariance)  
 2 Standard Deviation Range (Low) = 17.60723 (High) = 66.65249

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

Normalized Average Deviation = 0.21562 (Coefficient of Dispersion)  
 Average Squared Deviation = 151.24706 (Variance)  
 Square Root of Squared Deviation = 12.29825 (Standard Deviation)  
 Normalized Standard Deviation = 0.29864 (Covariance)  
 2 Standard Deviation Range (Low) = 16.58460 (High) = 65.77761

Price Related Differential (PRD): 1.04656    PRD >1 regressive, < 1 progressive.

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult	
Totals 04/01/2019 - 03/31/2021							243	25,982,620	11,337,600	43.64	1.0000

\*\*\* \*\* Statistics for this group (243 in sample) \*\*\* \*\*

Statistical Mean= 44.752    Median= 43.876    Maximum= 79.861    Minimum= 29.296

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

Normalized Average Deviation = 0.16312 (Coefficient of Dispersion)  
Average Squared Deviation = 88.86353 (Variance)  
Square Root of Squared Deviation = 9.42675 (Standard Deviation)  
Normalized Standard Deviation = 0.21065 (Covariance)  
2 Standard Deviation Range (Low) = 25.89814 (High) = 63.60513

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

Normalized Average Deviation = 0.16491 (Coefficient of Dispersion)  
Average Squared Deviation = 89.63349 (Variance)  
Square Root of Squared Deviation = 9.46750 (Standard Deviation)  
Normalized Standard Deviation = 0.21578 (Covariance)  
2 Standard Deviation Range (Low) = 24.94098 (High) = 62.81096

Price Related Differential (PRD): 1.02558    PRD >1 regressive, < 1 progressive.

**County: ONLINE GRATIOT**  
**Unit: CITY OF ALMA**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
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< Totals for this Analysis >	# of Sales	Assessments	Sale Prices	Ratio
Conventional	304	14,361,600	33,958,471	42.29
Creative	0	0	0	50.00 (Before discounting, sales were = 0)
<b>Totals:</b>	<b>304</b>	<b>14,361,600</b>	<b>33,958,471</b>	<b>42.29 (Weighted)</b>

\*\*\* \*\* Statistics for this group (304 in sample) \*\*\* \*\*

Statistical Mean= 43.552 Median= 43.155 Maximum= 79.861 Minimum= 0.000

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

Normalized Average Deviation = 0.18218 (Coefficient of Dispersion)  
 Average Squared Deviation = 112.37039 (Variance)  
 Square Root of Squared Deviation = 10.60049 (Standard Deviation)  
 Normalized Standard Deviation = 0.24340 (Covariance)  
 2 Standard Deviation Range (Low) = 22.35110 (High) = 64.75306

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

Normalized Average Deviation = 0.18367 (Coefficient of Dispersion)  
 Average Squared Deviation = 112.52893 (Variance)  
 Square Root of Squared Deviation = 10.60797 (Standard Deviation)  
 Normalized Standard Deviation = 0.24581 (Covariance)  
 2 Standard Deviation Range (Low) = 21.93864 (High) = 64.37050