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Analysis for Equalized Valuations - Real Property

12/26/2025 09:14AM

County: Lenawee County		City or Township: Blissfield Township				Year: 2025 / 2026	
Classification of Real Property	Assessed Value	No. of Parcels	Sample			Projected True Cash Value	Study Type
			Assessed Value	Appraised Value	Study Ratio		
Agricultural	45,037,400	27	3,912,100	8,426,971	46.42%	97,021,542	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Commercial	20,960,400	16	2,358,600	5,212,320	45.25%	46,321,326	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Industrial	7,448,200	11	1,570,100	3,489,871	44.99%	16,555,234	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Residential	131,744,300	93	0	0	47.18%	279,237,601	SS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Timber-Cutover	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Developmental	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
TOTAL - REAL	205,190,300	147				439,135,703	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Analysis for Equalized Valuations - Personal Property

County: Lenawee County		City or Township: Blissfield Township				Year: 2025 / 2026	
Assessment Roll Classification	Sample	Assessed Value		True Cash Value	Study	Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study	Projected True Cash Value	Study Type
Agricultural	0	0	0		0.00%	0	NC
Commercial	1,430,920	0	0		50.00%	2,861,840	RV
Industrial	878,861	0	0		50.00%	1,757,722	RV
Residential	0	0	0		0.00%	0	NC
Utility	17,410,726	0	0		50.00%	34,821,452	RV
TOTAL - PERSONAL	19,720,507	0				39,441,014	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification
AGRICULTURAL

L-4015a

County Lehawee County		City/Township Blissfield Township		Study Year 2025		Equalization Year 2026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
BL0-216-3250-00	SHELDON, WANDA J	102	77,900	168,237	46.30%		
BL0-217-4555-00	EISENMANN, ZELL R & RITA J, TRUST	102	278,200	600,858	46.30%		
BL0-220-3500-00	DAN STAHL LLC	102	36,600	78,975	46.34%		
BL0-227-2780-00	SELL, GEORGE L, LIVING TRUST	102	481,700	1,040,445	46.30%		
BL0-227-4000-00	SELL, GEORGE L, LIVING TRUST	102	149,300	322,542	46.29%		
BL0-229-2050-00	STAHL, DAVID LLC	101	238,700	496,580	48.07%		
BL0-232-2300-00	IOTT, BENJAMIN J & BAYLEIGH M	102	74,500	160,866	46.31%		
BL0-234-2050-00	GOETZ, BRIAN C & MARGARET A	102	300,500	648,972	46.30%		
BL0-234-3280-00	FISHER FAMILY TRUST	102	89,700	193,671	46.32%		
BL0-234-4505-00	GOETZ, DALTON & MEGAN	102	21,900	47,345	46.26%		
BL2-230-2280-00	BLISSFIELD BAPTIST CHURCH	101	39,300	84,969	46.25%		
BL2-233-1910-00	GOETZ, GARY L & LAURIE A	102	200	324	61.73%		
TOTALS			3,912,100	8,426,971	46.42%		

27 Study Parcels

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification
AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	46.95	Median =	46.30	Maximum =	61.73	Minimum =	46.25
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Statistics about the Mean

Normalized Average Deviation	=	0.02508	(Coefficient of Dispersion)	=	0.01445	(Coefficient of Dispersion)
Squared Deviation	=	8.84123	(Variance)	=	9.28298	(Variance)
Square Root of Squared Deviation	=	2.97342	(Standard Deviation)	=	3.04680	(Standard Deviation)
Normalized Standard Deviation	=	0.06333	(Covariance)	=	0.06581	(Covariance)
2 Standard Deviation Range	(Low) =	41.00538		(Low) =	40.20640	
	(High) =	52.89906		(High) =	52.39360	

Statistics about the Median

Price Related Differential (PRD):

1.01147

PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)

46.42%

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification
COMMERCIAL

L-4015a

County Lenawee County		City/Township Blissfield Township		Study Year 2025		Equalization Year 2026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
BL-0-232-2880-00	MARQUARDT, HERMAN & CHRISTINE	202	7,300	17,284	42.24%		
BL-0-232-4300-00	MICHIGAN AG COMMODITIES	201	902,200	1,948,244	46.31%		
BL-2-230-3760-00	SPRINGBROOK INVESTMENT CO	201	101,700	201,763	50.41%		
BL-2-232-2570-00	ROBERTS & SARKIS ENTERPRISE LLC	202	1,800	6,240	28.85%		
BL-2-232-2635-00	JENELL CORPORATION	201	404,800	788,254	51.35%		
BL-2-232-3600-00	MICH IDENTITY PRESERVED	201	113,800	247,115	46.05%		
BL-2-232-3735-00	WAIGLE, SHANE & DANIELLE	201	18,500	46,008	40.21%		
BL-2-460-0073-00	A. T. LAKESTE 1 LLC	201	271,400	544,764	49.82%		
BL-2-620-0021-00	IBZA PROPERTY LLC	201	174,500	449,035	38.86%		
BL-2-620-0022-00	MOHR, HAROLD R & KILJEN M	201	48,100	124,677	38.58%		
BL-2-620-0400-00	LIETZKE, LYNN W, TRUST	201	29,100	85,657	33.97%		
BL-2-620-0401-00	LIETZKE, LYNN W, TRUST	201	32,700	103,464	31.61%		
BL-2-620-0422-00	MALLOW, CHRISTOPHER	201	89,200	225,986	39.47%		
BL-2-620-0521-00	LIVING WATERS LLC	201	52,800	135,163	39.06%		
BL-2-620-0523-00	BOWSER, WILLIAM D II	201	44,100	116,832	37.75%		
TOTALS						Study Parcels	

Appraisal Study Listing

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Classification
COMMERCIAL

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L-4015a

County	City/Township	Study Year	Equalization Year		
Lenawee County	Blissfield Township	2025	2026		
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
BL-2-620-801-5-00	DAVIS DEEDS INTL LLC	201	66,600	171,834	38.76%
TOTALS					
	16	Study Parcels	2,358,600	5,212,320	45.25%

STATISTICS FOR THIS GROUP

Statistical Mean =	40.97	Median =	39.47	Maximum =	51.35	Minimum =	28.85
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Statistics about the Mean

Normalized Average Deviation	=	0.13136	(Coefficient of Dispersion)	=	0.13126	(Coefficient of Dispersion)
Average Squared Deviation	=	45.83055	(Variance)	=	48.23912	(Variance)
Square Root of Squared Deviation	=	6.76983	(Standard Deviation)	=	6.94544	(Standard Deviation)
Normalized Standard Deviation	=	0.16524	(Covariance)	=	0.17597	(Covariance)
2 Standard Deviation Range	(Low) =	27.42968		(Low) =	25.57912	
	(High) =	54.50899		(High) =	53.36088	

Statistics about the Median

Price Related Differential (PRD): 0.90102

PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)

45.25%

Appraisal Study Listing

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L-4015a

Classification
INDUSTRIAL

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County Lenawee County		City/Township Blissfield Township	Study Year 2025	Equalization Year 2026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
BL-0-232-2820-00	THERMALFAB PROPERTIES LTD	301	136,000	388,981	34.96%
BL-2-232-2525-00	NORTON EQUIPMENT CORP	301	419,100	968,100	43.29%
BL-2-232-2615-00	AIM PROPERTIES LLC	301	206,500	435,314	47.44%
BL-2-232-3610-00	SMITH FAMILY TRUST	301	38,000	84,329	45.06%
BL-2-232-3620-00	PDF HOLDINGS LLC	301	28,500	60,900	46.80%
BL-2-232-3630-00	PDF HOLDINGS LLC	301	31,500	56,996	55.27%
BL-2-232-3635-00	PDF HOLDINGS LLC	301	6,100	9,367	65.12%
BL-2-232-3680-00	MYNDERSE, TORRI L	302	70,200	104,668	67.07%
BL-2-233-1710-00	UCKELE BUILDING CO, LLC	301	449,000	907,934	49.45%
BL-2-620-0310-00	CANTRELL, CLARA SUE, TRUST	301	56,600	124,215	45.57%
BL-2-620-0320-00	CANTRELL, HILBORN DWAYNE, TRUST	301	128,600	349,067	36.84%
TOTALS			1,570,100	3,489,871	44.99%

11 Study Parcels

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification
INDUSTRIAL

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STATISTICS FOR THIS GROUP

Statistical Mean =	48.81	Median =	46.80	Maximum =	67.07	Minimum =	34.96
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Statistics about the Mean

Normalized Average Deviation	=	0.15529	(Coefficient of Dispersion)	=	0.15274	(Coefficient of Dispersion)
Squared Deviation	=	103.76357	(Variance)	=	108.19161	(Variance)
Square Root of Squared Deviation	=	10.18644	(Standard Deviation)	=	10.40152	(Standard Deviation)
Normalized Standard Deviation	=	0.20871	(Covariance)	=	0.22225	(Covariance)
2 Standard Deviation Range	(Low) =	28.43348		(Low) =	25.99696	
	(High) =	69.17924		(High) =	67.60304	

Price Related Differential (PRD): 1.08483 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)

Study Ratio (Standard Appraisal Study)	44.99%
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2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*
NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Lenawee County	City or Township Name: Blissfield Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	1. <u>124,563,600</u>
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	2. <u>114,572,300</u>
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3. <u>1.0872</u>

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405	4. <u>130,653,399</u>
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403	5. <u>126,770,700</u>
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6. <u>1.0306</u>

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7. <u>1.1205</u>
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24 Month Sales Study

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio <small>(col. F ÷ col. G)</small>
2023	04/2023-09/2023	34	2,750,800	1.1205	3,082,271	6,034,600	51.08%
2023	10/2023-03/2024	20	1,449,900	1.1205	1,624,613	3,642,250	44.60%
12 Month Total Sales		54	12 Month Total Sales		4,706,884	9,676,850	48.64%
2024	04/2024-09/2024	23	2,018,900	1.0306	2,080,678	4,707,800	44.20%
2024	10/2024-03/2025	16	1,632,800	1.0306	1,682,764	3,526,000	47.72%
12 Month Total Sales		39	12 Month Total Sales		3,763,442	8,233,800	45.71%
24 Month Total Sales		93	24 Month Total Sales		8,470,326	17,910,650	*24 Month Mean Adjusted Ratio
							47.18%

*** Important:**

For sales from April 2023 through March 2024, 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 2024 through March 2025. 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 (L-4018).

12 Month / Single Year Sales Study

L-4047

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2024	10/2024-03/2025	16	1,632,800	1.0306	1,682,764	3,526,000	47.72%
2025	04/2025-09/2025	28	2,631,100	1.0000	2,631,100	6,196,000	42.46%
12 Month Total Sales		44	12 Month Total Sales		4,313,864	9,722,000	** 12 Month Aggregate Adjusted Ratio
							44.37%

**** Important:**

For sales from October 2024 through September 2025, 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 (L-4018).

2023 March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

Sales Study List

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Name (check appropriate box) Blissfield Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year 2025	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/19/2023	2654-0831	BL2-460-0751-00	SHELDON, SOLON & WANDA	LINTZENICH, ROBERT	No	WD	C	9,900	24,900	24,900	39.76 %	
05/01/2023	2654-0570	BL2-750-0050-00	DIBERT, DOUGLAS P & RENE C	PAPENHAGEN CONSTRUCTION INC	No	WD	C	11,600	14,000	14,000	82.86 %	
05/03/2023	2655-0251	BL2-560-0150-00	RODSILIER, MATTHEW R & SAVANNAH C	ROMBACH, MIKEAL L	No	WD	C	92,900	185,000	185,000	50.22 %	
05/05/2023	2655-0151	BL2-300-0010-00	HINDE, PATRICK H, TRUST	ROCKET RONS RENTALS LLC	No	WD	C	41,300	85,000	85,000	48.59 %	
05/05/2023	2655-0147	BL2-460-0141-00	HINDE, PATRICK	ROCKET RONS RENTALS LLC	No	WD	C	78,300	95,000	95,000	82.42 %	
05/09/2023	2655-0148	BL2-620-0431-00	HINDE, PATRICK	ROCKET RONS RENTALS LLC	No	WD	C	70,200	95,000	95,000	73.89 %	
05/10/2023	2654-0961	BL2-231-1802-00	HOEFT, RONALD M & CHARLOTTE A	BETTIS, CRAIG	No	WD	C	96,400	175,000	175,000	55.09 %	
05/18/2023	2655-0351	BL2-305-0300-00	ROWE, BRADLEY J & DEBORAH A	ROONEY, ALAN J & FERNANDEZ KRISTINA	No	WD	C	103,800	245,000	245,000	42.37 %	
05/26/2023	2655-0791	BL2-000-0340-00	BARANSKI OLIVIA R	BURMAN, MATTHEW	No	WD	C	84,900	175,000	175,000	48.51 %	
05/30/2023	2655-0597	BL2-750-0190-00	KNIERIM, VICTOR C, TRUST	MATTHEWS, RICK & LINDA	No	WD	C	145,500	328,000	328,000	44.36 %	
05/31/2023	2655-0632	BL2-560-0230-00	SIMPSON, COREY D	VAGLICA, PHILIP J & KIRA K	No	WD	C	87,300	197,000	197,000	44.31 %	
06/01/2023	2655-0565	BL2-231-1803-00	HABOR NEKO LLC	HENNING PROPERTIES LLC	No	LC	C	167,500	220,000	220,000	76.14 %	
06/01/2023	2655-0747	BL2-620-0681-00	HABR NEKO LLC	PSP PROPERTIES LLC	No	PTA	C	84,400	150,000	150,000	56.27 %	
06/09/2023	2656-0116	BL2-710-0280-00	NEYRING, ROBERT A & SUSAN J	SMALLDON, NATALIE M & MICHAEL J	No	WD	C	104,500	245,000	245,000	42.65 %	

Sales Study List

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County Lenawee County	City/Township Name (check appropriate box) Blissfield Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year 2025	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/12/2023	2656-0247	BL2-230-4500-00	BALLOR, SHEILEY	GONZALEZ-TOBIAS, MICHELLE M	No	WD	C	112,400	229,900	229,900	48.89 %	
07/03/2023	2656-0769	BL2-430-0490-00	READ, LAWRENCE E & MARY AGNUS	GOETZ, MATTHEW	No	WD	C	73,400	150,000	150,000	48.93 %	
07/07/2023	2657-0185	BL2-000-0280-00	REISER GERALD & DITTRICH KATHY	MAUNZ, SCOTT A	No	WD	C	96,600	235,000	235,000	41.11 %	
07/07/2023	2657-0133	BL2-700-0060-00	CRANOR PROPERTIES LLC	LOWES, FREDERICK F & JENNIFER E	No	LC	C	74,700	150,000	150,000	49.80 %	
07/12/2023	2657-0146	BL2-570-0090-00	LEU, CHERYL A & GREGORY G	SEEBURGER, BRYAN J	No	WD	C	55,600	137,000	137,000	40.58 %	
07/24/2023	2657-0979	BL2-430-0060-00	CAMPBELL, AMY E	COOK, WYATT B	No	WD	C	81,700	220,000	220,000	37.14 %	
07/27/2023	2657-0690	BL0-221-4125-00	GOOR, WILLIAM A & TINA A	KAROWSKI, RYAN	No	WD	C	63,800	164,000	164,000	38.90 %	
08/04/2023	2658-0436	BL2-640-0280-00	HOLLINGSWORTH ANNE M & MR AZ JOHN	SIERING, WILLIAM J	No	WD	C	38,900	75,000	75,000	51.87 %	
08/11/2023	2658-0379	BL2-520-0421-00	DELONG, HALEIGH	KUBACKI LEIGH A	No	WD	C	86,700	195,000	195,000	44.46 %	
08/18/2023	2658-0682	BL2-460-0821-00	LESTER, DREW T & CHELSEA M	BOONE, WENDY E & JAMES F JR	No	WD	C	123,800	364,900	364,900	33.93 %	
08/21/2023	2658-0903	BL2-520-0570-00	DAVIS, NANCY	HOFFMAN, AMELIA & BENJAMIN	No	WD	C	88,200	190,000	190,000	46.42 %	
08/21/2023	2660-0024	BL2-670-0060-00	LONG, ROSE, TRUST	LITTLE, JEREMY R & BRITTANY A	No	WD	C	45,900	175,000	175,000	26.23 %	
09/06/2023	2659-0792	BL2-420-0260-00	FLORES, JOSHUA & CAROLINE	CANTRELL, STEPHEN	No	WD	C	111,400	265,000	265,000	42.04 %	
09/08/2023	2659-0430	BL2-230-3350-00	GOETZ, DALE W & SUSIE, TRUST	MORSE, MICHAEL	No	WD	C	78,500	153,000	153,000	51.31 %	

Sales Study List

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County Lenawee County	City/Township Name (check appropriate box) Blissfield Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year 2025	Classification RESIDENTIAL		

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2660-0703	BL2-530-0071-00	BENJAMIN, GARRETT J	PLEGASTRA, MORGAN	No	WD	C	70,500	164,900	164,900	42.73 %	
10/05/2023	2660-0571	BL2-570-0300-00	FORCHE SAMUEL D REV TRUST	SELL, CIERRA A	No	WD	C	77,000	225,000	225,000	34.22 %	
10/06/2023	2660-0511	BL2-460-0290-00	MEADE, ROBERT	RIFE, BRYAN M & MESSER TAYLOR	No	WD	C	46,100	140,000	140,000	32.93 %	
10/27/2023	2661-0667	BL2-620-0551-00	COTTER, THOMAS A	HLAVKA, RYAN	No	WD	C	85,900	152,200	152,200	56.44 %	
10/31/2023	2261-0282	BL0-207-2350-00	SEGGERT, DAVID & NEDRA	MCKELVEY, HARLEY	No	WD	C	92,100	210,000	210,000	43.86 %	
11/03/2023	2661-0548	BL2-000-0121-00	RAMON, BRITTANY RENE & GENARO I	MOOR, CELESTE M	No	WD	C	45,000	142,000	142,000	31.69 %	
11/06/2023	2661-0708	BL2-530-0100-00	ARCHER, GREGORY R & BRANDI J	VANHOUTEN, CAROLINE & CLINTON	No	WD	C	66,100	165,000	165,000	40.06 %	
11/13/2023	2661-0716	BL2-440-0170-00	POST, NICHOLAS T & VOIRICH TAYLOR A	NOVAK, JACOB A	No	WD	C	87,900	220,000	220,000	39.95 %	
01/12/2024	2663-0803	BL2-230-3300-00	LAMLEY, REBECCA SHORKEY ROBERT	PELLER, LARUEN & MATTHEW	No	WD	C	77,200	195,000	195,000	39.59 %	
01/12/2024	2664-0457	BL2-530-0290-00	WEBBER, AMIE L	HAWKINS, ASIA R	No	WD	C	76,700	174,500	174,500	43.95 %	
02/01/2024	2664-0629	BL2-520-0371-00	FISHER, LAURAM	CAMPBELL, JOHN & JESSICA	No	WD	C	82,900	230,000	230,000	36.04 %	
02/06/2024	2664-0895	BL2-460-0430-00	STRAUB, CHRISTOPHER	TERRILL, ETHAN T	No	WD	C	69,400	225,000	225,000	30.84 %	
03/01/2024	2665-0370	BL2-000-0022-00	HINDE, PATRICK H, TRUST	BARBUS, CHRISTOPHER	No	WD	C	43,900	80,000	80,000	54.88 %	
03/08/2024	2665-0685	BL2-750-0070-00	CORDOVA, KYLE & MOLLY	DETAVERNIER, ELIZABETH M	No	WD	C	140,700	333,000	333,000	42.25 %	

Sales Study List

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County Lenawee County	City/Township Name (check appropriate box) Blissfield Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year 2025	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/04/2024	2669-0054	BL2-300-0700-00	BADGER, WILLIAM M., JR	PLOTTER-ANDERSON, TAYLOR	No	WD	C	56,600	147,000	147,000	38.50 %	
04/25/2024	2668-0591	BL2-300-0120-00	HAYWARD, GLENN & MARGARET (LE)	KLEPI, JESSICA	No	WD	C	87,400	170,000	170,000	51.41 %	
04/25/2024	2668-0505	BL2-470-0060-00	FINDLEY, DANIEL B & TINA M (LE)	RINGEL, MITCHELL & MORGAN	No	WD	C	97,200	229,000	229,000	42.45 %	
04/26/2024	2668-0580	BL2-750-0240-00	FASHBAUGH, MICKY L (LE)	MOSHER, CHAD	No	WD	C	165,400	356,000	356,000	46.46 %	
04/29/2024	2688-0685	BL2-560-0030-00	CSC&R PROPERTIES LLC	YOUNG, ADAM B & RACHEL	No	WD	C	55,200	179,900	179,900	30.68 %	
05/21/2024	2669-0513	BL2-460-0060-00	JACOB, RONALD M. TRUST	JIMENEZ, ERICK & JORDAN	No	WD	C	151,300	325,000	325,000	46.55 %	
05/30/2024	2669-0829	BL2-300-0100-00	DIEBEL, JAMES R	LICKEFELT, TAYLON & DEWALT, JANELLE	No	MLC	C	89,600	160,000	160,000	56.00 %	
06/06/2024	2670-0085	BL2-000-0350-00	DES CHAMPS, WILLIAM L	WALKER, JEFF A	No	WD	C	84,900	205,000	205,000	41.41 %	
06/18/2024	2670-0434	BL2-300-0070-00	PAULSON, BROOKE A	WELENC, JEROME/KATHLEEN/CHRIST	No	WD	C	84,600	200,000	200,000	42.30 %	
06/18/2024	2670-0726	BL2-520-0590-00	PAPPENHAGEN, SANDRA S. DECD	KELLER, BRANDON	No	WD	C	84,900	240,000	240,000	35.38 %	
07/09/2024	2671-0269	BL0-227-1100-00	BARTLETT, BILLY V & GLORIA	DISHER, MATTHEW & ALYSSA	No	WD	C	165,900	342,000	342,000	48.51 %	
07/24/2024	26710676	BL0-230-1150-00	BACHMAN CLAYTON	CRYNICK, LEAH M & UNDERWOOD ALEX R	No	PTA	C	87,500	180,000	180,000	48.61 %	
08/02/2024	2672-0299	BL2-232-1310-00	LANGSCHEID, JOHN S TRUST	ACKERMAN, PAMELA S & JAMES D	No	WD	C	47,500	122,000	122,000	38.93 %	
08/08/2024	2672-0423	BL2-540-0400-00	GREGG, ORRIN J	WENNINGER, TREVOR M	No	SD	C	118,200	289,900	289,900	40.77 %	

Sales Study List

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County Lenawee County City/Township Name (check appropriate box) Blissfield Township Township City

Sales Study Year 2025 Classification RESIDENTIAL

Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used S1 S2

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/09/2024	2672/0300	BL2-230-4300-00	HOAGLAND, THOMAS C	RENTFRO, LUCAS	No	WD	C	122,900	275,000	275,000	44.69 %	
08/23/2024	2674/0296	BL2-460-0321-00	NIEMAN, NICHOLAS D	URBINA, GERALD	No	WD	C	66,100	83,000	83,000	79.64 %	
08/29/2024	2673/0267	BL2-710-0050-00	GRAY, ROBERT DEAN II & MICHELLE M	HANKINS, CHAD & ALEXIS	No	WD	C	59,300	200,000	200,000	29.65 %	
09/06/2024	2673/0264	BL2-630-0030-00	CREIGHTON, CINNAMON	SAVLER, DARREN	No	WD	C	77,300	245,000	245,000	31.55 %	
09/16/2024	2674/0293	BL2-610-0090-00	PICKARD, TIMOTHY P & JANET S	FORCHE, SAMUEL D TRUST	No	WD	C	56,000	130,000	130,000	43.08 %	
09/23/2024	2673/0921	BL2-640-0180-00	HARRIS, ROBERT D & CANDI S	KOLAR, IAN	No	WD	C	58,400	159,000	159,000	36.73 %	
09/24/2024	2674/0694	BL2-230-4265-00	ZAWOJSKI, EMILY & RUMLEY AMBERLYNN	SCHMIDT, ANNA & FETTER TYSON	No	WD	C	86,700	210,000	210,000	41.29 %	
09/27/2024	2674/0153	BL2-520-0330-00	SARES, JEFFERY	SUMMERSSETT, ANDREW & STEPHANIE	No	WD	C	88,100	210,000	210,000	41.95 %	
09/30/2024	2674/0273	BL0-207-2550-00	FRYE, MICHAEL L	ESCOTT, GARTH L & JENNIFER L	No	WD	C	27,900	50,000	50,000	55.80 %	
TOTAL SALES								2,018,900	4,707,800	4,707,800		
SALES PERIOD TOTAL								2,018,900	4,707,800	4,707,800		

Sales Study List

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Sales Period: 10/01/2024 - 03/31/2025

County Lenawee County	City/Township Name (check appropriate box) Blissfield Township	<input checked="" type="checkbox"/> Township	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year 2025	Classification RESIDENTIAL	<input type="checkbox"/> City	

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/03/2024	2674/0428	BL2-570-0100-00	CRIST, RONALD L, TRUST	GREEN DEVELOPMENT VENTURES LLC	No	WD	C	65,500	243,000	243,000	26.95 %	
10/09/2024	2675/0105	BL2-570-0200-00	FRANTZ, PAVYTON D & JACOB M	MEAD, GLEN	No	WD	C	114,200	242,000	242,000	47.19 %	
11/06/2024	2676/0113	BL2-670-0050-00	MEYERS, MICHAEL N	MUELLER, KEITH & CAROL	No	WD	C	73,400	84,700	84,700	86.66 %	
12/04/2024	2676/0743	BL2-440-0010-00	BOWMAN, BETTY J (LE)	MACBETH GREG	No	WD	C	102,300	204,900	204,900	49.93 %	
12/17/2024	2677/0068	BL2-800-0200-00	HENSEY, JEFFREY CHENSEY, JEANNIE L	HASS, HOWARD F & WILDA	No	WD	C	128,600	273,000	273,000	47.11 %	
12/30/2024	2677/0488	BL2-305-0020-00	REDMOND, WESTON R	STANGE, JAMES T	No	WD	C	73,800	160,000	160,000	46.13 %	
01/03/2025	2677/0891	BL0-216-4210-00	FURLL, BRANDON & KATHERINE	PARKER, RONALD	No	WD	C	102,000	200,000	200,000	51.00 %	
01/10/2025	2677/0945	BL2-400-0890-00	TEAGUE, DAVID R & BETHANY A	SIXKILLER, RICHARD	No	WD	C	101,400	299,900	299,900	33.81 %	
01/14/2025	2678/0230	BL2-550-0020-00	SIMPSON, SHELBY	SZUBIELAK, JULIA	No	WD	C	78,500	195,000	195,000	40.26 %	
01/23/2025	2678/0375	BL2-560-0210-00	WENNINGER, TREVOR	TEAGUE, DAVID R	No	WD	C	137,700	220,000	220,000	62.59 %	
01/24/2025	2678/0331	BL2-520-0480-00	JEFLAND, LARRY L & JEANNE E	JONES, JOSEPH R	No	WD	C	91,300	195,000	195,000	46.82 %	
02/10/2025		BL0-227-4900-00	KIRKHAM, KIMBERLY K	LOTT, BEN	No	WD	C	85,900	145,000	145,000	59.24 %	
02/25/2025	268096	BL2-490-0660-00	WYSE, TYLER C & CHELSEA L	VILLA, ISAAC & SUSAN	No	WD	C	210,600	550,000	550,000	38.29 %	
03/07/2025	2680-668	BL2-230-3390-00	ROGERS LUCAS & DESIRE	FISCHER, CYNTHIA	No	WD	C	72,600	185,000	185,000	39.24 %	

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

L-4015a

Classification
AGRICULTURAL

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County Lenawee County		City/Township Blissfield Township		Study Year 2025		Equalization Year 2026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
BL0-132-2400-00	MODEN JOINT TRUST	102	130,800	282,077	46.37%		
BL0-132-4300-00	PRIELIPP FARMS	102	136,500	294,840	46.30%		
BL0-132-4600-00	STAHL FARMS LLC	102	109,300	236,115	46.29%		
BL0-205-1655-00	MARK PRIELIPP FAMILY FARMS LLC	102	347,500	750,627	46.29%		
BL0-205-2280-00	FORCHE, RONALD M	102	68,100	147,015	46.32%		
BL0-205-4825-00	JUDSON FARMS LLC	102	165,600	357,777	46.29%		
BL0-206-2025-00	FISHER TRUST	102	255,000	550,400	46.33%		
BL0-206-3780-00	WEGNER, DOUGLAS L, LIVING TRUST	102	141,000	304,641	46.28%		
BL0-207-2050-00	MARK PRIELIPP FAMILY FARMS LLC	102	55,200	119,313	46.26%		
BL0-207-3350-00	DULLS FAMILY FARM EST 1931 LLC	101	197,900	424,445	46.63%		
BL0-208-1650-00	MAPSTONE, ERIC J	102	31,400	67,878	46.26%		
BL0-208-3050-00	KNOBLAUCH FAMILY LIMITED	102	208,900	451,170	46.30%		
BL0-216-1050-00	MAPSTONE, GEORGE REED, TRUST	102	9,400	20,250	46.42%		
BL0-216-2050-00	DEERFIELD PROPERTIES LLC	102	143,800	310,554	46.30%		
BL0-216-2350-00	DEERFIELD PROPERTIES LLC	102	123,200	266,085	46.30%		
TOTALS						Study Parcels	