

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 GRATIOT	City or Township Name CITY OF ALMA
Class of Property (Ag., Comm., Res., etc.) Commercial	

2019 to 2020 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 05.....	1. <u>54,354,493</u>
2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 03.....	2. <u>49,363,021</u>
3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1011</u>

2020 to 2021 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....	4. <u>50,839,200</u>
5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	5. <u>54,669,000</u>
6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>0.9299</u>

2019 to 2021 Adjustment Modifier

7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.0239</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	6	426,700	1.0239	436,898	882,500	49.51%
2019	10/19 - 3/20	2	184,700	1.0239	189,114	465,000	40.67%
12 Month Total Sales		8	12 Month Total Sales		626,012	1,347,500	46.46%
2020	4/20 - 9/20	5	377,800	0.9299	351,316	705,500	49.80%
2020	10/20 - 3/21	7	504,700	0.9299	469,321	1,207,500	38.87%
12 Month Total Sales		12	12 Month Total Sales		820,637	1,913,000	42.90%
24 Month Total Sales		20	24 Month Total Sales		1,446,649	3,260,500	
*24 Month Mean Adjusted Ratio							44.68%

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	7	504,700	0.9299	469,321	1,207,500	38.87%
2021	4/21 - 9/21	5	221,100	1.0000	221,100	451,000	49.02%
12 Month Total Sales		12	12 Month Total Sales		690,421	1,658,500	
**12 Month Aggregate Adjusted Ratio							41.63%

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.