

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Momroe County		City/Township Name (check appropriate box) <input checked="" type="checkbox"/> Ash Township		Study Year 2023		Township <input checked="" type="checkbox"/> City		Equalization Year 2024		
Assessment Roll Classification										
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Sample Assessed Value	True Cash Value	% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
100 Agricultural	AS			35,620,600	63	9,385,700	19,876,575	47.22 %	75,435,409	
200 Commercial	AS			40,436,800	63	11,637,000	23,662,344	49.18 %	82,222,041	
300 Industrial	AS	<input checked="" type="checkbox"/>		8,437,400	28	5,820,700	11,982,194	48.08 %	17,547,916	
400 Residential	SS			344,643,124	161			45.05 %	765,023,583	
500 Timber-Cutover	NC			0				%		
600 Developmental	NC			0				%		
TOTAL - REAL				429,137,924	315				940,228,949	
Study Type Codes										
AS: Appraisal Study		NC: None Classified		OH: One Hundred % Study		S1: One Year Sales Study		S2: Two Year Sales Study		
NW: New Class		RA: Reappraisal		ES: Estimated Values (Explain):						

INSTRUCTIONS, Page 1:
 Enter county name.
 Enter Unit name and check the appropriate box for township or city.
 Enter study year followed by equalization year.
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: Enter the two character code(s) that best identify the study type(s) used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.
Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.
INSTRUCTIONS: County Summary (Total Recap)
 Enter county name.
 Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: No entry required.
Stratified Study: No entry required.
Combined Study: No entry required.
Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L-4023's).
No. of Parcels: Enter the total number of study parcels included in the classification.
Sample Assessed Value: No entry required.
Sample True Cash Value: No entry required.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).
Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.
Remarks: Enter brief remarks relating to the study if applicable.

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)				Year	
Monroe County		Ash Township		<input type="checkbox"/> City	<input checked="" type="checkbox"/> Township	2024	
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Sample			Remarks
				Assessed Value	True Cash Value	Study % Ratio	
150 Agricultural	NC						
250 Commercial	RV	4,160,469	303			8,320,938	
350 Industrial	RV	0	8			0	
450 Residential	NC						
550 Utility	RV	27,402,408	21			54,804,816	
TOTAL - PERSONAL		31,562,877	332			63,125,754	

AS: Appraisal Study AU: Audit CT: Class Transfer

ES: Estimated Values (Explain):

NC: None Classified NW: New Class OH: 100%

RV: Review S1: One Year Sales Study S2: Two Year Sales Study

Remarks:

County: 58 MONROE
Unit(s): ASH, CARLETON
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
01 002 022 00	MULLINS DANNIE & PAULA	101	203,100	470,290	43.19
01 003 002 00	RICHARDSON ALBERT & MARGARE	102	56,000	111,278	50.32
01 003 005 00	KOMENDERA ROBERT & SUSAN	102	87,700	193,132	45.41
01 003 030 11	BAKER DEBBIE K	102	174,100	362,250	48.06
01 005 005 01	THOMAS KEVIN	102	86,300	204,124	42.28
01 006 013 00	REPUBLIC SERVICES OF MICHIGAN	102	98,500	194,934	50.53
01 007 002 50	KAVA CATHY	102	55,700	101,441	54.91
01 010 021 01	DONIGIAN INVESTMENTS LLC	102	193,200	386,158	50.03
01 011 006 40	SELL DAVID B	102	66,300	138,184	47.98
01 013 005 10	GAYNIER DANIEL & SUZANNE TRUST	102	86,500	179,813	48.11
01 013 021 00	THORN GERALDINE	101	170,400	342,047	49.82
01 015 025 00	DYLENSKI DANIEL J	101	151,900	354,099	42.90
01 015 041 01	BAKER ROBERT B & JEAN	102	67,400	140,259	48.05
01 016 044 03	DUBKE RANDALL & JOHANNA	101	73,200	144,361	50.71
01 018 055 01	BLACKMORE TIMOTHY H & PATRICIA	102	140,200	285,882	49.04
01 019 010 00	HARVELL BRENT T & JENNIFER G	102	202,200	428,929	47.14
01 019 013 40	SIEVERT JAMES & CHRISTINE	102	81,300	167,480	48.54
01 020 014 00	WICKENHEISER ALAN D	102	76,300	155,025	49.22
01 020 019 00	KUDERIK HELEN	101	247,100	445,271	55.49
01 021 037 01	MEYER MARYANN & DON TRUST	101	155,100	344,667	45.00
01 021 046 20	BERGMOOSER FAMILY TRUST	102	114,700	255,640	44.87
01 025 004 00	CLARK MARK A	101	193,700	410,224	47.22
01 025 025 00	GAYNIER JOHN MOSE	102	73,300	150,106	48.83
01 026 030 00	HOFFMAN ALFRED & BETTY	101	208,400	450,350	46.28
01 026 037 00	CROY STANLEY R JR (LE) &	101	287,700	641,960	44.82
01 028 017 00	CHENEY ANTHONY N	101	214,200	478,000	44.81
01 030 005 00	MALVITZ BEVERLY TRUST	101	177,900	422,246	42.13
01 030 008 01	MALVITZ BEVERLY A TRUST	102	63,000	125,450	50.22
01 030 048 02	BRANCHEAU ILAH MAE TRUST	102	121,400	253,506	47.89
01 032 005 01	DOBBERSTEIN JOSEPH & MARYANN	101	218,800	456,238	47.96
01 033 016 00	BARRYS NEWPORT FARMS LLC	101	235,400	513,318	45.86
01 033 017 00	SIMS DARRYL J & MICHELE M	102	87,200	180,068	48.43
01 002 016 21	BREY ROBERT T & DIANE M TRUST	102	70,500	136,307	51.72
01 002 023 00	SMITH JEFFREY A & LORI A	102	210,700	434,176	48.53
01 003 034 01	HOFFMAN GLEN A (LE)	101	292,500	611,912	47.80
01 003 034 10	HOFFMAN GLEN A & TONYA A (LE)	102	81,400	134,721	60.42
01 011 006 20	SELL SUSAN	102	66,300	99,470	66.65
01 011 007 00	KING WILLIAM J III & BRENDA A	101	309,900	713,276	43.45
01 013 001 31	STUMPMIER WILLIAM & PAMELA	101	184,100	367,394	50.11
01 014 012 10	SMITH JEFFREY & LORI	101	354,100	844,835	41.91
01 015 032 00	DUBKE BRADLEY E & AGNES	101	213,600	446,684	47.82
01 016 045 01	DUBKE BRADLEY E & AGNES	102	89,200	185,394	48.11
01 018 064 00	REISER THOMAS C & ALYCE M TRUS	102	66,200	137,989	47.97
01 019 035 00	WICKENHEISER JAMES & MARY L	102	82,900	172,091	48.17
01 019 036 30	BRAY STEVE & ALESA	102	30,600	59,050	51.82
01 020 032 10	NUNEZ DAVID & BARBARA	101	382,700	824,953	46.39
01 021 027 00	HUNT JOSEPH	101	238,600	508,404	46.93
01 021 046 31	A & A AGRICULTURE LLC	101	264,800	564,323	46.92
01 022 013 02	BLOCK FRED & JAMES	102	102,000	209,456	48.70
01 022 018 00	SMITH THOMAS J & SHARON R TRUS	102	18,900	40,333	46.86
01 024 002 00	KRESS HERMANN & DARLENE	101	304,500	652,778	46.65
01 024 010 00	MCCLUSKY WILLIAM & STEPHNIE	102	63,400	127,135	49.87
01 024 017 00	REAUME BRYAN & JEANNE	102	49,700	106,000	46.89
01 026 004 00	HARTWIG BRUCE M, TRUSTEE	101	289,400	630,315	45.91
01 027 008 01	DUBKE BRADLEY & AGNES	102	81,900	170,310	48.09
01 027 020 20	MCLAUGHLIN DANIEL M	101	53,400	86,496	61.74
01 028 019 00	WEISBECKER JUDITH (LE)	102	65,200	133,250	48.93
01 029 022 00	BESTE DENNIS F (LE)	101	196,900	472,274	41.69

County: 58 MONROE

Unit(s): ASH, CARLETON

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
01 001 024 11	LEAH BUILDING COMPANY, LLC	201	214,600	510,952	42.00
01 001 024 40	B.T.S. TRANSPORTATION MANAGEME	201	66,700	154,310	43.22
01 001 024 60	FLAT ROCK RACING ASSOCIATION I	202	33,800	80,600	41.94
01 004 009 00	CALVIN FAMILY TRUST	201	30,000	58,884	50.95
01 009 006 00	CARLETON GLEN GOLF CLUB INC	201	479,300	1,059,146	45.25
01 009 008 40	CARLETON GLEN GOLF CLUB INC	202	20,000	57,081	35.04
01 014 050 00	BIDWELL DALE & SUSAN	201	121,100	337,714	35.86
01 014 058 00	BESTE-WALZ JULIE	201	71,300	166,902	42.72
01 021 026 00	CRONENWETT JAMES & LINDA TRUST	201	86,000	179,102	48.02
01 023 028 00	ZDANOWSKI MICHAEL J (LE)	201	83,500	186,107	44.87
01 023 040 70	WICKENHEISER TERRY JR & ANDREA	202	22,200	46,018	48.24
01 023 054 15	BLAZ COMPANIES	201	166,800	352,182	47.36
01 023 071 00	TRI-PARK HOLDINGS L L C	201	2,003,400	3,576,867	56.01
01 027 027 01	ASH 275 LLC	201	180,700	381,201	47.40
01 027 033 00	ODISH GEORGE ETAL	202	25,200	46,454	54.25
01 034 018 01	SHELTON BRIAN	202	571,700	1,114,807	51.28
01 034 027 00	LITTLE VALLY-CARLETON LLC	201	180,400	458,109	39.38
01 034 033 00	LAVALLEY REALTY INC	202	52,300	103,569	50.50
01 034 035 20	SHAMROCK DEVELOPMENT, LLC	202	54,400	105,672	51.48
01 034 035 35	YASUKO AOKI 2002 TRUST	201	553,600	1,050,271	52.71
01 034 036 00	DDT MANAGEMENT COMPANY, INC	201	183,200	365,751	50.09
01 070 011 00	AYANA, LLC	201	124,300	298,978	41.57
01 070 022 00	JOHNSON LARRY R	201	110,400	249,269	44.29
41 010 009 00	ARNOLD LAWRENCE & ARLINE	202	31,300	70,375	44.48
41 010 021 10	JOSEPH RICHARD & BERNICE	202	28,000	60,310	46.43
1 010 041 20	ZIMMERMAN ROBERT C	201	167,900	373,513	44.95
41 010 064 00	MORELOCK MICHAEL & BRENDA	201	97,700	225,602	43.31
41 010 065 00	SPEEDWAY LLC	201	120,100	257,479	46.64
41 065 001 20	OSTROWITZ STEVEN	201	92,700	220,878	41.97
01 008 023 10	ADELL RADIO GROUP, INC	201	1,079,000	2,061,613	52.34
01 008 024 00	REGULATED RESOURCE INC	201	74,900	142,380	52.61
01 012 001 40	ORCHARDS MHC, INC	202	105,700	186,721	56.61
01 013 007 00	8 POINT BUILDING SUPPLY	201	44,200	82,845	53.35
01 013 012 00	SINGH MANAVDEEP/KARMBIR/CHARAN	202	32,200	88,209	36.50
01 013 015 00	HEDGES DENNIS & PATRICIA	201	99,800	199,324	50.07
01 013 025 00	COMPEAU-BROS INC	201	91,700	230,634	39.76
01 013 026 00	PURRFECT PET CARE LLC	201	190,200	456,169	41.70
01 013 037 10	SMITH THOMAS & JEANETTE	201	82,800	207,905	39.83
01 014 060 00	LOUIES LANDSCAPING INC	201	173,400	377,514	45.93
01 023 004 00	MCNETT JEREMY & ELIZABETH	201	96,700	245,092	39.45
01 023 017 10	ASH REALTY, LLC	201	110,100	287,322	38.32
01 023 034 10	11653 TELEGRAPH LLC	201	141,900	266,428	53.26
01 023 034 20	BIGGER GARAGE TWO LLC	201	213,100	446,970	47.68
01 026 019 00	SEKHON RATTAN S	201	53,500	142,319	37.59
01 026 023 20	LAFLEUR JEFFREY	201	154,600	330,611	46.76
01 027 026 10	J V CULLEN ENTERPIRSES INC	201	72,300	147,671	48.96
01 030 047 00	THE LODGE SOUTH LLC	201	97,700	229,476	42.58
01 033 011 01	BUZZWICK AIRPORT LLC	201	92,600	195,056	47.47
01 034 012 10	TITUS REALTY LLC	202	119,000	188,053	63.28
01 034 025 00	SHAMROCK DEVELOPMENT LLC	202	63,500	111,950	56.72
01 034 035 50	SHAMROCK DEVELOPMENT, LLC	201	58,700	102,072	57.51
01 070 002 00	ANGERER MIKE & ELLEN M	201	56,900	105,589	53.89
01 070 039 00	HOWARD JOHN	201	56,900	166,198	34.24
1 010 092 00	YORKSHIRE MANOR L L C	201	1,829,700	3,433,265	53.29
41 010 095 10	YORKSHIRE MANOR L L C	202	52,700	110,630	47.64
41 030 001 00	REISER THOMAS C & ALYCE M TRUS	201	54,000	107,422	50.27
41 035 003 00	SCHAFFER ROBERT (TRUSTEE)	201	87,100	172,821	50.40
41 055 005 00	MIOCZYNSKI STEVEN	201	66,500	221,510	30.02

County: 58 MONROE

Unit(s): ASH, CARLETON

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
41 075 002 00	DROUILLARD ERIC M & JOY	201	53,000	108,874	48.68
41 075 005 00	ITHAKI LLC	201	35,300	72,738	48.53
41 080 001 00	12604 LLC	201	33,500	71,348	46.95
41 095 010 00	RENEW VALVE & MACHINE CO	201	53,800	123,095	43.71
41 170 012 00	STRESSEL KARL J	201	37,400	94,417	39.61
Totals:		63	11,637,000	23,662,344	49.18
Class Totals:		201	49		
		202	14		

*** ** Statistics for this group (63 in sample) *** **

Statistical Mean= 46.471 Median= 46.953 Maximum= 63.280 Minimum= 30.021

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

Normalized Average Deviation = 0.11010 (Coefficient of Dispersion)
Average Squared Deviation = 41.30955 (Variance)
Square Root of Squared Deviation = 6.42725 (Standard Deviation)
Normalized Standard Deviation = 0.13831 (Covariance)
2 Standard Deviation Range (Low) = 33.61695 (High) = 59.32595

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

Normalized Average Deviation = 0.10849 (Coefficient of Dispersion)
Average Squared Deviation = 41.54515 (Variance)
Square Root of Squared Deviation = 6.44555 (Standard Deviation)
Normalized Standard Deviation = 0.13728 (Covariance)
2 Standard Deviation Range (Low) = 34.06186 (High) = 59.84407

Price Related Differential (PRD): 0.94494 PRD > 1 regressive, < 1 progressive.

County: 58 MONROE
Unit(s): ASH, CARLETON
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
01 029 028 00	HARABEDIAN GEORGE	101	70,600	147,403	47.90
01 029 030 00	POST FARMS AND SON, LLC	102	83,100	176,278	47.14
01 032 012 30	MEIRING COLLEEN & STEFFENSKY L	101	150,200	290,700	51.67
01 033 010 10	STUMPMIER SIDNEY & ANNA	101	244,600	542,611	45.08
01 034 012 20	COBBLESTONE REAL ESTATE LLC	102	205,600	363,527	56.56
Totals:		63	9,385,700	19,876,575	47.22
Class Totals:		101	28		
		102	35		

*** ** Statistics for this group (63 in sample) *** **

Statistical Mean= 48.483 Median= 47.980 Maximum= 66.653 Minimum= 41.692

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

Normalized Average Deviation = 0.05945 (Coefficient of Dispersion)
Average Squared Deviation = 19.86747 (Variance)
Square Root of Squared Deviation = 4.45729 (Standard Deviation)
Normalized Standard Deviation = 0.09194 (Covariance)
2 Standard Deviation Range (Low) = 39.56847 (High) = 57.39765

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

Normalized Average Deviation = 0.05834 (Coefficient of Dispersion)
Average Squared Deviation = 20.12513 (Variance)
Square Root of Squared Deviation = 4.48610 (Standard Deviation)
Normalized Standard Deviation = 0.09350 (Covariance)
2 Standard Deviation Range (Low) = 39.00730 (High) = 56.95171

Price Related Differential (PRD): 1.02675 PRD > 1 regressive, < 1 progressive.

County: 58 MONROE

Unit(s): ASH, CARLETON

Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
01 001 014 10	PLAINS LPG SERVICES LP	301	32,100	83,093	38.63
01 003 019 00	GUARDIAN INDUSTRIES LLC	302	154,200	314,385	49.05
01 003 021 00	GUARDIAN INDUSTRIES LLC	302	26,100	57,230	45.61
01 003 022 00	GUARDIAN INDUSTRIES LLC	302	49,700	122,778	40.48
01 004 005 00	MICHIGAN GAS UTILITIES	302	11,700	31,992	36.57
01 004 059 00	DTE ELECTRIC COMPANY	301	97,800	190,619	51.31
01 006 024 00	ITC TRANSMISSION	302	101,800	212,381	47.93
01 008 004 00	DAILY RECYCLING INC	302	33,300	71,440	46.61
01 008 007 00	REGULATED RESOURCE INC	302	48,800	123,035	39.66
01 008 030 10	HARWOOD ROGER TRUST	302	23,000	96,486	23.84
01 018 050 00	ITC TRANSMISSION	302	104,400	231,079	45.18
01 019 031 00	ITC TRANSMISSION	302	55,300	130,680	42.32
01 070 019 00	DTE ELECTRIC COMPANY	301	43,000	62,467	68.84
01 070 030 00	US SILICA COMPANY	302	107,400	187,418	57.31
01 003 024 10	GUARDIAN INDUSTRIES LLC	302	40,000	98,773	40.50
01 003 028 10	STANDIFER TONY & SHERRI	301	134,200	312,476	42.95
01 004 001 00	GUARDIAN INDUSTRIES LLC	302	63,800	156,087	40.87
01 004 001 10	GUARDIAN REAL ESTATE HOLDINGS	301	741,600	1,595,182	46.49
01 007 005 00	ITC TRANSMISSION	302	101,500	201,613	50.34
01 008 027 00	REGULATED RESOURCE INC	302	103,800	203,054	51.12
01 018 050 10	DTE ELECTRIC COMPANY	302	16,700	56,206	29.71
01 019 011 30	PANHANDLE EASTERN PIPE LINE CO	302	66,400	141,352	46.97
01 021 030 51	SUNOCO PIPELINE LP	301	129,600	273,208	47.44
01 030 012 00	ITC TRANSMISSION	302	90,700	180,391	50.28
01 031 012 00	ITC TRANSMISSION	302	104,100	217,713	47.82
01 034 018 20	SHELTON BRIAN W	302	79,100	176,554	44.80
01 070 031 00	US SILICA COMPANY	301	114,700	162,702	70.50

Totals: 27 2,674,800 5,690,394 47.01

Class Totals: 301 7
302 20

*** ** Statistics for this group (27 in sample) *** **

Statistical Mean= 46.041 Median= 46.490 Maximum= 70.497 Minimum= 23.838

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

Normalized Average Deviation = 0.14064 (Coefficient of Dispersion)
 Average Squared Deviation = 92.80168 (Variance)
 Square Root of Squared Deviation = 9.63336 (Standard Deviation)
 Normalized Standard Deviation = 0.20923 (Covariance)
 2 Standard Deviation Range (Low) = 26.77464 (High) = 65.30809

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

Normalized Average Deviation = 0.13893 (Coefficient of Dispersion)
 Average Squared Deviation = 93.01069 (Variance)
 Square Root of Squared Deviation = 9.64420 (Standard Deviation)
 Normalized Standard Deviation = 0.20745 (Covariance)
 2 Standard Deviation Range (Low) = 27.20158 (High) = 65.77840

Price Related Differential (PRD): 0.97949 PRD > 1 regressive, < 1 progressive.

2023 24 Month Sales Ratio Study for determining the 2024 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 MONROE	City or Township Name ASH
Class of Property (Ag., Comm., Res., etc.) Residential	

2021 to 2022 Adjustment Modifier

- | | |
|--|-----------------------|
| 1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05..... | 1. <u>307,779,400</u> |
| 2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 2. <u>301,270,000</u> |
| 3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>1.0216</u> |

2022 to 2023 Adjustment Modifier

- | | |
|--|-----------------------|
| 4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05..... | 4. <u>338,667,799</u> |
| 5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03..... | 5. <u>311,949,099</u> |
| 6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.0857</u> |

2021 to 2023 Adjustment Modifier

- | | |
|---|------------------|
| 7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.1092</u> |
|---|------------------|

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)
2021	4/21 - 9/21	43	4,624,300	1.1092	5,129,274	11,066,977	46.35%
2021	10/21 - 3/22	33	3,195,400	1.1092	3,544,338	7,650,781	46.33%
12 Month Total Sales		76	12 Month Total Sales		8,673,612	18,717,758	46.34%
2022	4/22 - 9/22	51	5,309,200	1.0857	5,764,198	13,102,100	43.99%
2022	10/22 - 3/23	34	3,297,000	1.0857	3,579,553	8,249,600	43.39%
12 Month Total Sales		85	12 Month Total Sales		9,343,751	21,351,700	43.76%
24 Month Total Sales		161	24 Month Total Sales		18,017,363	40,069,458	*24 Month Mean Adjusted Ratio
							45.05%

IMPORTANT: For Sales from April 2021 through March 2022, 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 2022 through March 2023. 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)
2022	10/22 - 3/23	34	3,297,000	1.0857	3,579,553	8,249,600	43.39%
2023	4/23 - 9/23	32	3,817,500	1.0000	3,817,500	9,043,000	42.21%
12 Month Total Sales		66	12 Month Total Sales		7,397,053	17,292,600	**12 Month Aggregate Adjusted Ratio
							42.78%

IMPORTANT: For Sales from Oct. 2022 through Sept. 2023, 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).

2021 March Board of Review valuations are compared with sales transacted during the last three months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.

2023 March Board of Review valuations are compared with sales transacted during April through September of 2023.

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh.	Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
01 003 017 30	401	08/05/2021	2021R21922	WD	00001 03-ARM'S LENGTH	410,000	157,400	38.39	
01 003 024 20	401	05/28/2021	2021R16270	WD	00001 03-ARM'S LENGTH	340,000	161,200	47.41	
01 007 011 20	401	06/11/2021	2021R16674	WD	00001 03-ARM'S LENGTH	368,000	132,400	35.98	
01 008 015 11	401	04/20/2021	2021R11610	WD	03-ARM'S LENGTH	370,000	159,500	43.11	
01 009 005 31	401	09/10/2021	2021R24247	WD	03-ARM'S LENGTH	440,000	186,100	42.30	
01 013 014 00	401	04/29/2021	2021R13042	WD	00001 03-ARM'S LENGTH	106,500	74,500	69.95	
01 015 013 00	401	09/24/2021	2021R24863	WD	00001 03-ARM'S LENGTH	149,000	74,400	49.93	
01 016 012 00	401	09/13/2021	2021R25130	WD	00001 03-ARM'S LENGTH	560,000	265,300	47.38	
01 016 019 00	401	05/24/2021	2021R14710	WD	00001 03-ARM'S LENGTH	250,000	107,700	43.08	
01 018 051 01	401	06/28/2021	2021R18296	WD	03-ARM'S LENGTH	235,000	84,900	36.13	
01 021 035 00	401	09/24/2021	2021R25838	WD	00001 03-ARM'S LENGTH	125,000	78,600	62.88	
01 023 017 20	401	04/16/2021	2021R13234	WD	00001 03-ARM'S LENGTH	98,600	47,000	47.67	
01 024 004 10	401	08/13/2021	2021R26296	WD	03-ARM'S LENGTH	365,000	143,000	39.18	
01 028 014 50	401	06/02/2021	2021R15353	WD	03-ARM'S LENGTH	58,900	29,500	48.39	
01 028 014 65	401	06/01/2021	2021R15234	WD	03-ARM'S LENGTH	104,900	48,700	46.43	
01 028 014 70	401	04/09/2021	2021R11036	WD	03-ARM'S LENGTH	75,000	29,300	39.07	
01 029 001 30	401	06/11/2021	2021R15927	WD	00001 03-ARM'S LENGTH	410,000	153,100	37.34	
01 030 016 10	401	06/18/2021	2021R17280	WD	00001 03-ARM'S LENGTH	235,000	100,200	42.64	
01 030 037 00	401	06/09/2021	2021R16339	WD	00001 03-ARM'S LENGTH	330,000	153,400	46.48	
01 030 037 30	401	08/02/2021	2021R20563	WD	00001 03-ARM'S LENGTH	255,000	104,100	40.82	
01 031 004 20	401	09/13/2021	2021R25802	WD	DEFLT 03-ARM'S LENGTH	741,000	319,200	43.08	
01 033 009 10	401	06/18/2021	2021R17308	WD	00001 03-ARM'S LENGTH	212,000	73,500	34.67	
01 033 015 00	401	07/27/2021	2021R28409	WD	00001 03-ARM'S LENGTH	351,000	112,600	32.08	
01 040 005 00	401	07/26/2021	2021R22085	WD	00001 03-ARM'S LENGTH	335,000	144,100	43.01	
01 050 014 00	401	09/27/2021	2021R26030	WD	00001 03-ARM'S LENGTH	265,000	107,900	40.72	
01 050 028 00	401	06/23/2021	2021R16757	WD	00001 03-ARM'S LENGTH	206,000	88,100	42.77	
01 065 071 30	401	08/13/2021	2021R22226	WD	00001 03-ARM'S LENGTH	201,000	80,600	40.10	
01 085 013 00	401	09/02/2021	2021R24437	WD	03-ARM'S LENGTH	480,000	183,600	38.25	

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
41 010 095 31	401	09/27/2021	2021R25318	WD 03-ARM'S LENGTH	100,000	44,400	44.40	
41 010 141 00	401	04/26/2021	2021R11968	WD 00001 03-ARM'S LENGTH	236,000	92,100	39.03	
41 025 002 00	401	07/02/2021	2021R28250	WD 03-ARM'S LENGTH	341,500	141,700	41.49	
41 025 032 00	401	09/16/2021	2021R25402	WD 03-ARM'S LENGTH	335,000	106,900	31.91	
41 025 059 00	401	07/09/2021	2021R19899	WD 03-ARM'S LENGTH	226,777	94,500	41.67	
41 105 011 00	401	04/29/2021	2021R12482	WD 00001 03-ARM'S LENGTH	20,000	16,500	82.50	
41 150 013 01	401	08/09/2021	2021R21380	WD 03-ARM'S LENGTH	40,000	22,000	55.00	
41 150 018 00	401	04/29/2021	2021R11907	WD 00001 03-ARM'S LENGTH	157,000	62,200	39.62	
41 155 032 00	401	09/15/2021	2021R25367	WD 00001 03-ARM'S LENGTH	180,000	79,300	44.06	
41 165 008 00	401	04/19/2021	2021R12698	WD 00001 03-ARM'S LENGTH	165,000	70,200	42.55	
41 170 068 00	401	06/10/2021	2021R16677	WD 00001 03-ARM'S LENGTH	174,800	80,300	45.94	
41 171 009 00	401	08/12/2021	2021R21450	WD 03-ARM'S LENGTH	260,000	104,000	40.00	
41 171 070 00	401	05/21/2021	2021R14196	WD 03-ARM'S LENGTH	350,000	144,600	41.31	
41 175 007 00	401	06/23/2021	2021R17058	WD 00001 03-ARM'S LENGTH	170,000	52,900	31.12	
41 175 024 00	401	09/29/2021	2021R25664	WD 00001 03-ARM'S LENGTH	234,000	113,800	48.63	

Totals 04/01/2021 - 09/30/2021 Conventional 43 11,066,977 4,624,300 41.78 1.0000

01 004 053 20	401	12/15/2021	2022R00253	WD 03-ARM'S LENGTH	225,001	75,000	33.33	
01 005 044 67	401	11/29/2021	2022R02156	WD 03-ARM'S LENGTH	67,500	25,200	37.33	
01 007 016 10	401	10/14/2021	2021R26845	WD DEFLT 03-ARM'S LENGTH	516,000	225,100	43.62	
01 009 008 65	401	01/10/2022	2022R01256	WD 00001 03-ARM'S LENGTH	395,000	190,100	48.13	
01 009 031 00	401	11/11/2021	2021R31785	WD 00001 03-ARM'S LENGTH	324,000	114,800	35.43	
01 013 006 00	401	02/24/2022	2022R04633	WD 00001 03-ARM'S LENGTH	84,000	42,800	50.95	
01 014 065 00	401	03/17/2022	2022R06749	WD 00001 03-ARM'S LENGTH	260,000	107,900	41.50	
01 015 069 40	401	12/13/2021	2021R32811	WD 03-ARM'S LENGTH	535,000	230,500	43.08	
01 022 031 10	401	12/30/2021	2022R00267	WD 00001 03-ARM'S LENGTH	340,000	141,000	41.47	
01 023 030 00	401	12/21/2021	2022R03105	WD 00001 03-ARM'S LENGTH LEGAL?	485,000	206,500	42.58	
01 028 012 01	401	03/11/2022	2022R06611	WD DEFLT 03-ARM'S LENGTH	150,000	82,900	55.27	

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult	
01 031 026 20	401	03/09/2022	2022R05727	WD 00001 03-ARM'S LENGTH	262,000	103,100	39.35		
01 035 012 20	401	03/29/2022	2022R07309	WD 03-ARM'S LENGTH	70,000	27,700	39.57		
01 036 002 00	401	02/17/2022	2022R03657	WD 00001 03-ARM'S LENGTH	200,000	73,900	36.95		
01 060 025 00	401	03/07/2022	2022R05915	WD 00001 03-ARM'S LENGTH	115,000	51,600	44.87		
01 065 046 00	401	02/28/2022	2022R05638	WD 00001 03-ARM'S LENGTH	85,000	68,700	80.82		
01 070 043 00	401	01/21/2022	2022R01897	WD 00001 03-ARM'S LENGTH	325,000	106,200	32.68		
01 070 054 00	401	11/23/2021	2021R31187	WD 00001 03-ARM'S LENGTH	93,280	48,600	52.10		
01 075 008 00	401	10/22/2021	2021R27782	WD 00001 03-ARM'S LENGTH	220,000	96,500	43.86		
41 010 041 30	401	12/30/2021	2022R00230	WD 00001 03-ARM'S LENGTH	267,000	116,300	43.56		
41 010 045 00	401	03/04/2022	2022R04995	WD 00001 03-ARM'S LENGTH	175,000	81,400	46.51		
41 010 092 11	401	02/24/2022	2022R04165	WD 00601 03-ARM'S LENGTH	230,000	53,900	23.43		
41 010 121 10	401	11/19/2021	2022R00378	WD 00001 03-ARM'S LENGTH	152,000	69,100	45.46		
41 010 156 30	401	11/01/2021	2021R28265	WD DEFLT 03-ARM'S LENGTH	50,000	22,500	45.00		
41 025 011 00	401	11/19/2021	2021R30165	WD 03-ARM'S LENGTH	325,000	136,500	42.00		
41 025 070 00	401	12/21/2021	2022R00786	WD 03-ARM'S LENGTH	248,000	92,700	37.38		
41 030 007 00	401	12/09/2021	2021R32235	WD 00001 03-ARM'S LENGTH	200,000	85,500	42.75		
41 035 013 00	401	01/21/2022	2022R02494	WD 00001 03-ARM'S LENGTH	152,000	60,700	39.93		
41 140 001 00	401	11/05/2021	2021R29350	WD 00001 03-ARM'S LENGTH	180,000	67,500	37.50		
41 145 001 00	401	12/16/2021	2021R32933	WD 00001 03-ARM'S LENGTH	131,000	63,400	48.40		
41 160 003 00	401	03/18/2022	2022R06778	WD 00001 03-ARM'S LENGTH	229,000	91,400	39.91		
41 171 046 00	401	02/28/2022	2022R04491	WD 03-ARM'S LENGTH	275,000	102,200	37.16		
41 171 067 00	401	12/14/2021	2022R00359	WD 03-ARM'S LENGTH	285,000	134,200	47.09		
Totals 10/01/2021 - 03/31/2022				Conventional	33	7,650,791	3,195,400	41.77	1.0000
Totals 04/01/2021 - 03/31/2022				Conventional	76	18,717,758	7,819,700	41.78	1.0000

*** ** Statistics for this group (76 in sample) *** **

Statistical Mean= 43.519 Median= 42.561 Maximum= 82.500 Minimum= 23.435

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price Assessment	Ratio	Mult
<p>*** ** Statistics about Mean *** **</p>							
Normalized Average Deviation	=			0.13342	(Coefficient of Dispersion)		
Average Squared Deviation	=			85.45413	(Variance)		
Square Root of Squared Deviation	=			9.24414	(Standard Deviation)		
Normalized Standard Deviation	=			0.21242	(Covariance)		
2 Standard Deviation Range (Low)	=	25.03068	(High)	=	62.00724		
<p>*** ** Statistics about Median *** **</p>							
Normalized Average Deviation	=			0.13297	(Coefficient of Dispersion)		
Average Squared Deviation	=			86.38331	(Variance)		
Square Root of Squared Deviation	=			9.29426	(Standard Deviation)		
Normalized Standard Deviation	=			0.21837	(Covariance)		
2 Standard Deviation Range (Low)	=	23.97286	(High)	=	61.14991		
<p>Price Related Differential] (PRD): 1.04170 PRD >1 regressive, < 1 progressive.</p>							

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liberty/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
01 002 015 40	401	05/02/2022	2022R11616	WD	65,000	26,800	41.23	
01 003 003 40	401	05/18/2022	2022R10879	WD	85,000	30,000	35.29	
01 003 018 00	401	05/12/2022	2022R10708	WD	265,000	101,900	38.45	
01 004 037 00	401	05/19/2022	2022R12793	WD	240,000	91,500	38.13	
01 005 044 15	401	06/03/2022	2022R12743	WD	639,000	246,700	38.61	
01 007 017 10	401	08/11/2022	2022R16722	WD	430,000	163,400	38.00	
01 007 018 11	401	08/22/2022	2022R17057	WD	385,000	152,200	39.53	
01 007 019 01	402	09/07/2022	2022R18818	WD	200,000	72,000	36.00	
01 009 008 60	401	09/21/2022	2022R19654	WD	339,900	132,800	39.07	
01 009 008 75	402	08/19/2022	2022R16968	WD	55,000	16,700	30.36	
01 010 006 10	401	06/17/2022	2022R12823	WD	560,000	199,700	35.66	
01 013 037 00	401	05/27/2022	2022R13265	WD	220,000	129,700	58.95	
01 015 027 00	401	06/27/2022	52022R13818	WD	297,000	107,900	36.33	
01 018 064 25	401	09/14/2022	2022R18836	WD	425,000	140,800	33.13	
01 021 001 20	401	09/22/2022	2022R18922	WD	400,000	223,300	55.83	
01 021 011 30	401	04/15/2022	2022R10809	WD	275,000	108,900	39.60	
01 021 015 00	401	07/25/2022	2022R15747	WD	365,000	121,500	33.29	
01 021 037 60	402	09/09/2022	2022R18362	WD	40,000	18,200	45.50	
01 022 026 00	401	07/06/2022	2022R14581	WD	319,000	94,900	29.75	
01 022 029 00	401	07/08/2022	2022R14718	WD	227,200	91,600	40.32	
01 022 030 10	401	07/22/2022	2022R16824	MLC	275,000	169,600	61.67	
01 023 002 00	401	06/01/2022	2022R12327	WD	240,000	105,400	43.92	
01 023 029 00	401	07/20/2022	2022R15473	WD	229,900	83,000	36.10	
01 023 040 30	402	07/11/2022	2022R14446	WD	88,000	34,100	38.75	
01 023 054 50	401	08/30/2022	2022R18129	WD	285,000	80,700	28.32	
01 025 013 00	401	06/30/2022	2022R17714	WD	270,000	155,500	57.59	
+ PCLs 01 025 012 00, 01 025 011 00								

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
01 029 012 00	401	06/10/2022	2022R12798	WD 00001 03-ARM'S LENGTH	415,000	131,800	31.76	
01 030 030 00	401	08/15/2022	2022R20694	OTH 00001 03-ARM'S LENGTH FIDUCIARY DEED	150,000	81,700	54.47	
01 031 029 00	401	09/08/2022	2022R18089	WD 00001 03-ARM'S LENGTH	122,000	85,600	70.16	
01 032 001 50	402	04/27/2022	2022R09882	WD 03-ARM'S LENGTH	139,900	49,200	35.17	
01 033 001 10	401	07/01/2022	2022R15460	WD 03-ARM'S LENGTH	525,000	267,300	50.91	
01 055 010 00	401	09/01/2022	2022R17717	WD 00001 03-ARM'S LENGTH	300,000	106,200	35.40	
01 055 012 00	401	07/21/2022	2022R15591	WD 00001 03-ARM'S LENGTH	210,000	81,600	38.86	
01 065 045 00	401	08/01/2022	2022R15837	WD 00001 03-ARM'S LENGTH JOINT TENANTS	258,500	112,400	43.48	
01 080 005 10	401	07/11/2022	2022R15580	WD 03-ARM'S LENGTH	5,000	0	0.00	
41 025 007 00	401	09/15/2022	2022R18420	WD 03-ARM'S LENGTH	395,000	167,500	42.41	
41 025 034 00	401	06/10/2022	2022R12753	WD 03-ARM'S LENGTH	300,000	139,600	46.53	
41 025 057 00	401	06/01/2022	2022R11900	WD 03-ARM'S LENGTH	300,000	106,800	35.60	
41 025 060 00	401	09/14/2022	2022R18539	WD 03-ARM'S LENGTH	305,000	95,600	31.34	
41 040 007 00	401	07/01/2022	2022R14631	WD 00001 03-ARM'S LENGTH	190,000	90,800	47.79	
41 075 006 00	401	07/28/2022	2022R16594	WD 00001 03-ARM'S LENGTH	215,000	110,200	51.26	
41 105 006 00	401	09/30/2022	2022R19260	WD 00001 03-ARM'S LENGTH	130,000	58,400	44.92	
41 105 007 00	401	07/01/2022	2022R15454	WD 00001 03-ARM'S LENGTH	157,000	45,700	29.11	
41 105 012 00	401	07/08/2022	2022R15587	MISC 00099 03-ARM'S LENGTH MEMO OF LAND CONTRACT	280,000	118,900	42.46	
41 135 002 00	401	08/31/2022	2022R18253	WD 00001 03-ARM'S LENGTH	219,700	101,200	46.06	
41 150 013 01	402	04/08/2022	2022R09117	WD 03-ARM'S LENGTH	40,000	21,000	52.50	
41 170 090 20	401	04/15/2022	2022R08742	WD 03-ARM'S LENGTH	235,000	99,800	42.47	
41 170 106 00	402	08/17/2022	2022R16734	WD 00001 03-ARM'S LENGTH	95,000	44,800	47.16	
41 171 014 00	407	09/26/2022	2022R20969	WD 03-ARM'S LENGTH	300,000	98,000	32.67	
41 171 027 00	407	07/22/2022	2022R15740	WD 03-ARM'S LENGTH	290,000	95,800	33.03	
41 171 035 00	407	09/07/2022	2022R19570	WD 03-ARM'S LENGTH	305,000	100,500	32.95	

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price Assessment	Ratio	Mult
Totals 04/01/2022 - 09/30/2022							
			Conventional		51	13,102,100	5,309,200 40.52 1.0000
01 002 009 10	401	12/20/2022	2023R00022	WD 00001 03-ARM'S LENGTH	385,000	122,900	31.92
01 002 026 00	401	01/13/2023	2023R02062	WD 00001 03-ARM'S LENGTH	300,000	95,800	31.93
01 002 028 30	401	11/30/2022	2022R22842	WD 03-ARM'S LENGTH	380,000	166,900	43.92
01 013 043 90	401	03/22/2023	2023R04243	WD 40101 03-ARM'S LENGTH	480,000	223,100	46.48
01 014 001 10	401	10/11/2022	2022R20598	WD 00001 03-ARM'S LENGTH	135,000	56,900	42.15
01 015 002 21	402	11/08/2022	2022R21608	WD 03-ARM'S LENGTH	32,500	17,800	54.77
01 015 012 00	401	12/30/2022	2023R00695	WD 00001 03-ARM'S LENGTH	169,900	55,800	32.84
01 018 007 00	401	02/03/2023	2023R05872	WD 00001 03-ARM'S LENGTH JOINT TENANTS	214,900	76,200	35.46
01 018 023 00	401	01/26/2023	2023R02252	WD 00001 03-ARM'S LENGTH	320,000	119,400	37.31
01 023 011 00	401	12/02/2022	2022R23443	WD 00601 03-ARM'S LENGTH LEGAL?	412,500	154,500	37.45
01 023 030 00	401	10/27/2022	2022R21197	WD 00001 03-ARM'S LENGTH	555,000	226,400	40.79
01 024 020 00	401	01/10/2023	2023R00853	WD 00001 03-ARM'S LENGTH	245,000	169,600	69.22
01 026 039 00	401	02/22/2023	2023R02975	WD 00001 03-ARM'S LENGTH	260,000	82,300	31.65
01 030 004 60	401	11/04/2022	2022R21633	WD 03-ARM'S LENGTH	630,000	211,400	33.56
01 033 008 00	401	11/10/2022	2022R21784	WD 00001 03-ARM'S LENGTH	85,000	51,200	60.24
01 033 015 00	401	12/16/2022	2022R23939	WD 00001 03-ARM'S LENGTH	400,000	140,200	35.05
01 034 021 00	401	10/14/2022	2022R20760	WD 00001 03-ARM'S LENGTH	110,000	51,800	47.09
01 034 021 10	401	10/06/2022	2022R20256	WD 00001 03-ARM'S LENGTH	219,000	80,800	36.89
01 065 011 00 + Pcis 01 065 011 10	401	11/04/2022	2022R21629	WD 00001 03-ARM'S LENGTH	160,000	92,200	57.63
01 070 046 01	401	10/31/2022	2022R21813	WD 03-ARM'S LENGTH	151,000	63,900	42.32
41 010 045 00	401	12/05/2022	2022R22888	WD 00001 03-ARM'S LENGTH	184,900	83,800	45.32
41 010 050 00	401	01/10/2023	2023R00565	WD 00001 03-ARM'S LENGTH	137,500	53,300	38.76
41 010 062 00	401	01/27/2023	2023R01595	WD 00001 03-ARM'S LENGTH	190,000	77,300	40.68
41 010 104 00	401	02/10/2023	2023R02065	WD 00001 03-ARM'S LENGTH	34,500	21,200	61.45
41 010 140 00	401	10/31/2022	2022R21767	WD 00001 03-ARM'S LENGTH	244,900	112,600	45.98

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price Assessment	Ratio	Mult
41 010 157 00	401	02/14/2023	2023R02361	WD 00001 03-ARM'S LENGTH	65,000	45,000	69.23
41 025 001 00	401	10/26/2022	2022R22796	WD 03-ARM'S LENGTH JOINT TENANTS	300,000	113,000	37.67
41 050 011 00	401	03/15/2023	2023R03586	WD 00001 03-ARM'S LENGTH	207,000	50,500	24.40
41 090 008 00	401	12/15/2022	2022R23377	WD 00001 03-ARM'S LENGTH	213,000	80,000	37.56
41 155 006 10	401	10/20/2022	2022R20486	WD 03-ARM'S LENGTH	205,000	91,900	44.83
41 155 011 01	401	12/07/2022	2022R23599	WD 03-ARM'S LENGTH	220,000	71,500	32.50
41 155 046 00	401	01/27/2023	2023R01472	WD 00001 03-ARM'S LENGTH	247,000	77,800	31.50
41 170 027 00	401	11/10/2022	2022R21841	WD 00999 03-ARM'S LENGTH	145,000	63,500	43.79
41 170 073 00 + Pct5 41 170 075 00	402	02/14/2023	2023R02582	WD 00001 03-ARM'S LENGTH	211,000	96,500	45.73

Totals 10/01/2022 - 03/31/2023 Conventional 34 8,249,600 3,297,000 39.97 1.0000

Totals 04/01/2022 - 03/31/2023 Conventional 85 21,351,700 8,606,200 40.31 1.0000

*** Statistics for this group (85 in sample) ***

Statistical Mean= 41.364 Median= 39.070 Maximum= 70.164 Minimum= 0.000

*** Statistics about Mean ***
 Normalized Average Deviation = 0.19175 (Coefficient of Dispersion)
 Average Squared Deviation = 116.15268 (Variance)
 Square Root of Squared Deviation = 10.77742 (Standard Deviation)
 Normalized Standard Deviation = 0.26055 (Covariance)
 2 Standard Deviation Range (Low) = 19.80918 (High) = 62.91885

*** Statistics about Median ***
 Normalized Average Deviation = 0.19869 (Coefficient of Dispersion)
 Average Squared Deviation = 121.47637 (Variance)
 Square Root of Squared Deviation = 11.02163 (Standard Deviation)
 Normalized Standard Deviation = 0.28210 (Covariance)
 2 Standard Deviation Range (Low) = 17.02705 (High) = 61.11358

Price Related Differential (PRD): 1.02623 PRD >1 regressive, < 1 progressive.

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
01 001 016 10 + Pcls 01 001 017 00	401	07/07/2023	2023R11149	WD 00001 03-ARM'S LENGTH	650,000	316,600	48.71	
01 007 006 00	401	07/21/2023	2023R15270	WD DEFLT 03-ARM'S LENGTH	200,000	107,800	53.90	
01 009 005 22	401	06/27/2023	2023R10167	WD 03-ARM'S LENGTH	645,000	289,300	44.85	
01 009 009 00	401	05/31/2023	2023R08902	WD 00001 03-ARM'S LENGTH	293,000	122,800	41.91	
01 010 006 50	401	09/19/2023	2023R14367	WD 00001 03-ARM'S LENGTH	425,000	214,700	50.52	
01 010 018 00	401	04/20/2023	2023R07157	WD 00001 03-ARM'S LENGTH	220,000	82,800	37.64	
01 014 001 00	401	05/10/2023	2023R08229	WD 00001 03-ARM'S LENGTH JOINT TENANTS	280,000	120,800	43.14	
01 014 049 00	401	08/29/2023	2023R14952	WD 00098 03-ARM'S LENGTH	800,000	272,500	34.06	
01 016 021 00	401	06/30/2023	2023R11172	WD 00001 03-ARM'S LENGTH	350,000	155,100	44.31	
01 020 007 00	401	07/25/2023	2023R11481	WD 00001 03-ARM'S LENGTH	245,000	89,600	36.57	
01 020 008 00	402	06/14/2023	2023R09602	WD 00001 03-ARM'S LENGTH HUSBAND & WIFE	77,000	29,000	37.66	
01 020 017 00	401	06/02/2023	2023R08717	WD 00001 03-ARM'S LENGTH	235,000	114,000	48.51	
01 027 005 15	402	09/05/2023	2023R13192	WD 03-ARM'S LENGTH	85,000	27,000	31.76	
01 028 021 00	401	04/20/2023	2023R06770	WD 00001 03-ARM'S LENGTH	126,000	62,700	49.76	
01 031 029 00	401	05/22/2023	2023R08634	WD 00001 03-ARM'S LENGTH	275,500	88,600	32.16	
01 033 015 00	401	06/30/2023	2023R10127	WD 00001 03-ARM'S LENGTH	400,000	166,500	41.63	
01 060 020 00	401	08/08/2023	2023R12192	WD 00001 03-ARM'S LENGTH JOINT TENANTS	165,000	70,300	42.61	
01 065 019 00	401	08/07/2023	2023R12145	WD 00001 03-ARM'S LENGTH	134,000	73,200	54.63	
01 085 009 00	407	05/02/2023	2023R06876	WD 03-ARM'S LENGTH	570,000	269,700	47.32	
01 085 015 00	407	05/02/2023	2023R07020	WD 03-ARM'S LENGTH	505,500	176,800	34.98	
41 010 054 01	401	08/17/2023	2023R13789	WD 03-ARM'S LENGTH	160,400	80,200	50.00	
41 010 081 00	401	05/26/2023	2023R13099	WD 00001 03-ARM'S LENGTH	280,000	142,000	50.71	
41 010 138 00	401	05/18/2023	2023R08469	WD 00001 03-ARM'S LENGTH	190,000	59,300	31.21	
41 040 013 00	401	06/14/2023	2023R09177	WD 00001 03-ARM'S LENGTH	190,000	79,400	41.79	
41 045 005 00	402	04/20/2023	2023R06786	WD 00001 03-ARM'S LENGTH	28,000	11,600	41.43	
41 045 008 00	401	06/28/2023	2023R10579	WD 00001 03-ARM'S LENGTH	132,500	46,500	35.09	

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Multi
41 055 004 00	401	05/23/2023	2023R08348	WD 00001 03-ARM'S LENGTH	265,000	107,500	40.57	
41 090 003 00	401	08/01/2023	2023R11540	WD 00001 03-ARM'S LENGTH	220,000	77,500	35.23	
41 140 002 00	401	08/25/2023	2023R12876	WD 00001 03-ARM'S LENGTH	177,100	64,700	36.53	
41 140 004 00	401	06/22/2023	2023R09541	WD 00001 03-ARM'S LENGTH	190,000	79,000	41.58	
41 171 003 00	407	09/01/2023	2023R13625	WD 03-ARM'S LENGTH	277,000	115,900	41.84	
41 171 061 00	407	06/26/2023	2023R10268	WD 03-ARM'S LENGTH JOINT TENANTS	252,000	104,100	41.31	

Totals 04/01/2023 - 09/30/2023								
Conventional								
Totals 10/01/2022 - 09/30/2023								
Conventional								
66		17,292,600	7,114,500	41.14	1.0000			

*** Statistics for this group (66 in sample) ***

Statistical Mean= 42.303 Median= 41.602 Maximum= 69.231 Minimum= 24.396

*** Statistics about Mean ***
 Normalized Average Deviation = 0.15937 (Coefficient of Dispersion)
 Average Squared Deviation = 80.19866 (Variance)
 Square Root of Squared Deviation = 8.95537 (Standard Deviation)
 Normalized Standard Deviation = 0.21170 (Covariance)
 2 Standard Deviation Range (Low) = 24.39235 (High) = 60.21384

*** Statistics about Median ***
 Normalized Average Deviation = 0.16046 (Coefficient of Dispersion)
 Average Squared Deviation = 80.69779 (Variance)
 Square Root of Squared Deviation = 8.98320 (Standard Deviation)
 Normalized Standard Deviation = 0.21593 (Covariance)
 2 Standard Deviation Range (Low) = 23.63558 (High) = 59.56836

Price Related Differential (PRD): 1.02822 PRD >1 regressive, < 1 progressive.

County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Adj. Sale Price	Assessment	Ratio	Mult
Totals 04/01/2021 - 03/31/2023			Conventional		161	40,069,458	16,425,900	40.99 1.0000

*** Statistics for this group (161 in sample) ***

Statistical Mean= 42.381 Median= 41.471 Maximum= 82.500 Minimum= 0.000

*** Statistics about Mean ***

Normalized Average Deviation = 0.16392 (Coefficient of Dispersion)
 Average Squared Deviation = 102.20134 (Variance)
 Square Root of Squared Deviation = 10.10947 (Standard Deviation)
 Normalized Standard Deviation = 0.23854 (Covariance)
 2 Standard Deviation Range (Low) = 22.16232 (High) = 62.60019

*** Statistics about Median ***

Normalized Average Deviation = 0.16641 (Coefficient of Dispersion)
 Average Squared Deviation = 103.03584 (Variance)
 Square Root of Squared Deviation = 10.15066 (Standard Deviation)
 Normalized Standard Deviation = 0.24477 (Covariance)
 2 Standard Deviation Range (Low) = 21.16927 (High) = 61.77190

Price Related Differential (PRD): 1.03385 PRD >1 regressive, < 1 progressive.

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

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

Conventional 193 20,243,400 49,112,458 41.22 (Before discounting, sales were = 0)

Creative 0 0 0 50.00

Totals: 193 20,243,400 49,112,458 41.22 (Weighted)

*** Statistics for this group (193 in sample) ***

Statistical Mean= 42.318 Median= 41.500 Maximum= 82.500 Minimum= 0.000

*** Statistics about Mean ***
 Normalized Average Deviation = 0.15739 (Coefficient of Dispersion)
 Average Squared Deviation = 92.11000 (Variance)
 Square Root of Squared Deviation = 9.59740 (Standard Deviation)
 Normalized Standard Deviation = 0.22679 (Covariance)
 2 Standard Deviation Range (Low) = 23.12283 (High) = 61.51241

*** Statistics about Median ***
 Normalized Average Deviation = 0.15939 (Coefficient of Dispersion)
 Average Squared Deviation = 92.78198 (Variance)
 Square Root of Squared Deviation = 9.63234 (Standard Deviation)
 Normalized Standard Deviation = 0.23210 (Covariance)
 2 Standard Deviation Range (Low) = 22.23532 (High) = 60.76468