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# Appraisal Study List

Classification  
Agricultural

Issued under authority of Public Act 206 of 1893

County	MONROE	City/Township	ASH	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 002 016 21	BREY ROBERT T & DIANE M T	102	81,200	145,017	55.99
01 002 023 00	SMITH JEFFREY A & LOR I A	102	233,500	450,560	51.82
01 003 034 01	HOFFMAN GLEN A (LE)	101	288,600	631,616	45.69
01 003 034 10	HOFFMAN GLEN A & TONYA A	102	106,300	139,805	76.03
01 011 006 20	SELL SUSAN	102	86,300	103,224	83.60
01 011 007 00	KING WILLIAM J III & BRENDA	101	323,800	739,741	43.77
01 013 001 31	STUMPMIER WILLIAM & PAME	101	184,000	381,869	48.18
01 014 012 10	SMITH JEFFREY & LORI	101	347,900	876,163	39.71
01 015 032 00	DUBKE BRADLEY & AGNES	101	231,500	463,540	49.94
01 016 045 01	DUBKE BRADLEY & AGNES	102	98,800	192,390	51.35
01 018 064 00	REISER THOMAS C & ALYCE N	102	86,100	146,732	58.68
01 019 035 00	WICKENHEISER JAMES & MAR	102	91,800	178,585	51.40
01 020 032 10	NUNEZ DAVID & BARBARA	101	363,700	852,644	42.66
01 021 027 00	HUNT JOSEPH	101	224,100	525,754	42.62
01 022 013 02	BLOCK FRED & JAMES	102	113,000	217,360	51.99
01 022 018 00	SMITH THOMAS J & SHARON	102	21,000	41,855	50.17

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 024 002 00	KRESS HERMANN & DARLENE	101	289,700	674,822	42.93
01 024 010 00	MCCLUSKY WILLIAM & STEPH	102	77,800	135,321	57.49
01 024 017 00	REAUME BRYAN & JEANNE	102	55,100	110,000	50.09
01 026 004 00	HARTWIG BRUCE M, TRUSTE	101	284,500	651,894	43.64
01 027 008 01	DUBKE BRADLEY & AGNES	102	90,800	176,737	51.38
01 027 020 20	MCLAUGHLIN DANIEL M	101	58,100	89,760	64.73
01 028 019 00	WEISBECKER JUDITH (LE)	102	83,200	141,750	58.69
01 029 022 00	BESTE DENNIS F (LE)	101	185,400	488,964	37.92
01 029 028 00	HARABEDIAN GEORGE	101	91,800	156,708	58.58
01 029 030 00	POST FARMS AND SON, LLC	102	91,200	182,930	49.86
01 032 012 30	MEIRING COLLEEN & STEFFE	101	144,000	302,589	47.59
01 033 010 10	STUMPMIER SIDNEY & ANNA	101	249,600	562,532	44.37
01 034 012 20	SB-INVEST LP	102	205,600	377,245	54.50
01 005 001 10	KREYGER KEITH & JANE	101	273,200	545,277	50.10
01 007 004 00	DRAFTZ QUENTIN	101	333,500	793,550	42.03
01 007 007 00	DRAFTZ QUENTIN JR & LAURA	102	9,900	19,421	50.98

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 008 006 10	DUDEK MICHAEL & NANCY	101	176,700	379,463	46.57
01 008 020 01	JEDRYCZKA ADOLPH & HAZE	101	269,600	580,251	46.46
01 011 005 01	BAKER RICHARD K & BAKER N	101	169,300	317,735	53.28
01 014 023 00	DYLENSKI RAE	101	132,900	375,906	35.35
01 015 043 00	DUBKE ERIC H & ROSE ANN	101	190,300	426,900	44.58
01 018 060 00	MORRISON ROBERT & WEND	101	206,900	429,202	48.21
01 020 020 00	VANBUSKIRK JANET K (LE)	101	412,500	863,899	47.75
01 021 001 01	DUBKE BRADLEY & AGNES	101	161,500	398,697	40.51
01 021 002 01	VACEK ROBERT TRUST	101	191,200	431,625	44.30
01 022 009 00	BAKER JEAN T TRUST	102	53,200	103,868	51.22
01 023 052 00	BLOCK JAMES & BLOCK FRED	102	78,700	198,672	39.61
01 024 019 20	SCHUON ERIC J	102	50,100	104,272	48.05
01 025 024 01	H & L INVESTMENTS, LLC	102	84,500	164,494	51.37
01 025 024 30	H & L INVESTMENTS, LLC	102	27,500	41,565	66.16
01 025 024 40	STEPHEN SILLER TUNNEL TO	102	33,800	53,500	63.18
01 025 027 30	H & L INVESTMENTS, LLC	102	43,600	78,990	55.20

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 025 027 40	H & L INVESTMENTS, LLC	102	27,500	41,539	66.20
01 025 027 50	H & L INVESTMENTS, LLC	102	27,500	41,539	66.20
01 026 021 00	PERSICONE VERGINIO REV T	102	42,500	73,600	57.74
01 027 018 00	CHARLESWORTH DAVID & RH	102	75,200	130,036	57.83
01 028 027 00	HOLLISTER DONALD & MARY	101	207,400	505,183	41.05
01 030 038 00	HANNING DONALD TRUST	102	50,200	95,200	52.73
01 031 014 01	BAYER JEREMY & NICHOLE	102	57,300	139,403	41.10
01 031 016 02	ROBERTS SUZANE & BARRON	102	73,500	144,931	50.71
01 031 018 01	BURGER WILLIAM B & KAREN	102	76,400	146,328	52.21
01 032 012 00	GREEN EARTH FARMS, LLC	101	232,800	532,423	43.72
01 032 016 00	HOPPERT RANDY L & SHARO	102	7,100	13,750	51.64
01 033 003 00	MODICA BENEDETTO & ANNA	101	185,700	400,356	46.38
01 035 001 00	REAUME BRYAN A & JEANNE	102	55,000	107,047	51.38
01 036 001 00	BESTE DAVID	101	147,700	341,123	43.30
<b>TOTALS:</b>		<b>62</b> Study Parcels	<b>8,953,100</b>	<b>19,157,852</b>	<b>46.73%</b>

\*\*\* \*\* Statistics for this group (62 in sample) \*\*\* \*\*

Statistical Mean= 50.847    Median= 50.138    Maximum= 83.605    Minimum= 35.355

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

Normalized Average Deviation	=	0.12626	(Coefficient of Dispersion)
Average Squared Deviation	=	79.50696	(Variance)
Square Root of Squared Deviation	=	8.91667	(Standard Deviation)
Normalized Standard Deviation	=	0.17536	(Covariance)
2 Standard Deviation Range (Low)	=	33.01358	(High) = 68.68025

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

Normalized Average Deviation	=	0.12752	(Coefficient of Dispersion)
Average Squared Deviation	=	80.01762	(Variance)
Square Root of Squared Deviation	=	8.94526	(Standard Deviation)
Normalized Standard Deviation	=	0.17841	(Covariance)
2 Standard Deviation Range (Low)	=	32.24758	(High) = 68.02861

Price Related Differential (PRD): 0.00000    PRD > 1 regressive, < 1 progressive.

# Appraisal Study List

Classification **Commercial**

Issued under authority of Public Act 206 of 1893

County	MONROE	City/Township	ASH	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 008 023 10	ADELL RADIO GROUP, INC	201	1,222,000	2,197,073	55.62
01 008 024 00	REGULATED RESOURCE INC	201	82,200	149,171	55.10
01 012 001 40	ORCHARDS MHC, INC	202	113,400	197,094	57.54
01 013 007 00	8 POINT BUILDING SUPPLY	201	47,200	87,637	53.86
01 013 012 00	SINGH MANAV/DEEP/SING KAN	202	32,200	93,110	34.58
01 013 015 00	HEDGES DENNIS & PATRICIA	201	85,900	207,101	41.48
01 013 025 00	COMPEAU-BROS INC	201	91,400	241,523	37.84
01 013 026 00	PURRFECT PET CARE LLC	201	188,200	475,355	39.59
01 013 037 10	SMITH THOMAS & JEANETTE	201	82,300	216,997	37.93
01 014 060 00	LOUIES LANDSCAPING INC	201	176,900	395,458	44.73
01 023 004 00	MCCNETT JEREMY & ELIZABET	201	97,700	259,878	37.59
01 023 017 10	GLOBAL CAR SALES LLC	201	117,700	303,951	38.72
01 023 034 10	11653 TELEGRAPH LLC	201	141,500	284,018	49.82
01 023 034 20	BIGGER GARAGE TWO LLC	201	211,800	476,803	44.42
01 026 023 20	LAFLEUR JEFFREY	201	164,200	348,505	47.12
01 027 026 10	J V CULLEN ENTERPRISES IN	201	78,600	154,986	50.71

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 030 047 00	JABTECKI LARRY & SWIERCZ	201	129,600	244,564	52.99
01 033 011 01	BUZZWICK AIRPORT LLC	201	95,600	206,244	46.35
01 034 012 10	TITUS REALTY LLC	202	146,100	198,501	73.60
01 034 025 00	SHAMROCK DEVELOPMENT L	202	67,100	118,169	56.78
01 034 035 50	9250 TELEGRAPH LLC	201	64,000	107,742	59.40
01 070 002 00	K&L PROPERTY LLC	201	55,600	112,275	49.52
01 070 039 00	HOWARD JOHN	201	57,700	171,851	33.58
41 010 092 00	YORKSHIRE MANOR L L C	201	1,424,300	3,607,075	39.49
41 010 095 10	YORKSHIRE MANOR L L C	202	52,700	117,772	44.75
41 030 001 00	REISER THOMAS C & ALYCE M	201	45,300	114,497	39.56
41 035 003 00	SCHAFER ROBERT (TRUSTEE	201	69,300	184,646	37.53
41 055 005 00	MIOCZYNSKI STEVEN	201	54,400	236,813	22.97
41 075 002 00	DROUILLARD ERIC M & JOY	201	43,000	114,270	37.63
41 075 005 00	ITHAKI LLC	201	29,800	77,665	38.37
41 080 001 00	12604 LLC	201	29,800	75,542	39.45
41 095 010 00	RENEW VALVE & MACHINE CO	201	43,800	130,272	33.62



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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
41 170 012 00	STRESSSEL KARL J	201	30,100	100,832	29.85
01 001 023 00	ROGERS MIKE	202	12,800	23,579	54.29
01 012 001 20	ORCHARDS MHC INC	201	884,700	1,924,492	45.97
01 012 001 30	ORCHARDS MHC INC	202	45,500	108,098	42.09
01 013 017 20	BETZ JAMES G & JENNIFER J	202	23,800	54,772	43.45
01 013 017 30	BETZ JAMES G & JENNIFER J	202	23,800	54,772	43.45
01 013 017 40	8 POINT BUILDING SUPPLY	202	23,800	54,772	43.45
01 013 029 00	SMITH THOMAS & JEANETTE	202	15,800	30,412	51.95
01 016 020 00	FRY ALOMA	202	29,100	38,830	74.94
01 016 024 10	FIRST FREEDOM LLC	201	618,900	1,145,500	54.03
01 016 027 00	GRAFTON HOLDINGS LLC	201	400,600	834,462	48.01
01 016 037 35	RHL INVESTMENT HOLDINGS	201	433,100	864,759	50.08
01 018 010 20	FLESZAR JUDEE, FLESZAR JC	201	20,400	41,779	48.83
01 018 031 10	RUNYAN MICHELLE	201	112,700	310,229	36.33
01 023 054 80	VERIZON WIRELESS	201	40,100	97,961	40.93
01 027 030 10	ADEL TRUST	201	277,400	476,948	58.16

Appraisal Study List

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Commercial

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County	MONROE	City/Township	ASH	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 034 038 00	NEWPORT FARMS MHC, LLC	202	20,900	46,322	45.12
01 060 002 00	CLINE CYNTHIA D LIV TRUST	201	124,100	233,212	53.21
01 060 024 10	12460 GRAFTON LLC	201	119,800	209,969	57.06
01 070 001 10	CIPOWSKI BELINDA	201	64,800	128,124	50.58
01 070 021 00	GREAT LAKES TOWER & ANTI	201	130,400	326,120	39.99
01 070 024 00	ROGERS MICHAEL & DAWN	201	78,600	214,507	36.64
01 070 033 00	HOWARD JOHN	202	22,000	51,000	43.14
01 070 034 00	HOWARD JOHN	202	15,700	36,743	42.73
01 070 040 00	ROBBINS ROBERTA	202	23,800	50,386	47.24
01 070 056 00	ROBBINS ROBERTA	202	17,600	34,928	50.39
41 010 050 10	CARLETON QUICK LUBE PRO	201	72,200	183,770	39.29
41 010 068 00	CARLETON DEVELOPMENT, L	201	891,100	3,051,635	29.20
41 010 068 10	CARLETON APARTMENTS 200	201	490,600	1,082,153	45.34
41 010 089 00	MATHEWSON BONNIE REV TR	201	31,600	80,273	39.37
41 075 001 00	EDWARDS SCOTT & SUZANNE	202	19,200	43,519	44.12
41 075 003 00	DROUILLARD ERIC M & JOY	201	35,600	88,331	40.30

# Appraisal Study List

Classification Commercial

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County	MONROE	City/Township	ASH
		Study Year	2024
		Equalization Year	2025

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
41 100 010 00	NUHAJ VULLNET	201	29,600	73,062	40.51
41 155 033 00	ATG PROPERTIES, LLC	201	143,700	404,125	35.56
41 170 016 00	PUTNAM JOHN & JEREMY	202	13,400	23,613	56.75
<b>TOTALS:</b>					
	67	Study Parcels	10,678,600	24,430,547	43.71%

\*\*\* \*\* Statistics for this group (67 in sample) \*\*\* \*\*

Statistical Mean= 45.293      Median= 44.119      Maximum= 74.942      Minimum= 22.972

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

Normalized Average Deviation      =      0.15933      (Coefficient of Dispersion)  
Average Squared Deviation      =      86.82936      (Variance)  
Square Root of Squared Deviation =      9.31823      (Standard Deviation)  
Normalized Standard Deviation      =      0.20573      (Covariance)  
2 Standard Deviation Range (Low) = 26.65610      (High) = 63.92901

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

Normalized Average Deviation      =      0.16172      (Coefficient of Dispersion)  
Average Squared Deviation      =      88.22827      (Variance)  
Square Root of Squared Deviation =      9.39299      (Standard Deviation)  
Normalized Standard Deviation      =      0.21290      (Covariance)  
2 Standard Deviation Range (Low) = 25.33268      (High) = 62.90464

Price Related Differential (PRD): 0.00000      PRD > 1 regressive, < 1 progressive.

Appraisal Study List

Classification

Industrial

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 003 024 10	GUARDIAN INDUSTRIES LLC	302	28,600	105,539	27.10
01 003 028 10	STANDIFER TONY & SHERRI	301	130,500	331,384	39.38
01 004 001 00	GUARDIAN INDUSTRIES LLC	302	69,900	166,778	41.91
01 004 001 10	GUARDIAN REAL ESTATE HOI	301	794,000	1,680,432	47.25
01 007 005 00	ITC TRANSMISSION	302	111,300	218,414	50.96
01 008 027 00	REGULATED RESOURCE INC	302	113,700	216,962	52.41
01 018 050 10	DTE ELECTRIC COMPANY	302	23,200	57,951	40.03
01 019 011 30	PANHANDLE EASTERN PIPE L	302	60,000	146,796	40.87
01 021 030 51	SUNOCO PIPELINE LP	301	167,300	284,756	58.75
01 030 012 00	ITC TRANSMISSION	302	99,400	195,423	50.86
01 031 012 00	ITC TRANSMISSION	302	114,100	235,856	48.38
01 034 018 20	SHELTON BRIAN W	302	86,700	187,428	46.26
01 070 031 00	US SILICA COMPANY	301	129,800	171,802	75.55
01 001 014 10	PLAINS LPG SERVICES LP	301	29,900	76,867	38.90
01 003 019 00	GUARDIAN INDUSTRIES LLC	302	169,100	326,249	51.83
01 003 021 00	GUARDIAN INDUSTRIES LLC	302	22,900	60,590	37.80

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 003 022 00	GUARDIAN INDUSTRIES LLC	302	39,600	125,090	31.66
01 004 005 00	MICHIGAN GAS UTILITIES	302	15,000	43,050	34.84
01 004 059 00	DTE ELECTRIC COMPANY	301	104,100	224,658	46.34
01 006 024 00	ITC TRANSMISSION	302	111,600	230,080	48.50
01 008 004 00	DAILY RECYCLING INC	302	35,300	75,936	46.49
01 008 007 00	REGULATED RESOURCE INC	302	42,800	125,884	34.00
01 008 030 10	HARWOOD ROGER TRUST	302	14,500	37,683	38.48
01 018 037 00	LAKEWOOD MACHINE PRODU	301	273,700	581,782	47.05
01 018 050 00	ITC TRANSMISSION	302	114,400	248,037	46.12
01 019 031 00	ITC TRANSMISSION	302	60,600	141,243	42.90
01 070 019 00	DTE ELECTRIC COMPANY	301	46,100	72,082	63.95
01 070 030 00	US SILICA COMPANY	302	122,000	204,456	59.67
<b>TOTALS:</b>		<b>28</b>	<b>3,130,100</b>	<b>6,573,208</b>	<b>47.62%</b>

\*\*\* \*\* Statistics for this group (28 in sample) \*\*\* \*\*

Statistical Mean= 46.009    Median= 46.297    Maximum= 75.552    Minimum= 27.099

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

Normalized Average Deviation	=	0.16182	(Coefficient of Dispersion)
Average Squared Deviation	=	104.49103	(Variance)
Square Root of Squared Deviation	=	10.22209	(Standard Deviation)
Normalized Standard Deviation	=	0.22218	(Covariance)
2 Standard Deviation Range (Low)	=	25.56456	(High) = 66.45290

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

Normalized Average Deviation	=	0.16025	(Coefficient of Dispersion)
Average Squared Deviation	=	104.57746	(Variance)
Square Root of Squared Deviation	=	10.22631	(Standard Deviation)
Normalized Standard Deviation	=	0.22088	(Covariance)
2 Standard Deviation Range (Low)	=	25.84481	(High) = 66.75006

Price Related Differential (PRD): 0.00000    PRD > 1 regressive, < 1 progressive.

## 2024 24 Month Sales Ratio Study for determining the 2025 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name <b>MONROE</b>	City or Township Name <b>ASH</b>
Class of Property (Ag.,Comm.,Res.,etc.) <b>Residential</b>	

### 2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	1. <u>338,667,799</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	2. <u>311,949,099</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0857</u>

### 2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	4. <u>378,462,100</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	5. <u>342,796,924</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1040</u>

### 2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1986</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)
2022	4/22 - 9/22	51	5,309,200	1.1986	6,363,607	13,102,100	48.57%
2022	10/22 - 3/23	34	3,297,000	1.1986	3,951,784	8,249,600	47.90%
12 Month Total Sales		85	12 Month Total Sales		10,315,391	21,351,700	48.31%
2023	4/23 - 9/23	33	4,111,300	1.1040	4,538,875	9,558,100	47.49%
2023	10/23 - 3/24	28	3,658,300	1.1040	4,038,763	8,787,300	45.96%
12 Month Total Sales		61	12 Month Total Sales		8,577,638	18,345,400	46.76%
<b>24 Month Total Sales</b>		<b>146</b>	<b>24 Month Total Sales</b>		<b>18,893,029</b>	<b>39,697,100</b>	<b>47.54%</b>
<b>*24 Month Mean Adjusted Ratio</b>							<b>47.54%</b>

IMPORTANT: For Sales from April 2022 through March 2023, 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 2023 through March 2024. 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)
2023	10/23 - 3/24	28	3,658,300	1.1040	4,038,763	8,787,300	45.96%
2024	4/24 - 9/24	16	2,273,900	1.0000	2,273,900	5,305,100	42.86%
12 Month Total Sales		44	12 Month Total Sales		6,312,663	14,092,400	44.79%
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>44.79%</b>

IMPORTANT: For Sales from Oct. 2023 through Sept. 2024, 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).

2022 March Board of Review valuations are compared with sales transacted during the last three 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 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 April through September of 2024.



**County: 58 MONROE**  
**Unit: ASH**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inct. Nelygh. 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	00001	265,000	101,900	38.45
01 004 037 00	401	05/19/2022	2022R12793	WD	00001	240,000	91,500	38.13
01 005 044 15	401	06/03/2022	2022R12743	WD	DEFT	639,000	246,700	38.61
01 007 017 10	401	08/11/2022	2022R16722	WD	00001	430,000	163,400	38.00
01 007 018 11	401	08/22/2022	2022R17057	WD	00001	385,000	152,200	39.53
01 007 019 01	402	09/07/2022	2022R18818	WD	00001	200,000	72,000	36.00
01 009 008 60	401	09/21/2022	2022R19654	WD	00001	339,900	132,800	39.07
01 009 008 75	402	08/19/2022	2022R16968	WD	00001	55,000	16,700	30.36
01 010 006 10	401	06/17/2022	2022R12823	WD	00001	560,000	199,700	35.66
					HUSBAND & WIFE			
01 013 037 00	401	05/27/2022	2022R13265	WD	00001	220,000	129,700	58.95
01 015 027 00	401	06/27/2022	52022R13818	WD	00001	297,000	107,900	36.33
					RATIO??			
01 018 064 25	401	09/14/2022	2022R18836	WD	00001	425,000	140,800	33.13
01 021 001 20	401	09/22/2022	2022R18922	WD	00001	400,000	223,300	55.83
01 021 011 30	401	04/15/2022	2022R10809	WD	00001	275,000	108,900	39.60
01 021 015 00	401	07/25/2022	2022R15747	WD	00001	365,000	121,500	33.29
01 021 037 60	402	09/09/2022	2022R18362	WD	00001	40,000	18,200	45.50
01 022 026 00	401	07/06/2022	2022R14581	WD	00001	319,000	94,900	29.75
01 022 029 00	401	07/08/2022	2022R14718	WD	00001	227,200	91,600	40.32
01 022 030 10	401	07/22/2022	2022R16824	MLC	275,000	169,600	61.67	
					MEMO OF LAND CONTRACT			
01 023 002 00	401	06/01/2022	2022R12327	WD	00001	240,000	105,400	43.92
01 023 029 00	401	07/20/2022	2022R15473	WD	00001	229,900	83,000	36.10
01 023 040 30	402	07/11/2022	2022R14446	WD	00001	88,000	34,100	38.75
01 023 054 50	401	08/30/2022	2022R18129	WD	00001	285,000	80,700	28.32
01 025 013 00	401	06/30/2022	2022R17714	WD	00001	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.	Netgh.	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	385,000	122,900	31.92	
01 002 026 00	401	01/13/2023	2023R02062	WD	00001	300,000	95,800	31.93	
01 002 028 30	401	11/30/2022	2022R22842	WD		380,000	166,900	43.92	
01 013 043 90	401	03/22/2023	2023R04243	WD	40101	480,000	223,100	46.48	
01 014 001 10	401	10/11/2022	2022R20598	WD	00001	135,000	56,900	42.15	
01 015 002 21	402	11/08/2022	2022R21608	WD		32,500	17,800	54.77	
01 015 012 00	401	12/30/2022	2023R00695	WD	00001	169,900	55,800	32.84	
01 018 007 00	401	02/03/2023	2023R05872	WD	00001	214,900	76,200	35.46	
									JOINT TENANTS
01 018 023 00	401	01/26/2023	2023R02252	WD	00001	320,000	119,400	37.31	
01 023 011 00	401	12/02/2022	2022R23443	WD	00601	412,500	154,500	37.45	
									LEGAL?
01 023 030 00	401	10/27/2022	2022R21197	WD	00001	555,000	226,400	40.79	
01 024 020 00	401	01/10/2023	2023R00853	WD	00001	245,000	169,600	69.22	
01 026 039 00	401	02/22/2023	2023R02975	WD	00001	260,000	82,300	31.65	
01 030 004 60	401	11/04/2022	2022R21653	WD		630,000	211,400	33.56	
01 033 008 00	401	11/10/2022	2022R21784	WD	00001	85,000	51,200	60.24	
01 033 015 00	401	12/16/2022	2022R23939	WD	00001	400,000	140,200	35.05	
01 034 021 00	401	10/14/2022	2022R20760	WD	00001	110,000	51,800	47.09	
01 034 021 10	401	10/06/2022	2022R20258	WD	00001	219,000	80,800	36.89	
01 065 011 00 + Pcls 01 065 011 10	401	11/04/2022	2022R21629	WD	00001	160,000	92,200	57.63	
01 070 046 01	401	10/31/2022	2022R21913	WD		151,000	63,900	42.32	
41 010 045 00	401	12/05/2022	2022R22888	WD	00001	184,900	83,800	45.32	
41 010 050 00	401	01/10/2023	2023R00565	WD	00001	137,500	53,300	38.76	
41 010 062 00	401	01/27/2023	2023R01585	WD	00001	190,000	77,300	40.68	
41 010 104 00	401	02/10/2023	2023R02065	WD	00001	34,500	21,200	61.45	
41 010 140 00	401	10/31/2022	2022R21767	WD	00001	244,900	112,600	45.98	

**County: 58 MONROE**  
**Unit: ASH**  
**Class: Residential**

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh. Adj.	Sale Price	Assessment	Ratio	Mult
01 001 016 10 + Pcls 01 001 017 00	401	07/07/2023	2023R11149	WD	00001	650,000	316,600	48.71	
01 004 043 00	401	09/01/2023	2023R15754	WD	00001	182,500	87,300	47.84	
01 007 006 00	401	07/21/2023	2023R15270	WD	DEFLT	200,000	107,800	53.90	
01 009 005 22	401	06/27/2023	2023R10167	WD		645,000	289,300	44.85	
01 009 009 00	401	05/31/2023	2023R08902	WD	00001	293,000	122,800	41.91	
01 010 006 50	401	09/19/2023	2023R14367	WD	00001	425,000	214,700	50.52	
01 014 001 00	401	05/10/2023	2023R08229	WD	00001 JOINT TENANTS	280,000	120,800	43.14	
01 014 048 00	401	08/29/2023	2023R14952	WD	00098	800,000	272,500	34.06	
01 015 011 00 + Pcls 01 015 014 00	401	09/06/2023	2023R15639	WD	00001	340,000	269,500	79.26	
01 016 021 00	401	06/30/2023	2023R11172	WD	00001	350,000	155,100	44.31	
01 020 007 00	401	07/25/2023	2023R11481	WD	00001	245,000	89,600	36.57	
01 020 008 00	402	06/14/2023	2023R09602	WD	00001 HUSBAND & WIFE	77,000	29,000	37.66	
01 020 017 00	401	06/02/2023	2023R08717	WD	00001	235,000	114,000	48.51	
01 027 005 15	402	09/05/2023	2023R13192	WD		85,000	27,000	31.76	
01 031 029 00	401	05/22/2023	2023R08634	WD	00001	275,500	88,600	32.16	
01 033 015 00	401	06/30/2023	2023R10127	WD	00001	400,000	166,500	41.63	
01 060 020 00	401	08/08/2023	2023R12192	WD	00001 JOINT TENANTS	165,000	70,300	42.61	
01 065 019 00	401	08/07/2023	2023R12145	WD	00001	134,000	73,200	54.63	
01 085 009 00	407	05/02/2023	2023R06876	WD		570,000	269,700	47.32	
01 085 015 00	407	05/02/2023	2023R07020	WD		505,500	176,800	34.98	
41 010 081 00	401	05/26/2023	2023R13099	WD	00001	280,000	142,000	50.71	
41 010 138 00	401	05/18/2023	2023R08469	WD	00001	190,000	59,300	31.21	
41 025 061 00	401	08/25/2023	PTA	PTA	PTA PTA PROVIDED PER ASSR	300,000	102,700	34.23	
41 040 013 00	401	06/14/2023	2023R09177	WD	00001	190,000	79,400	41.79	
41 045 005 00	402	04/20/2023	2023R06786	WD	00001	28,000	11,600	41.43	

**County: 58 MONROE**  
**Unit: ASH**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Adj.	Sale Price Assessment	Ratio	Mult		
01 040 010 00	401	03/13/2024	2024R03808	WD	395,000	160,700	40.68		
01 050 003 00	401	10/06/2023	2023R15642	WD	325,000	106,900	32.89		
01 085 023 00	407	10/16/2023	2023R15472	WD	680,000	314,900	46.31		
41 010 085 10	401	10/06/2023	2023R14915	WD	349,900	139,200	39.78		
41 025 009 00	401	12/22/2023	2023R18917	WD	349,900	157,400	44.98		
				HUSBAND & WIFE					
41 025 067 00	401	02/15/2024	2024R02076	WD	297,000	103,900	34.98		
41 040 011 00	401	01/08/2024	2024R00325	WD	162,000	40,400	24.94		
41 050 001 00	401	11/09/2023	2023R16858	WD	130,000	66,500	51.15		
41 150 003 00	401	11/03/2023	2023R16799	MTC	310,000	78,200	25.23		
				+ Pels 41 150 004 00, 41 150 005 00, 41 150 006 00					
41 170 068 00	401	02/05/2024	2024R01664	WD	195,000	81,800	41.95		
				HUSBAND & WIFE					
41 171 040 00	407	03/07/2024	2024R03263	WD	365,000	142,300	38.99		
41 171 076 00	407	12/11/2023	2023R18320	WD	355,000	145,400	40.96		
<b>Totals 10/01/2023 - 03/31/2024</b>		<b>Conventional</b>			<b>28</b>	<b>8,787,300</b>	<b>3,658,300</b>	<b>41.63</b>	<b>1.0000</b>
<b>Totals 04/01/2023 - 03/31/2024</b>		<b>Conventional</b>			<b>61</b>	<b>18,345,400</b>	<b>7,769,600</b>	<b>42.35</b>	<b>1.0000</b>

\*\*\* Statistics for this group (61 in sample) \*\*\*

Statistical Mean= 41.962    Median= 41.789    Maximum= 79.265    Minimum= 24.938

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

Normalized Average Deviation = 0.14685    (Coefficient of Dispersion)

Average Squared Deviation = 74.87416    (Variance)

Square Root of Squared Deviation = 8.65299    (Standard Deviation)

Normalized Standard Deviation = 0.20621    (Covariance)

2 Standard Deviation Range (Low) = 24.65612    (High) = 59.26806

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

Normalized Average Deviation = 0.14724    (Coefficient of Dispersion)

Average Squared Deviation = 74.90445    (Variance)

Square Root of Squared Deviation = 8.65474    (Standard Deviation)

Normalized Standard Deviation = 0.20710    (Covariance)

2 Standard Deviation Range (Low) = 24.48000    (High) = 59.09895

Price Related Differential (PRD) : 0.99080    PRD > 1 regressive, < 1 progressive.

**County: 58 MONROE**  
**Unit: ASH**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh.	Adj. Sale Price Assessment	Ratio	Mult
					9.14854 (Standard Deviation)		
					0.21609 (Covariance)		
					2 Standard Deviation Range (Low) = 24.03982 (High) = 60.63399		
					Price Related Differential (PRD) : 1.01379		
					PRD >1 regressive, < 1 progressive.		

**County: 58 MONROE**  
**Unit: ASH**  
**Class: Residential**

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

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

Conventional	162	18,649,700	45,002,200	41.44
Creative	0	0	0	50.00
(Before discounting, sales were = 0)				
Totals:	162	18,649,700	45,002,200	41.44 (Weighted)

\*\*\* Statistics for this group (162 in sample) \*\*\*

Statistical Mean= 41.924    Median= 41.094    Maximum= 79.265    Minimum= 0.000

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.17369 (Coefficient of Dispersion)  
 Average Squared Deviation = 100.70396 (Variance)  
 Square Root of Squared Deviation = 10.03514 (Standard Deviation)  
 Normalized Standard Deviation = 0.23937 (Covariance)  
 2 Standard Deviation Range (Low) = 21.85355 (High) = 61.99410

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.17640 (Coefficient of Dispersion)  
 Average Squared Deviation = 101.39641 (Variance)  
 Square Root of Squared Deviation = 10.06958 (Standard Deviation)  
 Normalized Standard Deviation = 0.24504 (Covariance)  
 2 Standard Deviation Range (Low) = 20.95510 (High) = 61.23341