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L-4018R

STATE TAX COMMISSION

ANALYSIS FOR EQUALIZED VALUATION - Real Property

County MONROE(58)

City or Township ASH TOWNSHIP(01)

Year 2025/2026

Assessment Roll Classification		Sample				% Ratio	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value	Assessments to Appraisals			
Agricultural	40,882,900	66	21,637,263	10,074,900	46.56%	87,806,916	AS	
Total Agricultural	40,882,900	66			46.56%	87,806,916		
Commercial	49,339,811	73	28,178,643	13,787,700	48.93%	100,837,545	AS	
Total Commercial	49,339,811	73			48.93%	100,837,545		
Industrial	5,878,300	26	4,757,382	2,283,300	47.99%	12,249,010	AS	
Guardian Ind.	3,497,900	1			50.00%	6,995,800	AS	
Total Industrial	9,376,200	27			48.72%	19,244,810		
Residential	408,248,239	129			47.01%	868,428,502	S2	
Total Residential	408,248,239	129			47.01%	868,428,502		
Timber - Cutover							0	
Total TC	0						0	
Developmental							0	
Total Developmental	0						0	
TOTAL - REAL	507,847,150	295			47.18%	1,076,317,773		
SS Sales Study	CS Combined Sales & Appraisal Study		AS Appraisal Study		ES Estimated Values (Explain)			
NC None Classified	RA Reappraisal		AU Audit					
NW New Class			SA DNR Only					
Remarks:								

Remarks:

STATE TAX COMMISSION
ANALYSIS FOR EQUALIZED VALUATION - Personal Property

County MONROE(58)

City or Township ASH TOWNSHIP(01)

Year 2025/2026

Assessment Roll Classification		Sample			% Ratio	True Cash Value	Remarks: Type of Study for Each Class
Class of Personal Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value	Assessments to Appraisals		
Agricultural							
Total Agricultural	0						
Commercial	5,279,620	327				10,559,240	RV
Total Commercial	5,279,620	327			50.00%	10,559,240	
Industrial	0	8				0	RV
Total Industrial	0	8				0	
Residential						0	
Total Residential	0						
Utilities	31,500,359	21				63,000,718	RV
Total Utilities	31,500,359	21			50.00%	63,000,718	
TOTAL - PERSONAL	36,779,979	356			50.00%	73,559,958	
SS Sales Study	CS Combined Sales & Appraisal Study	AS Appraisal Study	ES Estimated Values (Explain)				
NC None Classified	RA Reappraisal	AU Audit	RV Record Verification				
NW New Class							

Remarks:

L-4015a

DB: Monroe County 2026

Classification

Agricultural

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Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	MONROE	City/Township	ASH		Study Year	2025	Equalization Year	2026
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio			
01 005 001 10	KREYGER KEITH & JANE	101	298,000	597,049	49.91			
01 007 004 00	DRAFTZ QUENTIN	101	378,200	864,338	43.76			
01 007 007 00	DRAFTZ QUENTIN JR & LAURA	102	10,500	20,480	51.27			
01 008 006 10	DUDEK MICHAEL & NANCY	101	194,100	409,969	47.35			
01 008 020 01	JEDRYCZKA ADOLPH & HAZE	101	293,300	623,329	47.05			
01 011 005 01	BAKER RICHARD K & BAKER N	101	176,700	340,769	51.85			
01 015 043 00	DUBKE ERIC H & ROSE ANN	101	207,300	459,757	45.09			
01 018 060 00	MORRISON ROBERT & WEND	101	228,700	462,583	49.44			
01 020 020 00	VANBUSKIRK JANET K (LE)	101	444,600	934,952	47.55			
01 021 001 01	DUBKE BRADLEY E & AGNES	101	222,100	437,069	50.82			
01 021 002 01	VACEK ROBERT TRUST	101	205,700	468,242	43.93			
01 022 009 00	BAKER JEAN T TRUST	102	56,500	109,533	51.58			
01 023 052 00	BLOCK JAMES & BLOCK FRED	102	86,700	209,083	41.47			
01 024 019 20	SCHUON ERIC J	102	50,100	110,182	45.47			
01 025 024 01	H & L INVESTMENTS, LLC	102	89,700	173,466	51.71			
01 025 024 30	H & L INVESTMENTS, LLC	102	27,500	44,065	62.41			

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Classification
Agricultural

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 025 024 40	STEPHEN SILLER TUNNEL TO	102	33,800	56,500	59.82
01 025 027 30	H & L INVESTMENTS, LLC	102	43,600	83,323	52.33
01 025 027 40	H & L INVESTMENTS, LLC	102	27,500	44,039	62.44
01 025 027 50	H & L INVESTMENTS, LLC	102	27,500	44,039	62.44
01 026 021 00	BLAZ COMPANIES LLC	102	42,500	77,600	54.77
01 027 018 00	CHARLESWORTH DAVID & RH	102	75,200	137,445	54.71
01 028 027 00	HOLLISTER DONALD	101	227,900	546,659	41.69
01 030 038 00	HANNING DONALD TRUST	102	50,200	100,858	49.77
01 031 014 01	BAYER JEREMY & NICHOLE	102	62,200	147,007	42.31
01 031 016 02	ROBERTS SUZANE & BARRON	102	78,000	152,836	51.04
01 031 018 01	BURGER WILLIAM B & KAREN	102	81,200	154,309	52.62
01 032 012 00	GREEN EARTH FARMS, LLC	101	249,800	575,033	43.44
01 032 016 00	HOPPERT RANDY L & SHARO	102	7,500	14,500	51.72
01 033 003 00	MODICA BENEDETTO & ANNA	101	201,900	431,369	46.80
01 035 001 00	REAUME BRYAN A & JEANNE	102	58,400	112,885	51.73
01 036 001 00	BESTE DAVID	101	162,300	371,154	43.73

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Classification
Agricultural

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 001 014 20	BITYK LAUREN	102	61,800	122,129	50.60
01 002 005 30	YOST SCOTT A	102	39,000	67,800	57.52
01 002 015 01	HILL FRED & SHARON	101	242,900	569,014	42.69
01 002 029 50	LATIMER JAMES & LYNN	102	95,400	165,426	57.67
01 004 056 12	BLAKEMAN CHRISTOPHER	101	82,600	198,630	41.58
01 006 013 10	REPUBLIC SERVICES OF MICH	102	76,700	148,190	51.76
01 006 014 10	REPUBLIC SERVICES OF MICH	101	126,400	267,496	47.25
01 007 001 00	JEDRYCZKA ADOLPH & HAZE	101	229,700	504,301	45.55
01 011 003 20	SMITH CRAIG W & KAYLA B	102	102,200	199,126	51.32
01 011 003 30	BAKER RAYMOND W & PATRI	102	27,500	44,026	62.46
01 011 003 40	BAKER RAYMOND W & PATRI	102	27,500	44,026	62.46
01 012 005 00	ADAMS RONALD & ROBERTA	101	230,100	575,575	39.98
01 014 010 00	SMITH JOINT DECLARATION C	102	57,000	106,140	53.70
01 016 008 00	SMITH THOMAS J & SHARON	101	167,700	362,704	46.24
01 016 024 01	DUDEK MICHAEL & NANCY	101	179,100	451,626	39.66
01 018 058 20	STREIT FARMS LLC	102	79,200	153,062	51.74

Appraisal Study List

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County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Classification
Agricultural

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 019 030 01	WICKENHEISER ALAN	101	90,800	212,248	42.78
01 020 019 00	KUDERIK BEVERLY A (LE)	101	271,000	559,702	48.42
01 022 011 00	BLATA DOLORES	101	266,300	562,718	47.32
01 022 020 00	FOUR STAR GREENHOUSE IN	102	37,300	72,500	51.45
01 023 072 00	YOAS STEVEN & JENNIFER	101	240,400	518,365	46.38
01 027 001 00	HOLLISTER ANDREW D & KAY	101	199,000	440,312	45.20
01 027 019 00	MCLAUGHLIN CLYDE & SHAR	101	166,600	376,489	44.25
01 028 001 00	VANBUSKIRK DAVID J & YVON	101	197,000	417,026	47.24
01 028 013 00	DUSCHECK FREDERICK & DO	101	305,600	636,108	48.04
01 028 025 02	SMITH LARRY F	101	128,400	249,355	51.49
01 030 005 00	MALVITZ BEVERLY TRUST	101	336,300	707,767	47.52
01 030 011 00	REISER THOMAS C & ALYCE M	101	148,900	387,887	38.39
01 031 002 00	MARTH MICHAEL J	101	380,400	887,534	42.86
01 032 002 00	GOTZ DARRELL J & ANN M (LE)	101	253,700	622,884	40.73
01 032 011 02	KOVALAK JAMES S & MEGHAN	101	122,800	233,359	52.62
01 033 005 00	HAWS MURL & KATHERINE	101	208,600	459,563	45.39

Classification	Agricultural
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 033 024 00	KUDERIK FRANK J.	101	374,900	754,877	49.66
01 036 006 00	WIECKOWSKI REECE & PATR	102	122,900	244,876	50.19
TOTALS:					
	66	Study Parcels	10,074,900	21,637,263	46.56%

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

Statistical Mean= 49.154 Median= 48.929 Maximum= 62.463 Minimum= 38.387

*** Statistics about Mean ***

Normalized Average Deviation = 0.09555 (Coefficient of Dispersion)
Average Squared Deviation = 35.36587 (Variance)
Square Root of Squared Deviation = 5.94692 (Standard Deviation)
Normalized Standard Deviation = 0.12099 (Covariance)
2 Standard Deviation Range (Low) = 37.26006 (High) = 61.04775

*** Statistics about Median ***

Normalized Average Deviation = 0.09599 (Coefficient of Dispersion)
Average Squared Deviation = 35.41714 (Variance)
Square Root of Squared Deviation = 5.95123 (Standard Deviation)
Normalized Standard Deviation = 0.12163 (Covariance)
2 Standard Deviation Range (Low) = 37.02674 (High) = 60.83166

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

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Classification
Commercial

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 001 023 00	ROGERS MIKE	202	14,400	24,604	58.53
01 012 001 20	ORCHARDS MHC INC	201	1,074,900	2,458,971	43.71
01 012 001 30	ORCHARDS MHC INC	202	45,500	113,787	39.99
01 013 017 20	BETZ JAMES G & JENNIFER J	202	25,100	57,654	43.54
01 013 017 30	BETZ JAMES G & JENNIFER J	202	25,100	57,654	43.54
01 013 017 40	8 POINT BUILDING SUPPLY	202	25,100	57,654	43.54
01 013 029 00	SMITH THOMAS & JEANETTE	202	17,800	32,013	55.60
01 016 020 00	MCCARTY ALOMA	202	30,200	41,152	73.39
01 016 024 10	FIRST FREEDOM LLC	201	605,600	1,147,799	52.76
01 016 027 00	GRAFTON HOLDINGS LLC	201	392,700	885,089	44.37
01 016 037 35	RHL INVESTMENT HOLDINGS	201	424,000	829,761	51.10
01 018 010 20	FLESZAR JUDEE, FLESZAR JO	201	23,800	43,021	55.32
01 018 031 10	RUNYAN MICHELLE	201	154,100	298,214	51.67
01 023 054 80	VERIZON WIRELESS	201	48,100	100,794	47.72
01 027 030 10	ADEL TRUST	201	344,400	487,017	70.72
01 034 038 00	NEWPORT FARMS MHC, LLC	202	29,300	48,929	59.88

Classification

Commercial

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County		City/Township	Study Year		Equalization Year	
MONROE			ASH		20252026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio	
01 060 002 00	CLINE CYNTHIA D LIV TRUST	201	121,000	226,045	53.53	
01 060 024 10	12460 GRAFTON LLC	201	115,400	208,762	55.28	
01 070 001 10	CIPOWSKI BELINDA	201	70,800	130,756	54.15	
01 070 021 00	GREAT LAKES TOWER & ANT	201	131,500	339,066	38.78	
01 070 024 00	ROGERS MICHAEL & DAWN	201	84,500	214,503	39.39	
01 070 033 00	HOWARD JOHN	202	22,500	54,000	41.67	
01 070 034 00	HOWARD JOHN	202	17,200	38,685	44.46	
01 070 040 00	ROBBINS ROBERTA	202	26,200	52,736	49.68	
01 070 056 00	ROBBINS ROBERTA	202	18,500	36,803	50.27	
41 010 050 10	CARLETON QUICK LUBE PRO	201	98,500	181,395	54.30	
41 010 068 00	CARLETON DEVELOPMENT, L	201	1,514,300	3,043,771	49.75	
41 010 068 10	CARLETON APARTMENTS 200	201	468,600	910,745	51.45	
41 010 089 00	MATHEWSON BONNIE REV TR	201	43,600	77,869	55.99	
41 075 001 00	EDWARDS SCOTT & SUZANNI	202	21,500	44,640	48.16	
41 075 003 00	DROUILLARD ERIC M & JOY	201	46,300	88,278	52.45	
41 100 010 00	NUHAJ VULLNET	201	42,000	71,978	58.35	

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Classification

Commercial

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Appraisal Study List

Issued under authority of Public Act 206 of 1893

County		City/Township	Study Year		Equalization Year	
MONROE			ASH		20252026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio	
41 155 033 00	ATG PROPERTIES, LLC	201	199,500	340,588	58.58	
41 170 016 00	PUTNAM JOHN & JEREMY	202	16,500	25,127	65.67	
01 001 001 00	GARCIA JOSE A & CLAUDIA	201	131,400	301,622	43.56	
01 001 024 22	AMERIGAS PROPANE LP	201	353,000	802,425	43.99	
01 005 007 10	WALKER LAND DEVELOPMEN	201	399,300	830,178	48.10	
01 009 016 00	REISER HOLDINGS LLC	201	96,300	209,914	45.88	
01 013 011 00	8 POINT BUILDING SUPPLY	201	151,700	345,049	43.96	
01 013 017 10	HARD DRIVE HOLDINGS LLC	201	541,800	1,129,368	47.97	
01 013 022 00	KELLEY TIMOTHY M & SUSAN	201	219,700	441,185	49.80	
01 013 035 00	PATTON TERRY & LINDA	201	70,200	135,103	51.96	
01 014 050 00	BIDWELL DALE & SUSAN	201	131,900	344,398	38.30	
01 014 058 00	BESTE-WALZ JULIE	201	76,600	147,738	51.85	
01 014 059 00	MOZHAM KALEEN	201	60,000	193,748	30.97	
01 016 037 31	CARLETON FARMERS PLAZA	201	346,900	744,905	46.57	
01 021 019 00	CRONENWETT JAMES & LIND	201	95,000	176,617	53.79	
01 021 026 00	CRONENWETT JAMES & LIND	201	95,100	207,365	45.86	

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Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification
Commercial

County		City/Township	Study Year		Equalization Year	
MONROE			ASH		20252026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio	
01 023 028 00	ZDANOWSKI MICHAEL J (LE)	201	90,500	189,545	47.75	
01 034 018 10	SHELTON BRIAN	201	316,300	600,401	52.68	
01 034 029 00	SIMON Z LLC	201	541,000	1,303,653	41.50	
01 034 035 10	BELLA V PROPERTY LLC	201	354,900	570,009	62.26	
01 034 035 35	YASUKO AOKI 2002 TRUST	201	592,900	902,147	65.72	
01 034 037 00	BLUMFILED PROPERTIES	201	289,900	563,895	51.41	
01 070 001 00	K & L PROPERTIES	201	90,000	189,107	47.59	
01 070 008 00	ROGERS MICHAEL	202	34,200	95,945	35.65	
01 070 011 00	AYANA, LLC	201	129,600	330,208	39.25	
01 070 024 10	ROGERS MICHAEL	201	80,400	170,521	47.15	
41 010 048 00	CARLETON QUICK LUBE PRO	201	185,800	378,378	49.10	
41 010 049 00	ARC3 DGCTNMIO1 LLC	201	390,600	785,843	49.70	
41 010 063 10	FIRST MERCHANTS BANK	201	182,700	408,231	44.75	
41 035 016 00	NORTH HAMPTONS CO	201	221,900	450,697	49.23	
41 040 002 00	ROBERTA ROBBINS	201	105,300	234,367	44.93	
41 040 015 00	MAC'S CONVENIENCE STORE	201	153,600	310,779	49.42	

*** ** Statistics for this group (73 in sample) *** **

Statistical Mean= 49.340 Median= 49.104 Maximum= 73.386 Minimum= 30.968

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

Normalized Average Deviation	=	0.11366	(Coefficient of Dispersion)
Average Squared Deviation	=	58.18399	(Variance)
Square Root of Squared Deviation	=	7.62784	(Standard Deviation)
Normalized Standard Deviation	=	0.15460	(Covariance)
2 Standard Deviation Range (Low)	=	34.08442	(High) = 64.59579

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

Normalized Average Deviation	=	0.11401	(Coefficient of Dispersion)
Average Squared Deviation	=	58.24035	(Variance)
Square Root of Squared Deviation	=	7.63154	(Standard Deviation)
Normalized Standard Deviation	=	0.15541	(Covariance)
2 Standard Deviation Range (Low)	=	33.84126	(High) = 64.36741

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

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Classification
Industrial

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01 001 014 10	PLAINS LPG SERVICES LP	301	31,600	81,270	38.88
01 003 021 00	GUARDIAN INDUSTRIES LLC	302	24,200	64,200	37.69
01 003 022 00	GUARDIAN INDUSTRIES LLC	302	40,300	131,495	30.65
01 004 005 00	MICHIGAN GAS UTILITIES	302	14,900	42,669	34.92
01 004 059 00	DTE ELECTRIC COMPANY	301	105,100	232,520	45.20
01 006 024 00	ITC TRANSMISSION	302	115,500	230,080	50.20
01 008 007 00	REGULATED RESOURCE INC	302	44,300	133,033	33.30
01 008 030 10	HARWOOD ROGER TRUST	302	15,300	39,711	38.53
01 018 037 00	LAKEWOOD MACHINE PRODU	301	289,400	625,024	46.30
01 018 050 00	ITC TRANSMISSION	302	118,400	249,687	47.42
01 070 019 00	DTE ELECTRIC COMPANY	301	47,300	71,782	65.89
01 070 030 00	US SILICA COMPANY	302	128,900	213,345	60.42
01 003 019 00	GUARDIAN INDUSTRIES LLC	302	175,000	344,044	50.87
01 003 024 10	GUARDIAN INDUSTRIES LLC	302	29,600	112,304	26.36
01 003 028 10	STANDIFER TONY & SHERRI	301	142,000	319,651	44.42
01 004 001 00	GUARDIAN INDUSTRIES LLC	302	72,400	177,469	40.80

Classification	Industrial
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DB: Monroe County 2026

County	City/Township	Study Year	Equalization Year
MONROE	ASH	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio	
01 007 005 00	ITC TRANSMISSION	302	115,200	218,414	52.74	
01 008 004 00	DAILY RECYCLING INC	302	37,300	79,936	46.66	
01 018 050 10	DTE ELECTRIC COMPANY	302	23,100	58,781	39.30	
01 018 058 02	MICHIGAN GAS UTILITIES CO	302	30,300	52,795	57.39	
01 019 031 00	ITC TRANSMISSION	302	62,700	141,897	44.19	
01 021 030 51	SUNOCO PIPELINE LP	301	172,900	327,147	52.85	
01 030 012 00	ITC TRANSMISSION	302	102,900	195,423	52.66	
01 031 012 00	ITC TRANSMISSION	302	118,100	235,856	50.07	
01 034 018 20	SHELTON BRIAN W	302	89,800	198,470	45.25	
01 070 031 00	US SILICA COMPANY	301	136,800	180,379	75.84	
TOTALS:		26	Study Parcels	2,283,300	4,757,382	47.99%

*** Statistics for this group (26 in sample) ***

Statistical Mean= 46.492 Median= 45.774 Maximum= 75.840 Minimum= 26.357

*** Statistics about Mean ***

Normalized Average Deviation = 0.17390 (Coefficient of Dispersion)
 Average Squared Deviation = 118.99065 (Variance)
 Square Root of Squared Deviation = 10.90828 (Standard Deviation)
 Normalized Standard Deviation = 0.23463 (Covariance)
 2 Standard Deviation Range (Low) = 24.67568 (High) = 68.30881

*** Statistics about Median ***

Normalized Average Deviation = 0.17631 (Coefficient of Dispersion)
 Average Squared Deviation = 119.52689 (Variance)
 Square Root of Squared Deviation = 10.93284 (Standard Deviation)
 Normalized Standard Deviation = 0.23884 (Covariance)
 2 Standard Deviation Range (Low) = 23.90851 (High) = 67.63985

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

2025 24 Month Sales Ratio Study for determining the 2026 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	

2023 to 2024 Adjustment Modifier

- | | |
|--|-----------------------|
| 1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05..... | 1. <u>378,462,100</u> |
| 2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03..... | 2. <u>342,796,924</u> |
| 3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>1.1040</u> |

2024 to 2025 Adjustment Modifier

- | | |
|--|-----------------------|
| 4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 05..... | 4. <u>403,904,339</u> |
| 5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 03..... | 5. <u>385,988,600</u> |
| 6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.0464</u> |

2023 to 2025 Adjustment Modifier

- | | |
|---|------------------|
| 7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.1552</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)
2023	4/23 - 9/23	33	4,111,300	1.1552	4,749,374	9,558,100	49.69%
2023	10/23 - 3/24	28	3,658,300	1.1552	4,226,068	8,787,300	48.09%
12 Month Total Sales		61	12 Month Total Sales		8,975,442	18,345,400	48.92%
2024	4/24 - 9/24	44	5,689,600	1.0464	5,953,597	13,330,700	44.66%
2024	10/24 - 3/25	24	2,951,400	1.0464	3,088,345	6,718,000	45.97%
12 Month Total Sales		68	12 Month Total Sales		9,041,942	20,048,700	45.10%
24 Month Total Sales		129	24 Month Total Sales		18,017,384	38,394,100	
*24 Month Mean Adjusted Ratio							47.01%

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 (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	Adjusted % Ratio (col.F/col.G)
2024	10/24 - 3/25	24	2,951,400	1.0464	3,088,345	6,718,000	45.97%
2025	4/25 - 9/25	35	4,746,800	1.0000	4,746,800	10,746,500	44.17%
12 Month Total Sales		59	12 Month Total Sales		7,835,145	17,464,500	
**12 Month Aggregate Adjusted Ratio							44.86%

IMPORTANT: For Sales from Oct. 2024 through Sept. 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 (formerly Form L-4018).

2023 March Board of Review valuations are compared with sales transacted during the last three 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.

L-4015
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	2024R16041	WD		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

L-4015
County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/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	00001		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	00001		349,900	139,200	39.78	
41 025 009 00	401	12/22/2023	2023R18917	WD		HUSBAND & WIFE	349,900	157,400	44.98	
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	00001		162,000	40,400	24.94	
41 050 001 00	401	11/09/2023	2023R16858	WD	00001		130,000	66,500	51.15	
41 150 003 00 + Pcls 41 150 004 00, 41 150 005 00, 41 150 006 00	401	11/03/2023	2023R16799	MLC	00001		310,000	78,200	25.23	
				SALE PRICE FROM ASSR						
41 170 068 00	401	02/05/2024	2024R01664	WD	00001	HUSBAND & WIFE	195,000	81,800	41.95	
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	
Totals 10/01/2023 - 03/31/2024			Conventional		28		8,787,300	3,658,300	41.63	1.0000
Totals 04/01/2023 - 03/31/2024			Conventional		61		18,345,400	7,769,600	42.35	1.0000

*** ** 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.

L-4015
County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Adj.	Sale Price	Assessment	Ratio	Mult
01 030 002 11	402	04/26/2024	2024R06504	WD	80,000	42,400	53.00	
01 030 037 00	401	07/02/2024	2024R09794	WD	00001	465,000	183,300	39.42
01 033 001 50	401	07/16/2024	2024R10510	WD	JOINT TENANTS		650,000	331,600 51.02
01 080 032 00	401	05/10/2024	2024R07408	WD	00001	279,900	118,200	42.23
41 010 043 01	401	08/27/2024	2024R12683	WD		219,900	86,400	39.29
41 010 071 00	401	05/09/2024	2024R11864	WD	00001	290,000	92,200	31.79
41 010 154 20	401	04/24/2024	2024R06533	MLC	00001	149,900	85,200	56.84
				MEMO OF LAND CONTRACT/JOINT				
41 010 157 00	401	07/26/2024	2024R11891	WD	00001	65,000	46,600	71.69
41 025 001 00	401	06/26/2024	2024R10029	WD		335,000	155,900	46.54
41 045 014 00	401	08/02/2024	2024R11495	WD	00001	215,000	90,200	41.95
41 105 003 00 + Pcls 41 105 004 00	402	07/19/2024	2024R10617	WD	JOINT TENANTS		230,000	83,300 36.22
41 125 011 00	401	08/06/2024	2024R12879	WD	00001	140,000	79,800	57.00
41 135 001 00	401	09/20/2024	224R14334	WD	00001	331,000	114,600	34.62
41 155 003 10	402	06/03/2024	2024R09014	WD		25,000	11,200	44.80
41 155 006 20	402	06/03/2024	2024R08224	WD		25,000	11,200	44.80
41 171 016 00	407	08/20/2024	2024R13755	WD	JOINT TENANTS		295,000	116,700 39.56
41 171 052 00 + Pcls 41 171 053 00	407	05/15/2024	2024R07468	WD		18,500	14,300	77.30
41 171 075 00	407	07/30/2024	2024R11333	WD		307,500	119,800	38.96
41 175 026 00	401	09/23/2024	2024R14213	WD	00001	175,000	85,400	48.80
Totals 04/01/2024 ~ 09/30/2024				Conventional	44	13,330,700	5,689,600	42.68 1.0000
01 005 031 00	401	11/27/2024	2025R01174	WD	00001	215,000	81,500	37.91
				JOINT TENANTS				
01 005 044 10	401	02/24/2025	2025R02723	WD	00100	620,000	286,300	46.18
01 010 019 21	401	02/27/2025	2025R02999	WD		350,000	136,300	38.94
01 014 024 00	401	12/13/2024	2025R00496	WD	00001	304,900	102,800	33.72
				JOINT TENANTS				

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County: 58 MONROE
Unit: ASH
Class: Residential

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L-4015
County: 58 MONROE
Unit: ASH
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Adj.	Sale Price Assessment	Ratio	Mult
41 010 062 00	401	04/11/2025	2025R06100	WD	DEFLT 255,000	99,000	38.82
41 010 080 00	401	06/20/2025	2025R10691	WD	DEFLT 320,000	131,300	41.03
41 010 104 00	401	05/16/2025	2025R08235	WD	DEFLT 345,000	124,800	36.17
41 045 003 00	401	04/17/2025	2025R06352	WD	DEFLT 245,000	110,800	45.22
41 155 006 10	401	05/14/2025	2025R08005	WD	240,000	118,600	49.42
41 170 028 00	401	07/16/2025	2025R11857	WD	DEFLT 230,000	82,800	36.00
41 170 073 00 + Pcls 41 170 075 00	402	05/01/2025	2025R07534	WD	DEFLT 243,000	111,300	45.80
41 170 086 00	401	07/02/2025	2025R11156	WD	DEFLT 345,000 HUSBAND & WIFE	98,100	28.43
41 171 012 00	407	07/07/2025	2025R11241	WD	320,000	139,900	43.72
41 171 071 00	407	07/01/2025	2025R11839	WD	320,000	163,700	51.16
Totals 04/01/2025 - 09/30/2025			Conventional	35	10,746,500	4,746,800	44.17 1.0000
Totals 10/01/2024 - 09/30/2025			Conventional	59	17,464,500	7,698,200	44.08 1.0000

*** ** Statistics for this group (59 in sample) *** **

Statistical Mean= 44.457 Median= 43.719 Maximum= 77.511 Minimum= 28.435

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

Normalized Average Deviation = 0.1432 (Coefficient of Dispersion)

Average Squared Deviation = 74.66764 (Variance)

Square Root of Squared Deviation = 8.64104 (Standard Deviation)

Normalized Standard Deviation = 0.19437 (Covariance)

2 Standard Deviation Range (low) = 27.17460 (High) = 61.73877

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

Normalized Average Deviation = 0.14647 (Coefficient of Dispersion)

Average Squared Deviation = 75.22158 (Variance)

Square Root of Squared Deviation = 8.67304 (Standard Deviation)

Normalized Standard Deviation = 0.19838 (Covariance)

2 Standard Deviation Range (low) = 26.37268 (High) = 61.06482

Price Related Differential (PRD): 1.00857 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	164	21,157,400	49,140,600	43.05
Creative	0	0	50.00	(Before discounting, sales were = 0)
Totals:	164	21,157,400	49,140,600	43.05 (Weighted)

*** Statistics for this group (164 in sample) ***
Statistical Mean= 43.434 Median= 41.930 Maximum= 79.265 Minimum= 24.938

*** Statistics about Mean ***
Normalized Average Deviation = 0.15025 (Coefficient of Dispersion)
Average Squared Deviation = 79.52273 (Variance)
Square Root of Squared Deviation = 8.91755 (Standard Deviation)
Normalized Standard Deviation = 0.20531 (Covariance)
2 Standard Deviation Range (Low) = 25.59879 (High) = 61.26900

*** Statistics about Median ***
Normalized Average Deviation = 0.15368 (Coefficient of Dispersion)
Average Squared Deviation = 81.79833 (Variance)
Square Root of Squared Deviation = 9.04424 (Standard Deviation)
Normalized Standard Deviation = 0.21570 (Covariance)
2 Standard Deviation Range (Low) = 23.84150 (High) = 60.01848