

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: **Monroe County** City/Township Name (check appropriate box): City Township **Luna Pier City** Study Year: **2023** Equalization Year: **2024**

Class of Real Property	Assessment Roll Classification				Sample			Projected True Cash Value	Remarks
	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value	True Cash Value		
100 Agricultural	NC			0				%	
200 Commercial	AS			4,871,400	28	4,788,300	10,310,455	46.44 %	10,489,664
300 Industrial	AS			1,852,300	6	1,747,300	3,188,858	54.79 %	3,380,726
400 Residential	SS			49,629,500	69			43.46 %	114,195,812
500 Timber-Cutover	NC			0				%	
600 Developmental	NC			0				%	
TOTAL - REAL				56,353,200	103				128,066,202

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.
Projected 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.
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		Luna Pier City		<input checked="" type="checkbox"/> City	<input type="checkbox"/> Township	2024		
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Sample			Unit Starting True Cash Value	Remarks
				Assessed Value	True Cash Value	Study % Ratio		
150 Agricultural	NC							
250 Commercial	RV	88,068	56			176,136		
350 Industrial	NC							
450 Residential	NC							
550 Utility	RV	7,013,134	4			14,026,268		
TOTAL - PERSONAL		7,101,202	60			14,202,404		

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:

2023 24 and 12 Month Sales Ratio Study for Determining the 2024 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Monroe County	City or Township Name: Luna Pier City
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2021 to 2022 Adjustment Modifier

- 1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 4051. 45,811,200
- 2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 4032. 44,972,500
- 3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 23. 1.0186

2022 to 2023 Adjustment Modifier

- 4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 4054. 49,296,500
- 5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 4035. 45,799,900
- 6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 56. 1.0763

2021 to 2023 Adjustment Modifier

- 7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 67. 1.0963

24 Month Sales Study

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio <small>(col. F ÷ col. G)</small>
2021	04/2021-09/2021	24	1,979,000	1.0963	2,169,578	4,526,100	47.93%
2021	10/2021-03/2022	15	965,000	1.0963	1,057,930	2,409,450	43.91%
12 Month Total Sales		39			3,227,508	6,935,550	46.54%
2022	04/2022-09/2022	18	1,248,900	1.0763	1,344,191	3,520,300	38.18%
2022	10/2022-03/2023	12	841,300	1.0763	905,491	2,052,950	44.11%
12 Month Total Sales		30			2,249,682	5,573,250	40.37%
24 Month Total Sales		69			5,477,190	12,508,800	43.46%
*24 Month Mean Adjusted Ratio							43.46%

*** 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 (L-4018).

12 Month / Single Year Sales Study

L-4047

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2023	10/2022-03/2023	12	841,300	1.0763	905,491	2,052,950	44.11%
2024	04/2023-09/2023	18	1,212,500	1.0000	1,212,500	3,154,500	38.44%
12 Month Total Sales		30			2,117,991	5,207,450	40.67%
** 12 Month Aggregate Adjusted Ratio							40.67%

**** Important:**

For sales from October 2022 through September 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 (L-4018).

2021 March Board of Review valuations are compared with sales transacted during the last nine 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.

Sales Study List

Issued under authority of Public Act 206 of 1893.

County Monroe County	City/Township Name (check appropriate box) Luna Pier City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City
Sales Study Year 2023	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

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

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/22/2021	2021R11597	51 010 015 00	HARRIS LANCE & LADONNA	ARAR HABEEB & BUSHRA AL	No	WD	C	247,300	550,000	550,000	44.96 %	
04/26/2021	2021R11970	51 010 041 00	LEIMANN EDWARD	RENDINA JOSEPH J	No	WD	C	66,600	180,000	180,000	37.00 %	
04/30/2021	2021R13075	51 170 412 00	MILLS DOROTHY & JEROME JR	MAYFIELD AMY	No	WD	C	53,100	125,000	125,000	42.48 %	
05/04/2021	2021R12250	51 020 007 10	ALDRICH JENNIFER LYNN	MDS HOMES LLC	No	WD	C	50,400	78,000	78,000	64.62 %	
05/07/2021	2021R12911	51 105 009 10	MARTIN THOMAS & JULIE	NORTHRIDGE HOLDINGS LLC	No	WD	C	261,900	385,000	385,000	68.03 %	
05/14/2021	2021R13541	51 080 040 00	COUGHLIN HENRY & PAMELA	MASER MICHELLE	No	WD	C	70,300	130,000	130,000	54.08 %	
05/18/2021	2021R14386	51 120 049 00	LEFEVRE SHAWN & RIKKI	LEFEVRE ROBERT	No	WD	C	36,200	100,000	100,000	36.20 %	
05/25/2021	2021R16004	51 105 013 00	WILBSKI BRIAN K	KIBBEE WENDY S	No	WD	C	80,700	221,000	221,000	36.52 %	
06/04/2021	2021R155306	51 170 410 00	TONNEBERGER TRACY	NEMEC DEBORAH	No	WD	C	53,100	126,000	126,000	42.14 %	
06/10/2021	2021R16433	51 010 035 00	DITTMAN KIM	BURCHETT CHRISTINA	No	WD	C	39,100	60,000	60,000	65.17 %	
06/14/2021	2021R15910	51 115 001 10	LOPES FRANCISCO P & SUSAN	SMITH KAREN	No	WD	C	190,700	498,000	498,000	38.29 %	
06/16/2021	2021R17737	51 001 007 10	STEVENS MICHAEL & KELLY	ZIMMERMAN EDWARD	No	WD	C	75,100	154,900	154,900	48.48 %	
06/21/2021	2021R18766	51 140 115 00	HARDY KATHERINE	HARPER LARRY & GEORGIA (No	LC	C	40,100	47,800	47,800	83.89 %	
07/19/2021	2021R19186	51 120 059 00	GOODALE LINDA	WELLS SALLY	No	WD	C	32,400	75,000	75,000	43.20 %	
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/22/2021	2021R20177	51 170 302 00	JACOBS EMILY, FREDERICK & J	BURKETT MAXWELL	No	WD	C	53,100	129,900	129,900	40.88 %	
08/06/2021	2021R20998	51 010 019 00	CUSUMANO JULIE	SIMO KERRI	No	WD	C	91,800	269,000	269,000	34.13 %	
08/10/2021	2021R21443	51 010 062 00	WALDRON LYNNE L	ARPS SHAHNA	No	WD	C	98,500	264,000	264,000	37.31 %	
08/11/2021	2021R22461	51 120 002 00	JEWELL IAN DAVID & LILLIE CI	MASSMAN KENNETH & MARC	No	WD	C	41,000	115,000	115,000	35.65 %	
08/20/2021	2021R22891	51 010 017 00	ZALUCKI ANTHONY	SWEETWATER ROOMS LLC	No	WD	C	86,500	240,000	240,000	36.04 %	
08/30/2021	2021R22999	51 170 404 00	LARSEN JANE M	BURLEN RANDALL O	No	WD	C	53,100	122,000	122,000	43.52 %	
09/16/2021	2021R24335	51 140 045 00	ARTHUR FAMILY LIVING TRUST	STRADER DOUGLAS J & LISA	No	WD	C	95,700	270,500	270,500	35.38 %	
09/17/2021	2021R26389	51 170 803 00	MCMURRAY KIMBERLY	ORT NICHOLAS	No	WD	C	53,900	165,000	165,000	32.67 %	
09/21/2021	2021R24469	51 040 032 00	NAKOS ZACK & APRIL LAMBER	JOHNSON JEFFERY O & JENNI	No	WD	C	59,700	100,000	100,000	59.70 %	
09/23/2021	2021R26032	51 120 101 10	BIEGAISKI JACQUELINE	MUNDT FRIEDRIK A	No	WD	C	48,700	120,000	120,000	40.58 %	
10/19/2021	2021R27237	51 055 017 00	ANSEL-PAFFORD TARA	OLEY STEVEN E	No	WD	C	33,400	75,000	75,000	44.53 %	
10/19/2021	2021R27236	51 055 021 00	ANSEL-PAFFORD TARA	OLEY STEVEN E	No	WD	C	20,900	60,000	60,000	34.83 %	
10/22/2021	2021R28492	51 170 208 00	NAVARRE FAMILY TRUST	PERKINS BRYAN & BREA RAE	No	WD	C	53,100	140,000	140,000	37.93 %	
10/26/2021	2021R28569	51 120 057 00	LARROW PETE D & KELLY D	RHODES DEAN & COLETTE B	No	WD	C	52,900	90,000	90,000	58.78 %	
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/24/2021	2021R30990	51 120 125 00	LARROW KELLY & PETER	ROBINSON CONNIE TRUST	No	WD	C	30,900	58,000	58,000	53.28 %	
12/03/2021	2021R32479	51 155 030 00	BURNETT BRUCE & DEBRA	DOIG STEVE T	No	WD	C	48,000	190,000	190,000	25.26 %	
12/08/2021	2021R32247	51 170 100 00	WELLS SALLY	VOLOSKY MATTHEW S	No	WD	C	111,300	234,000	234,000	47.56 %	
12/14/2021	2021R32503	51 135 011 00	LARROW KELLY & PETER	PEACE JAMES	No	WD	C	33,100	159,000	159,000	20.82 %	
02/11/2022	2022R03952	51 035 008 00	DEAL TODD J & ROBIN S	LARROW PETER D & KELLY D	No	WD	C	124,500	353,550	353,550	35.21 %	
02/23/2022	2022R04651	51 170 503 00	BENORE RONALD JR	HOLTZ LANCE	No	WD	C	52,900	135,000	135,000	39.19 %	
03/01/2022	2022R04701	51 085 041 00	ALINA'S LLC	FINCH HANNAH	No	WD	C	37,300	110,000	110,000	33.91 %	
03/01/2022	2022R04660	51 140 129 00	ALVAREZ JACQUELINE A TRUS'	CORMACK DOUG & CHRISTIN	No	WD	C	42,600	109,900	109,900	38.76 %	TRUSTEES DEED
03/07/2022	2022R05652	51 003 001 00	MARKEY ROBIN	MCCLLOUD ROBERT & NANET	No	WD	C	182,600	365,000	365,000	50.03 %	
03/07/2022	2022R05195	51 170 808 00	RUTAN THOMAS TRUST	CRANE PHILIP & AMBER	No	WD	C	53,500	145,000	145,000	36.90 %	
03/31/2022	2022R08564	51 120 039 00	COONEY CHARLES L, DANIEL &	WATSON JEREMY & GWENDC	No	WD	C	88,000	185,000	185,000	47.57 %	
04/01/2022	2022R09112	51 140 128 00	GRODI RYAN & PHILLIPS COUR'	CORMACK DOUGLAS J & CHR	No	WD	C	29,000	100,000	100,000	29.00 %	
04/06/2022	2022R08467	51 155 023 00	GUYMER RANDAL D & GAIL	MASSINGILL JENNIFER L	No	WD	C	108,100	265,000	265,000	40.79 %	
04/19/2022	2022R09420	51 135 012 00	HARVEY CATHY	BUSHROE AUSTIN	No	WD	C	61,500	160,000	160,000	38.44 %	
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/02/2022	2022R12344	51 080 022 00	DOMASICA WILLIAM J	GRASSEL ALINA	No	WD	C	51,800	144,900	144,900	35.75 %	
05/03/2022	2022R11117	51 170 310 00	DUSSIA LISA	TAYLOR AUSTIN	No	WD	C	55,500	151,500	151,500	36.63 %	
05/06/2022	2022R11132	51 170 806 00	GRANCITELLI LAUREN E (ROBE	WALLATH KYLE	No	WD	C	55,900	151,000	151,000	37.02 %	JOINT TENANTS
05/16/2022	2022R11220	51 140 046 00	ANSTADT MICHAEL & KATHRY	FOSTER JAMES & MARILYN	No	OTH	C	121,500	400,000	400,000	30.38 %	TRUSTEE'S DEED
05/31/2022	2022R11717	51 170 507 00	CANNON THOMAS & PATRICIA	WELLS SALLY	No	WD	C	55,300	130,000	130,000	42.54 %	
06/06/2022	2022R12396	51 155 014 00	WAKEMAN NEIL B	VOIGHT GREGORY TODD	No	WD	C	66,100	250,000	250,000	26.44 %	JOINT TENANTS
06/10/2022	2022R13355	51 140 034 00	WAKEMAN GRAHAM & COVEY	WAKEMAN NEIL & CAROLINE	No	WD	C	120,000	310,000	310,000	38.71 %	
07/08/2022	2022R15574	51 065 010 00	JABLONSKI JAMES & TRACY	WAWSCZYK ZACHARY & RAO	No	WD	C	72,200	205,500	205,500	35.13 %	
07/15/2022	2022R15593	51 140 114 00	DUTTON RODGER & CAROLYN	POTCOVA RICHARD T	No	WD	C	33,800	95,000	95,000	35.58 %	
07/26/2022	2022R15876	51 170 206 00	SOTTILE SHELLY R & JAMES S (GUTEKUNST CHERYL LYNN	No	WD	C	55,500	160,000	160,000	34.69 %	
07/27/2022	2022R15271	51 170 511 00	MCDOWELL CASEY	NAULT WAYNE R	No	WD	C	55,300	150,000	150,000	36.87 %	
08/02/2022	2022R16608	51 140 123 00	GRODI RYAN & PHILLIPS COUR	BUSSE JERRY P & JENNIFER L	No	WD	C	92,100	275,000	275,000	33.49 %	
08/03/2022	2022R15838	51 170 106 00	GRAMZA DAWN D	ELLIOTT GARY L	No	WD	C	56,400	149,900	149,900	37.63 %	
08/05/2022	2022R16476	51 080 015 00	WELTON DERRICK S	GILES ALLEN MICHAEL	No	WD	C	103,200	260,000	260,000	39.69 %	
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/05/2022	2022R16577	51 170 218 00	KENNEDY MICHAEL J	ORT NICHOLAS A	No	WD	C	55,700	162,500	162,500	34.28 %	
10/05/2022	2022R20428	51 115 020 00	BALLARD TROY & SUSAN	ARCHIBALD JORDAN & ALEX	No	WD	C	77,100	192,500	192,500	40.05 %	
10/07/2022	2022R20032	51 170 811 00	NEWMAN EDWARD & KATHLEE	FERRARI MEGAN & JAYNE GH	No	WD	C	56,600	160,000	160,000	35.38 %	
10/19/2022	2022R21395	51 120 021 00	DESANTOS LUKE	JEFFRIES MICHAEL L	No	WD	C	23,800	45,000	45,000	52.89 %	
11/07/2022	2022R21601	51 120 090 00	BALL JENNA	FLATAU MICHAEL	No	WD	C	33,400	90,000	90,000	37.11 %	
11/16/2022	2023R00790	51 090 002 00	PETERS WILLIAM	MEISNER DARIN & KAYLA	No	WD	C	41,200	78,000	78,000	52.82 %	
12/01/2022	2022R22921	51 145 001 00	MOORE GARY DONELL TRUST	SCHNITKEY DOUGLAS M & C	No	WD	C	119,300	399,900	399,900	29.83 %	
12/22/2022	2023R00385	51 085 039 00	WINKLEMAN JERALD W JR ET ,	ROCKWELL RENAE	No	WD	C	85,000	108,500	108,500	78.34 %	
12/30/2022	2023R00756	51 065 009 00	KLOCEK MICHAEL T	SCULLY EDWARD G & BARBA	No	WD	C	66,600	177,000	177,000	37.63 %	
01/13/2023	2023R007758	51 170 218 00	ORT NICHOLAS A	NIELSEN CHARLES E	No	WD	C	55,700	164,000	164,000	33.96 %	JOINT TENANTS
03/02/2023	2023R02953	51 140 061 00	STRICKLAND JAMES & BOLEY J	HANSEN GEORGE & JUDY	No	WD	C	176,200	399,500	399,500	44.11 %	
03/07/2023	2023R03516	51 075 001 20	LUNA PIER BAPTIST CIURCII	DUSSEAU MARK	No	WD	C	56,100	88,550	88,550	63.35 %	
03/15/2023	2023R03603	51 120 048 00	MEADOWS JEFFERY	GARCIA REYES A	No	WD	C	50,300	150,000	150,000	33.53 %	
04/03/2023	2023R04406	51 050 005 00	MULLEN BETH A (LYNCH)	MKZ MONROE PROPERTIES L	No	WD	C	66,500	100,000	100,000	66.50 %	
TOTAL												

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

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2023	2023R06015	51 085 027 00	GARDNER MARY O ESTATE	GARDNER MATTHEW	No	WD	C	41,300	80,000	80,000	51.63 %	
05/02/2023	2023R07164	51 140 048 00	LARROW PETER D & KELLY D	A&J PROPERTIES LLC	No	WD	C	33,600	75,000	75,000	44.80 %	
05/03/2023	2023R08358	51 155 013 00	MCLAIN IRREVOCABLE GIFTING	SWIFT INVESTMENT GROUP L	No	WD	C	82,700	147,500	147,500	56.07 %	
05/19/2023	2023R07936	51 140 005 00	A & J PROPERTY ENTERPRISES I	ROBINSON BELYNDA	No	WD	C	48,600	237,000	237,000	20.51 %	
05/23/2023	2023R08110	51 170 318 00	WELCH DAWN	BOYD JESSICA	No	WD	C	61,100	164,000	164,000	37.26 %	
05/26/2023	2023R08350	51 140 015 00	REYES ADAM	BOYERS BENJAMIN	No	WD	C	71,700	290,000	290,000	24.72 %	3 PROPERTIES
06/15/2023	2023R10112	51 155 061 00	JACOBS RONALD F	STAHL DAVID & SVETLANA	No	WD	C	80,000	158,000	158,000	50.63 %	
06/30/2023	2023R10231	51 170 408 00	ANSEL-PAFFORD TARA	BEJAN SIMON	No	WD	C	60,900	157,500	157,500	38.67 %	
07/26/2023	2023R11567	51 085 013 00	LARROW KELLY & PETER	AYALA-BARAJAS JUDITH	No	WD	C	66,500	153,000	153,000	43.46 %	
07/26/2023	2023R11415	51 120 091 00	HOY ROBERT & PAULA	MERRITT JEFFREY	No	WD	C	12,000	25,000	25,000	48.00 %	
07/26/2023	2023R11411	51 120 093 00	J & R REAL ESTATE, LLC	MERRITT JEFFREY D	No	WD	C	30,200	60,000	60,000	50.33 %	
08/08/2023	2023R11975	51 010 017 00	SWEETWATER ROOMS, LLC	ZEBARI, CHASE	No	WD	C	104,300	295,000	295,000	35.36 %	
08/08/2023	2023R13334	51 010 028 00	SWEETWATER ROOMS LLC,	PAKULA PARKER & LINDSEY	No	WD	C	89,200	320,000	320,000	27.88 %	
08/11/2023	2023R12127	51 140 103 00	4356 11TH ST LLC	WILEY MICHAEL D & BETHAN	No	WD	C	46,000	120,000	120,000	38.33 %	
TOTAL												

Sales Study List

Issued under authority of Public Act 206 of 1893.

County Monroe County	City/Township Name (check appropriate box) Luna Pier City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City
Sales Study Year 2023	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

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

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/28/2023	2023R12923	51 003 002 00	DEAL TODD & ROBIN	GEROSKI CYNTHIA	No	WD	C	192,200	457,000	457,000	42.06 %	
09/08/2023	2023R15289	51 170 807 00	NOWAKOWSKI JEFFERY ESTAT	GUYOR KRISTIN M	No	OTH	C	61,900	155,000	155,000	39.94 %	
09/15/2023	2023R13870	51 170 206 00	GUTEKUNST CHERYL	BURNS BRIAN	No	WD	C	63,800	160,500	160,500	39.75 %	
TOTAL								6,246,700	15,663,300	15,663,300		

MICHAEL WOOLFORD
MMAO 4
DIRECTOR



Telephone: (734) 240-7235
Fax: (734) 240-7244
Toll Free: 1-888-354-5500 Ext 7235

**MONROE COUNTY
EQUALIZATION DEPARTMENT**

51 South Macomb Street • Monroe, Michigan 48161-2168

December 27, 2023

Dear Chairman Brant and Members of the Board of Commissioners:

The Equalization Department has timely completed the 2023 Equalization Study, which is the basis in establishing the True Cash Values of each classification for the 19 local unit 2024 Assessment Rolls. The Study is the culmination of the department's work throughout the year and has been submitted with the State Tax Commission.

The State Tax Commission's General Rules requires the Equalization Director to file a duplicate copy of the Equalization Study to the Board of Commissioners. The Equalization Study was sent to the State Tax Commission utilizing their website portal called Michigan Equalization Gateway. This 2023 Equalization Study is a copy of what was submitted and I would ask for it to be placed on file at the next convenient Board meeting.

Please feel free to reach out to me if you have any questions or concerns.


Yours truly,

Michael Woolford, MMAO4
Equalization Director

Certification of Equalization Study by Equalization Director

Issued under authority of MCL 211.148. Filing is mandatory.

Complete this certification form and upload it to the filing cabinet in the Michigan Equalization Gateway (MEG) annually by **December 31**. All Equalization Study documents must be uploaded, or hand entered, and submitted in MEG.

COUNTY INFORMATION		
County Name Monroe County		
Equalization Director Name Michael Woolford	Certification Level Required for County R-7001	
CERTIFICATION		
<i>I certify that the County Equalization Study for the county indicated above was prepared under my direct supervision in my role as Equalization Director. In compliance with Michigan Compiled Laws 211.148, and the rules of the State Tax Commission, I am certified as an assessor at the level required for this county.</i>		
Equalization Director Signature 	Date 12/22/23	Certification Level (MMAO, MAAO or MCAO) MMAO

**SUMMARY OF ASSESSED VALUE
BY UNIT, BY CLASS AND COUNTY TOTAL**

UNIT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TOTAL REAL	TOTAL PERSONAL	TOTAL REAL AND PERSONAL
Ash 01	35,620,600	40,436,800	8,437,400	344,643,124	429,137,924	31,562,877	460,700,801
Bedford 02	22,051,900	129,058,400	33,726,700	1,402,130,525	1,586,967,525	63,082,166	1,650,049,691
Berlin 03	21,026,200	38,107,000	9,078,000	396,242,800	464,454,000	16,082,849	480,536,849
Dundee 04	71,028,080	100,256,430	50,920,570	304,275,450	526,480,530	27,287,002	553,767,532
Erie 05	23,104,527	11,928,629	9,786,346	161,320,682	206,140,184	29,257,422	235,397,606
Exeter 06	52,054,950	5,249,000	2,065,400	187,143,500	246,512,850	10,582,536	257,095,386
Frenchtown 07	31,976,200	240,170,400	110,470,300	667,176,350	1,049,793,250	460,836,300	1,510,629,550
Ida 08	60,936,800	5,076,300	804,300	242,217,072	309,034,472	15,591,500	324,625,972
LaSalle 09	33,625,600	9,214,100	362,900	224,934,200	268,136,800	10,010,320	278,147,120
London 10	40,292,900	3,494,400	936,600	141,886,950	186,610,850	9,177,774	195,788,624
Milan 11	54,405,800	2,641,400	1,455,900	67,675,800	126,178,900	23,770,251	149,949,151
Monroe 12	10,593,000	124,117,650	16,951,900	437,831,050	589,493,600	25,658,546	615,152,146
Raisinville 13	80,898,600	6,956,300	202,200	265,168,400	353,225,500	13,878,278	367,103,778
Summerfield 14	59,929,600	4,742,800	1,776,900	165,756,269	232,205,569	17,381,745	249,587,314
Whiteford 15	57,236,600	27,726,300	10,225,700	255,356,600	350,545,200	15,973,072	366,518,272
Luna Pier 51	NC	4,871,400	1,852,300	49,629,500	56,353,200	7,101,202	63,454,402
Milan City 53	NC	13,406,400	15,090,500	69,831,300	98,328,200	5,895,400	104,223,600
Monroe City 55	608,030	147,542,200	93,460,377	510,852,280	752,462,887	379,563,888	1,132,026,775
Petersburg City 57	NC	2,774,700	127,400	37,534,900	40,437,000	1,337,700	41,774,700
Total County	655,389,387	917,770,609	367,731,693	5,931,606,752	7,872,498,441	1,164,030,828	9,036,529,269

UNIT	101	201	301	401	REMARKS
LUNA PIER 51					
Ratio	NC	46.44	54.79	43.46	
Type Study		AS	AS	SS	
# of Parcels		28	6	69	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MILAN CITY 53					
Ratio	NC	46.21	47.48	46.23	
Type Study		AS	AS	SS	
# of Parcels		32	13	78	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MONROE CITY 55					
Ratio	47.53	49.42	48.48	45.72	
Type Study	AS	SS	AS	SS	
# of Parcels	5	35	34	739	
Land Value/Ac	\$5,000	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
PETERSBURG 57					
Ratio	NC	48.09	45.17	45.06	
Type Study		AS	AS	SS	
# of Parcels		16	1	39	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

EQUALIZATION STUDIES FOR 1 - REAL AND PERSONAL PROPERTIES

UNIT		0 TRUE CASH VALUE	1 TENTATIVE TRUE CASH VALUE	TRUE CASH VALUE Plus or Minus	PERCENT INC./DEC.	PARCELS STUDIED
ASH	Real	860,024,091	940,228,949	80,204,858	1.0933	314
	Personal	63,125,754	63,125,754	0	1.0000	
BEDFORD	Real	3,181,903,300	3,464,418,552	282,515,252	1.0888	1,190
	Personal	126,164,332	126,164,332	0	1.0000	
BERLIN	Real	942,380,426	1,065,905,365	123,524,939	1.1311	366
	Personal	32,165,698	32,165,698	0	1.0000	
DUNDEE	Real	1,065,389,537	1,143,563,430	78,173,893	1.0734	426
	Personal	54,574,004	54,574,004	0	1.0000	
ERIE	Real	416,530,363	442,524,921	25,994,558	1.0624	282
	Personal	58,514,844	58,514,844	0	1.0000	
EXETER	Real	498,132,794	538,434,417	40,301,623	1.0809	207
	Personal	21,165,072	21,165,072	0	1.0000	
FRENCHTOWN	Real	2,105,753,512	2,236,521,151	130,767,639	1.0621	743
	Personal	921,672,600	921,672,600	0	1.0000	
IDA	Real	622,973,496	672,212,404	49,238,908	1.0790	220
	Personal	31,183,000	31,183,000	0	1.0000	
LASALLE	Real	540,883,042	611,802,743	70,919,701	1.1311	288
	Personal	20,020,640	20,020,640	0	1.0000	
LONDON	Real	377,091,553	410,269,258	33,177,705	1.0880	198
	Personal	18,355,548	18,355,548	0	1.0000	
MILAN	Real	254,015,927	268,043,540	14,027,613	1.0552	117
	Personal	47,540,502	47,540,502	0	1.0000	
MONROE	Real	1,184,658,316	1,291,394,672	106,736,356	1.0901	441
	Personal	51,317,092	51,317,092	0	1.0000	
RAISINVILLE	Real	712,791,897	774,485,884	61,693,987	1.0866	232
	Personal	27,756,556	27,756,556	0	1.0000	
SUMMERFIELD	Real	468,193,974	519,570,592	51,376,618	1.1097	165
	Personal	34,763,490	34,763,490	0	1.0000	
WHITEFORD	Real	705,275,618	761,720,882	56,445,264	1.0800	280
	Personal	31,946,144	31,946,144	0	1.0000	
LUNA PIER	Real	113,590,942	128,066,202	14,475,260	1.1274	103
	Personal	14,202,404	14,202,404	0	1.0000	
MILAN CITY	Real	197,757,510	211,847,651	14,090,141	1.0712	123
	Personal	11,790,800	11,790,800	0	1.0000	
MONROE CITY	Real	1,511,007,034	1,609,944,728	98,937,694	1.0655	813
	Personal	759,127,776	759,127,776	0	1.0000	
PETERSBURG	Real	81,083,578	89,351,657	8,268,079	1.1020	56
	Personal	2,675,400	2,675,400	0	1.0000	
TOTAL COUNTY		18,167,498,566	19,508,368,654	1,340,870,088	1.0738	6,564

SUMMERFIELD					
	Agricultural		59,929,600	6,622,200	11.05%
	Commercial		4,742,800	3,838,400	80.93%
	Industrial		1,776,900	1,776,900	100.00%
	Residential		165,756,269	9,026,689	5.45%
WHITEFORD					
	Agricultural		57,236,600	9,816,900	17.15%
	Commercial		27,726,300	15,160,900	54.68%
	Industrial		10,225,700	5,875,000	57.45%
	Residential		255,356,600	13,342,278	5.22%
LUNA PIER CITY					
	Agricultural	NC			
	Commercial		4,871,400	4,788,300	98.29%
	Industrial		1,852,300	1,747,300	94.33%
	Residential		49,629,500	5,477,190	11.04%
MILAN CITY					
	Agricultural	NC			
	Commercial		13,406,400	6,158,500	45.94%
	Industrial		10,057,900	5,902,000	58.68%
	Stratified		5,032,600	5,032,600	100.00%
	Total		15,090,500	10,934,600	72.46%
	Residential		69,831,300	7,534,758	10.79%
MONROE CITY					
	Agricultural		608,030	608,030	100.00%
	Commercial		147,542,200	5,471,124	3.71%
	Industrial		48,189,550	20,022,630	41.55%
	Stratified		45,270,827	45,270,827	100.00%
	Total		93,460,377	65,293,457	69.86%
	Residential		510,852,280	55,516,691	10.87%
PETERSBURG CITY					
	Agricultural	NC			
	Commercial		2,774,700	1,862,200	67.11%
	Industrial		127,400	127,400	100.00%
	Residential		37,534,900	3,056,938	8.14%

2023

MONROE COUNTY

UNIT	SQUARE FOOT DBA	SQUARE FOOT RURAL	PER ACRE SITE VALUE
ASH	\$0.90-\$1.50	\$0.73-\$0.90	\$32,000
BEDFORD	\$3.50-\$10.00	\$0.83-\$3.00	\$36,000
BERLIN	\$0.90-\$2.00	\$0.67-\$0.90	\$29,000
DUNDEE	\$1.90-\$10.00	\$1.25-\$2.10	\$29,000
ERIE	\$0.80-\$1.30	\$0.67	\$29,000
EXETER	\$0.67	\$0.67	\$29,000
FRENCHTOWN	\$2.25-\$11.00	\$0.69-\$2.00	\$30,000
IDA	\$0.83	\$0.69	\$30,000
LASALLE	N/A	\$0.69-\$1.50	\$30,000
LONDON	N/A	\$0.64	\$28,000
MILAN	N/A	\$.53-\$0.67	\$29,000
MONROE	\$2.25-\$5.00	\$0.76	\$33,000
RAISINVILLE	\$2.50	\$0.73	\$32,000
SUMMERFIELD	N/A	\$0.71	\$31,000
WHITEFORD	N/A	\$1.00-\$3.50	\$36,000
LUNA PIER	\$0.67-\$2.00	N/A	N/A
MILAN CITY	\$0.67-\$2.28	N/A	N/A
MONROE CITY	\$2.15-\$10.00	\$1.00-\$1.60	\$29,000
PETERSBURG	\$0.67-\$1.53	N/A	N/A

MONROE COUNTY

ECONOMIC CONDITION FACTORS-2023

TOWNSHIP/CITY	Agricultural	Commercial	Industrial	Res Single Family
ASH TOWNSHIP	0.97	0.90	0.95	1.08
BEDFORD TOWNSHIP	0.97	0.95	0.95	1.08
BERLIN TOWNSHIP	0.97	0.90	0.95	1.08
DUNDEE TOWNSHIP	0.97	0.95	0.95	1.08
ERIE TOWNSHIP	0.97	0.90	0.95	1.08
EXETER TOWNSHIP	0.97	0.90	0.95	1.08
FRENCHTOWN TOWNSHIP	0.97	0.95	0.95	1.08
IDA TOWNSHIP	0.97	0.90	0.95	1.08
LASALLE TOWNSHIP	0.97	0.90	0.95	1.08
LONDON TOWNSHIP	0.97	0.90	0.95	1.08
MILAN TOWNSHIP	0.97	0.90	0.95	1.08
MONROE TOWNSHIP	0.97	0.95	0.95	1.08
RAISINVILLE TOWNSHIP	0.97	0.90	0.95	1.08
SUMMERFIELD TOWNSHIP	0.97	0.90	0.95	1.08
WHITEFORD TOWNSHIP	0.97	0.90	0.95	1.08
LUNA PIER CITY	NC	0.80	0.95	1.08
MILAN CITY	NC	0.80	0.95	1.08
MONROE CITY	0.97	0.85	0.95	1.08
PETERSBURG CITY	NC	0.80	0.95	1.08

* SALES STUDY USED

**STATE TAX COMMISSION
ANALYSIS FOR EQUALIZED VALUATION - Personal Property**

County MONROE(58)

City or Township County of Monroe (58)

Year 2023/2024

Assessment Roll Classification Class of Personal Property	Assessed Value	No. of Parcels	Sample		% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
			True Cash Value	Assessed Value			
Agricultural						0	
Total Agricultural	0					0	
Commercial	106,993,692	5,193			50.00%	213,987,384	RV/ES
Total Commercial	106,993,692	5,193			50.00%	213,987,384	
Industrial	714,326,489	163			50.00%	1,428,652,978	RV/ES
Total Industrial	714,326,489	163			50.00%	1,428,652,978	
Residential						0	
Total Residential	0					0	
Utilities	342,710,647	293			50.00%	685,421,294	RV/ES
Total Utilities	342,710,647	293			50.00%	685,421,294	
TOTAL - PERSONAL	1,164,030,828	5,649			50.00%	2,328,061,656	

SS Sales Study CS Combined Sales AS Appraisal Study ES Estimated Values (Explain)
 NC None Classified & Appraisal Study AU Audit
 NW New Class RA Reappraisal RV Record Verification

Remarks:

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Monroe County				City/Township Name (check appropriate box) Luna Pier City <input checked="" type="checkbox"/> City <input type="checkbox"/> Township				Study Year 2023	Equalization Year 2024
Assessment Roll Classification				Sample			% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value			
100 Agricultural	NC			0				%	
200 Commercial	AS			4,871,400	28	4,788,300	10,310,455	46.44 %	10,489,664
300 Industrial	AS			1,852,300	6	1,747,300	3,188,858	54.79 %	3,380,726
400 Residential	SS			49,629,500	69			43.46 %	114,195,812
500 Timber-Cutover	NC			0				%	
600 Developmental	NC			0				%	
TOTAL - REAL				56,353,200	103				128,066,202

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.

County: 58 MONROE

Unit(s): LUNA PIER

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
51 001 006 00	DOHERTY GARY P	201	9,300	19,829	46.90
51 002 020 10	APEX CAPITAL VENTURE LLC	201	546,700	1,121,094	48.76
51 002 020 30	GREEN LABS LUNA PIER, LLC	201	491,800	1,049,709	46.85
51 003 005 10	LGP LLC	201	72,300	168,774	42.84
51 003 006 00	NELI CELNIK & EDIONA	201	88,800	223,888	39.66
51 003 007 10	J JOHNSON, LLC	201	151,300	314,840	48.06
51 003 007 50	A & J PROPERTIES LLC	201	116,400	309,072	37.66
51 003 009 05	J JOHNSON LLC	202	4,000	19,624	20.38
51 003 009 10	J JOHNSON LLC	201	100,000	326,688	30.61
51 003 009 20	LUNA PIER STORAGE	201	179,100	380,287	47.10
51 003 009 30	SHRI LAKSHMI HOLDINGS, INC	201	337,500	610,202	55.31
51 003 009 40	J JOHNSON LLC	201	112,700	230,721	48.85
51 003 010 00	LUNA PIER HARBOUR CLUB	201	406,700	746,562	54.48
51 003 011 00	LUNA PIER HARBOUR CLUB	202	20,500	82,946	24.71
51 003 014 20	J JOHNSON LLC	201	563,300	1,138,238	49.49
51 003 017 00	LUNA PIER HARBOUR CLUB	202	49,000	113,804	43.06
51 060 001 00	HAFELI JOHN INC	201	37,100	87,586	42.36
51 060 002 00	A & J PROPERTIES, LLC	201	89,800	203,476	44.13
51 060 003 00	4380 LUNA PIER RD LLC	201	49,500	117,859	42.00
51 080 002 00	U & Y ENTERPRISES INC	201	148,200	317,385	46.69
51 080 006 00	BLAIR- BATES NANCY &	201	149,300	412,685	36.18
51 080 007 00	BLAIR- BATES NANCY &	201	5,300	24,530	21.61
51 125 001 00	GAYAR HOLDINGS, LLC	201	730,400	1,485,331	49.17
51 125 003 00	BOOZA LLC	201	142,200	324,886	43.77
125 004 00	ZALUCKI ANTHONY	201	86,700	226,729	38.24
125 005 00	HIRSCH WILLIAM M	201	93,800	225,410	41.61
51 125 008 00	ZALUCKI ANTHONY	201	4,000	16,995	23.54
51 125 008 10	BATES-BLAIR SCARLETTE M & NANC	201	2,600	11,305	23.00

Totals: 28 4,788,300 10,310,455 46.44

Class Totals: 201 25
202 3

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

Statistical Mean= 40.608 Median= 42.947 Maximum= 55.310 Minimum= 20.383

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

Normalized Average Deviation = 0.19435 (Coefficient of Dispersion)
 Average Squared Deviation = 100.24880 (Variance)
 Square Root of Squared Deviation = 10.01243 (Standard Deviation)
 Normalized Standard Deviation = 0.24656 (Covariance)
 2 Standard Deviation Range (Low) = 20.58290 (High) = 60.63263

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

Normalized Average Deviation = 0.17315 (Coefficient of Dispersion)
 Average Squared Deviation = 105.92553 (Variance)
 Square Root of Squared Deviation = 10.29201 (Standard Deviation)
 Normalized Standard Deviation = 0.23964 (Covariance)
 2 Standard Deviation Range (Low) = 22.36339 (High) = 63.53144

Price Related Differential (PRD): 0.87439 PRD > 1 regressive, < 1 progressive.

County: 58 MONROE
Unit: LUNA PIER
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult	
51 001 007 10	401	06/16/2021	2021R17737	WD		03-ARM'S LENGTH	154,900	75,100	48.48		
51 010 015 00	401	04/22/2021	2021R11597	WD	00002	03-ARM'S LENGTH	550,000	247,300	44.96		
51 010 017 00	401	08/20/2021	2021R22891	WD	00002	03-ARM'S LENGTH	240,000	86,500	36.04		
51 010 019 00	401	08/06/2021	2021R20998	WD	00097	03-ARM'S LENGTH	269,000	91,800	34.13		
51 010 035 00	402	06/10/2021	2021R16433	WD	00097	03-ARM'S LENGTH	60,000	39,100	65.17		
51 010 041 00	401	04/26/2021	2021R11970	WD	00097	03-ARM'S LENGTH	180,000	66,600	37.00		
51 010 062 00	401	08/10/2021	2021R21443	WD	00097	03-ARM'S LENGTH	264,000	98,500	37.31		
51 020 007 10	401	05/04/2021	2021R12250	WD	00097	03-ARM'S LENGTH	78,000	50,400	64.62		
51 040 032 00	402	09/21/2021	2021R24469	WD	00097	03-ARM'S LENGTH	100,000	59,700	59.70		
51 080 040 00 + Pcls 51 130 005 00	402	05/14/2021	2021R13541	WD	00001	03-ARM'S LENGTH	130,000	70,300	54.08		
51 105 009 10 s 51 105 009 20, 51 105 009 30, 51 105 009 40, 51 105 017 10	407	05/07/2021	2021R12911	WD		03-ARM'S LENGTH	385,000	261,900	68.03		
51 105 013 00	401	05/25/2021	2021R16004	WD	00001	03-ARM'S LENGTH	221,000	80,700	36.52		
51 115 001 10	401	06/14/2021	2021R15910	WD	00001	03-ARM'S LENGTH	498,000	190,700	38.29		
51 120 002 00	401	08/11/2021	2021R22461	WD	00001	03-ARM'S LENGTH	115,000	41,000	35.65		
51 120 049 00	401	05/18/2021	2021R14386	WD	00001	03-ARM'S LENGTH	100,000	36,200	36.20		
51 120 059 00	401	07/19/2021	2021R19186	WD	00001	03-ARM'S LENGTH	75,000	32,400	43.20		
51 120 101 10 + Pcls 51 120 108 10	401	09/23/2021	2021R26032	WD	00001	03-ARM'S LENGTH	120,000	48,700	40.58		
51 140 045 00	401	09/16/2021	2021R24335	WD	00001	03-ARM'S LENGTH	270,500	95,700	35.38		
51 140 115 00	401	06/21/2021	2021R18766	LC	00001	03-ARM'S LENGTH	47,800	40,100	83.89		
51 170 302 00	407	07/22/2021	2021R20177	WD		03-ARM'S LENGTH	129,900	53,100	40.88		
51 170 404 00	407	06/30/2021	2021R22999	WD		03-ARM'S LENGTH	122,000	53,100	43.52		
51 170 410 00	407	06/04/2021	2021R155306	WD		03-ARM'S LENGTH	126,000	53,100	42.14		
51 170 412 00	407	04/30/2021	2021R13075	WD		03-ARM'S LENGTH	125,000	53,100	42.48		
51 170 803 00	407	09/17/2021	2021R26389	WD		03-ARM'S LENGTH	165,000	53,900	32.67		
Totals 04/01/2021 - 09/30/2021							24	4,526,100	1,979,000	43.72	1.0000
51 003 001 00	401	03/07/2022	2022R05652	WD	00097	03-ARM'S LENGTH	365,000	182,600	50.03		

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County: 58 MONROE
Unit: LUNA PIER
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Adj.Sale Price Assessment	Ratio	Mult
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Price Related Differential (PRD): 1.03020 PRD >1 regressive, < 1 progressive.

County: 58 MONROE
Unit: LUNA PIER
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
51 120 048 00	401	03/15/2023	2023R03603	WD	00001	03-ARM'S LENGTH	150,000	50,300	33.53	
51 120 090 00	401	11/07/2022	2022R21601	WD	00001	03-ARM'S LENGTH	90,000	33,400	37.11	
51 140 061 00	401	03/02/2023	2023R02953	WD	00001	03-ARM'S LENGTH	399,500	176,200	44.11	
51 145 001 00	401	12/01/2022	2022R22921	WD	00003	03-ARM'S LENGTH	399,900	119,300	29.83	
51 170 218 00	407	01/13/2023	2023R007758	WD		03-ARM'S LENGTH JOINT TENANTS	164,000	55,700	33.96	
51 170 811 00	407	10/07/2022	2022R20032	WD		03-ARM'S LENGTH	160,000	56,600	35.38	
Totals 10/01/2022 - 03/31/2023		Conventional		12	2,052,950	841,300	40.98	1.0000		
Totals 04/01/2022 - 03/31/2023		Conventional		30	5,573,250	2,090,200	37.50	1.0000		

*** ** Statistics for this group (30 in sample) *** **

Arith Mean= 39.402 Median= 36.943 Maximum= 78.341 Minimum= 26.440

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

Normalized Average Deviation = 0.16915 (Coefficient of Dispersion)
Average Squared Deviation = 109.59155 (Variance)
Square Root of Squared Deviation = 10.46860 (Standard Deviation)
Normalized Standard Deviation = 0.26569 (Covariance)
2 Standard Deviation Range (Low) = 18.46452 (High) = 60.33891

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

Normalized Average Deviation = 0.16257 (Coefficient of Dispersion)
Average Squared Deviation = 115.84395 (Variance)
Square Root of Squared Deviation = 10.76308 (Standard Deviation)
Normalized Standard Deviation = 0.29134 (Covariance)
2 Standard Deviation Range (Low) = 15.41710 (High) = 58.46943

Price Related Differential (PRD): 1.05060 PRD >1 regressive, < 1 progressive.

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County: 58 MONROE
Unit: LUNA PIER
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment Ratio	Mult
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Square Root of Squared Deviation =			12.44634		(Standard Deviation)			
Normalized Standard Deviation =			0.28836		(Covariance)			
2 Standard Deviation Range (Low) =	18.27024		(High) =	68.05560				

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

Normalized Average Deviation =			0.22937		(Coefficient of Dispersion)			
Average Squared Deviation =			165.30161		(Variance)			
Square Root of Squared Deviation =			12.85697		(Standard Deviation)			
Normalized Standard Deviation =			0.32147		(Covariance)			
2 Standard Deviation Range (Low) =	14.27978		(High) =	65.70765				

Price Related Differential (PRD): 1.09440 PRD >1 regressive, < 1 progressive.

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County: 58 MONROE
Unit: LUNA PIER
Class: Residential

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	87	6,246,700	15,663,300	39.88	
Creative	0	0	0	50.00	(Before discounting, sales were = 0)
Totals:	87	6,246,700	15,663,300	39.88	(Weighted)

*** ** Statistics for this group (87 in sample) *** **

Statistical Mean= 41.878 Median= 38.667 Maximum= 83.891 Minimum= 20.506

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

Normalized Average Deviation = 0.20177 (Coefficient of Dispersion)
Average Squared Deviation = 132.62308 (Variance)
Square Root of Squared Deviation = 11.51621 (Standard Deviation)
Normalized Standard Deviation = 0.27499 (Covariance)
2 Standard Deviation Range (Low) = 18.84583 (High) = 64.91067

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

Normalized Average Deviation = 0.20542 (Coefficient of Dispersion)
Average Squared Deviation = 143.05730 (Variance)
Square Root of Squared Deviation = 11.96066 (Standard Deviation)
Normalized Standard Deviation = 0.30933 (Covariance)
2 Standard Deviation Range (Low) = 14.74536 (High) = 62.58798

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 LUNA PIER
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>45,811,200</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>44,972,500</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0186</u>

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>49,296,500</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>45,799,900</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0763</u>

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.0963</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)
2021	4/21 - 9/21	24	1,979,000	1.0963	2,169,578	4,526,100	47.93%
2021	10/21 - 3/22	15	965,000	1.0963	1,057,930	2,409,450	43.91%
12 Month Total Sales		39	12 Month Total Sales		3,227,508	6,935,550	46.54%
2022	4/22 - 9/22	18	1,248,900	1.0763	1,344,191	3,520,300	38.18%
2022	10/22 - 3/23	12	841,300	1.0763	905,491	2,052,950	44.11%
12 Month Total Sales		30	12 Month Total Sales		2,249,682	5,573,250	40.37%
24 Month Total Sales		69	24 Month Total Sales		5,477,190	12,508,800	43.46%
*24 Month Mean Adjusted Ratio							43.46%

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	12	841,300	1.0763	905,491	2,052,950	44.11%
2023	4/23 - 9/23	18	1,212,500	1.0000	1,212,500	3,154,500	38.44%
12 Month Total Sales		30	12 Month Total Sales		2,117,991	5,207,450	
**12 Month Aggregate Adjusted Ratio							40.67%

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.

2024

MONROE COUNTY EQUALIZATION DEPARTMENT

Michael Woolford, Director

UNIT		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	PERSONAL PROPERTY	
						RATIO	MULTIPLIER
ASH	Ratio	47.22	49.18	48.08	45.05	50.00	1.0000
	Multiplier	1.0589	1.0167	1.0399	1.1099		
BEDFORD	Ratio	47.91	46.79	47.00	45.66	50.00	1.0000
	Multiplier	1.0436	1.0686	1.0638	1.0951		
BERLIN	Ratio	43.83	39.35	48.56	43.91	50.00	1.0000
	Multiplier	1.1408	1.2706	1.0297	1.1387		
DUNDEE	Ratio	47.82	48.26	46.39	44.91	50.00	1.0000
	Multiplier	1.0456	1.0361	1.0778	1.1133		
ERIE	Ratio	48.46	47.26	48.44	46.17	50.00	1.0000
	Multiplier	1.0318	1.0580	1.0322	1.0830		
EXETER	Ratio	46.36	47.15	47.53	45.57	50.00	1.0000
	Multiplier	1.0785	1.0604	1.0520	1.0972		
FRENCHTOWN	Ratio	47.77	46.87	49.07	46.59	50.00	1.0000
	Multiplier	1.0467	1.0668	1.0190	1.0732		
IDA	Ratio	47.36	46.35	48.80	45.62	50.00	1.0000
	Multiplier	1.0557	1.0787	1.0246	1.0960		
LASALLE	Ratio	45.99	46.94	46.70	43.40	50.00	1.0000
	Multiplier	1.0872	1.0652	1.0707	1.1521		
LONDON	Ratio	47.14	47.98	45.32	44.98	50.00	1.0000
	Multiplier	1.0607	1.0421	1.1033	1.1116		
MILAN	Ratio	48.21	46.80	47.53	46.20	50.00	1.0000
	Multiplier	1.0371	1.0684	1.0520	1.0823		
MONROE	Ratio	48.27	47.27	49.66	45.01	50.00	1.0000
	Multiplier	1.0358	1.0578	1.0068	1.1109		
RAISINVILLE	Ratio	47.03	48.48	47.43	45.12	50.00	1.0000
	Multiplier	1.0632	1.0314	1.0542	1.1082		
SUMMERFIELD	Ratio	47.72	47.28	48.14	43.59	50.00	1.0000
	Multiplier	1.0478	1.0575	1.0386	1.1471		
WHITEFORD	Ratio	48.37	48.23	49.69	45.17	50.00	1.0000
	Multiplier	1.0337	1.0367	1.0062	1.1069		
LUNA PIER	Ratio	NC	46.44	54.79	43.46	50.00	1.0000
	Multiplier	----	1.0767	0.9126	1.1505		
MILAN CITY	Ratio	NC	46.21	47.48	46.23	50.00	1.0000
	Multiplier	----	1.0820	1.0531	1.0815		
MONROE CITY	Ratio	47.53	49.42	48.48	45.72	50.00	1.0000
	Multiplier	1.0520	1.0117	1.0314	1.0936		
PETERSBURG	Ratio	NC	48.09	45.17	45.06	50.00	1.0000
	Multiplier	----	1.0397	1.1069	1.1096		

Please bear in mind that the ratios and multipliers are tentative and subject to adjustment by the certified supervisor, assessing officer, and boards of review of each taxing unit. The adjustments could create a ratio closer to fifty (50) percent.