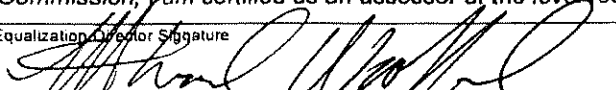


## Certification of Equalization Study by Equalization Director

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 <b>Monroe County</b>		
Equalization Director Name <b>Michael Woolford</b>	Certification Level Required for County <b>R-7001</b>	
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 <b>12/27/24</b>	Certification Level (MMAO, MAAO or MCAO) <b>MMAO</b>

2024

MONROE COUNTY

L-4018 FOR 2024 EQUALIZATION

SUMMARY OF L-4018 AND PERCENT OF ASSESSED VALUE STUDIED FOR 2024

CLASS	ASSESSED VALUE	TRUE CASH VALUE	RATIO	PERCENT INC./DEC	PERCENT STUDIED
AGRICULTURAL	687,925,862	1,443,710,131	47.65	1.0493	20.53%
COMMERCIAL	973,801,126	2,111,802,998	46.11	1.0843	19.36%
INDUSTRIAL	409,825,770	841,568,320	48.70	1.0267	28.96%
RESIDENTIAL	6,608,758,098	13,956,390,629	47.35	1.0559	6.33%
TOTAL REAL	8,680,310,856	18,353,472,078	47.30	1.0572	9.98%
TOTAL PERSONAL	1,143,581,134	2,287,162,268	50.00	1.0000	
GRAND TOTAL	9,823,891,990	20,640,634,346	47.59	1.0505	

**SUMMARY OF 2024 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	38,217,000	42,071,600	8,846,900	387,225,600	476,361,100	36,224,206	512,585,306
Bedford 02	22,921,800	136,041,800	38,851,700	1,550,597,225	1,748,412,525	66,046,719	1,814,459,244
Berlin 03	23,896,200	47,360,400	10,126,800	457,870,800	539,254,200	19,586,658	558,840,858
Dundee 04	74,045,290	103,441,160	54,622,410	342,822,100	574,930,960	28,171,195	603,102,155
Erie 05	23,814,750	12,658,362	10,052,615	174,787,674	221,313,401	29,508,775	250,822,176
Exeter 06	55,654,500	5,488,550	2,159,450	207,416,000	270,718,500	14,923,363	285,641,863
Frenchtown 07	33,171,500	259,764,100	109,753,700	728,468,730	1,131,158,030	426,686,550	1,557,844,580
Ida 08	62,974,500	5,477,900	818,700	269,726,067	338,997,167	19,364,100	358,361,267
LaSalle 09	36,492,252	9,718,500	386,800	257,895,412	304,492,964	10,237,247	314,730,211
London 10	42,735,500	3,721,044	1,021,700	158,915,000	206,393,244	9,652,273	216,045,517
Milan 11	56,372,600	2,880,500	1,525,100	73,572,600	134,350,800	23,250,735	157,601,535
Monroe 12	10,977,850	132,581,950	44,431,100	492,588,850	680,579,750	27,935,594	708,515,344
Raisinville 13	85,455,400	7,109,800	211,300	295,681,473	388,457,973	19,229,790	407,687,763
Summerfield 14	62,124,300	4,891,900	1,826,300	191,729,300	260,571,800	17,339,283	277,911,083
Whiteford 15	58,310,200	28,745,100	10,256,600	284,856,100	382,168,000	17,100,047	399,268,047
Luna Pier 51	NC	5,267,800	1,688,400	57,581,804	64,538,004	7,672,323	72,210,327
Milan City 53	NC	14,114,300	16,096,800	75,970,634	106,181,734	6,868,100	113,049,834
Monroe City 55	762,220	149,575,260	97,009,795	559,657,620	807,004,895	362,536,476	1,169,541,371
Petersburg City 57	NC	2,891,100	139,600	41,395,109	44,425,809	1,247,700	45,673,509
Total County	687,925,862	973,801,126	409,825,770	6,608,758,098	8,680,310,856	1,143,581,134	9,823,891,990

Monroe County

Appraisal & Sales Study Totals  
Assessed - Parcel - % Studied Totals

2024 STUDY

UNIT	101 STUDY ASSESSED	101 PAR	201 STUDY ASSESSED	201 PAR	301 STUDY ASSESSED	301 PAR	401 STUDY ASSESSED	401 PAR
ASH	8,953,100	62	10,678,600	67	3,130,100	28	18,893,029	146
BEDFORD	12,357,100	52	19,981,100	90	27,356,600	53	100,638,413	833
BERLIN	8,273,000	55	6,131,300	35	4,380,300	20	24,330,269	194
DUNDEE	14,862,580	91	15,796,560	35	8,495,710	28	24,830,309	201
ERIE	8,735,885	87	5,479,184	51	2,516,378	19	9,518,521	97
EXETER	10,630,350	71	3,566,500	32	2,159,450	20	8,971,754	87
FRENCHTOWN	8,158,600	54	43,063,600	54	24,529,300	43	48,931,688	467
IDA	11,074,300	67	3,451,400	34	818,700	13	13,040,057	103
LASALLE	6,866,200	43	3,384,300	104	386,800	9	16,096,368	136
LONDON	8,019,400	57	1,892,200	23	1,021,700	14	9,969,643	92
MILAN	7,771,500	67	2,601,000	15	1,525,100	7	3,113,343	25
MONROE	6,689,500	46	19,643,200	51	5,582,600	23	35,483,584	297
RAISINVILLE	11,111,100	44	6,917,800	28	211,300	6	16,249,859	148
SUMMERFIELD	7,617,700	42	3,932,500	19	1,826,300	13	9,352,221	77
WHITEFORD	9,549,000	77	17,022,800	62	4,368,700	32	14,038,717	110
LUNA PIER			5,167,800	28	1,688,400	7	5,064,349	63
MILAN CITY			11,410,900	35	5,871,100	14	7,130,450	62
MONROE CITY	538,040	4	5,876,113	35	22,661,890	31	49,519,979	597
PETERSBURG			2,539,400	24	139,600	1	3,034,336	33
	141,207,355	919	188,536,257	822	118,670,028	381	418,206,889	3,768
Total County	687,925,862	4,759	973,801,126	3,279	409,825,770	610	6,608,758,098	63,678
% Studied	20.53%	19.31%	19.36%	25.07%	28.96%	62.46%	6.33%	5.92%

Does not include 301 stratified #'s

2024 MONROE COUNTY EQUALIZATION STUDY

UNIT	101	201	301	401	REMARKS
ASH 01					
	46.73	43.71	48.45	47.54	
Type Study	AS	AS	ST	SS	
# of Parcels	62	67	28	146	
Land Value/Ac	\$5,500	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
BEDFORD 02					
	48.10	47.24	48.32	47.64	
Type Study	AS	AS	AS	SS	
# of Parcels	52	90	53	833	
Land Value/Ac	\$5,800	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
BERLIN 03					
	48.22	47.82	49.87	47.11	
Type Study	AS	AS	AS	SS	
# of Parcels	55	35	20	194	
Land Value/Ac	\$5,500	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
DUNDEE 04					
Ratio	47.62	46.63	47.89	47.38	
Type Study	AS	AS	AS	SS	
# of Parcels	91	35	28	201	
Land Value/Ac	\$5,900	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
ERIE 05					
Ratio	47.52	47.17	52.48	46.71	
Type Study	AS	AS	ST	SS	
# of Parcels	87	51	19	97	
Land Value/Ac	\$4,900	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
EXETER 06					
Ratio	47.42	46.23	47.88	45.31	
Type Study	AS	AS	AS	SS	
# of Parcels	71	32	20	87	
Land Value/Ac	\$5,400	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
FRENCHTOWN 07					
Ratio	48.40	45.42	48.71	46.87	
Type Study	AS	AS	ST	SS	
# of Parcels	54	54	43	467	
Land Value/Ac	\$5,400	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
IDA 08					
Ratio	47.97	46.65	47.98	46.55	
Type Study	AS	AS	AS	SS	
# of Parcels	67	34	13	103	
Land Value/Ac	\$6,000	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
LASALLE 09					
Ratio	47.57	48.26	47.88	47.98	
Type Study	AS	ST	AS	SS	
# of Parcels	43	104	9	136	
Land Value/Ac	\$5,200	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
LONDON 10					
Ratio	47.15	46.03	49.44	47.76	
Type Study	AS	AS	AS	SS	
# of Parcels	57	23	14	92	
Land Value/Ac	\$5,000	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MILAN 11					
Ratio	46.65	47.03	46.84	48.03	
Type Study	AS	AS	AS	SS	
# of Parcels	67	15	7	25	
Land Value/Ac	\$5,400	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MONROE 12					
Ratio	47.84	46.79	49.78	48.35	
Type Study	AS	AS	ST	SS	
# of Parcels	46	51	23	297	
Land Value/Ac	\$5,200	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
RAISINVILLE 13					
Ratio	48.62	45.10	47.67	47.54	
Type Study	AS	AS	AS	SS	
# of Parcels	44	28	6	148	
Land Value/Ac	\$5,700	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
SUMMERFIELD 14					
Ratio	46.98	45.51	47.03	46.80	
Type Study	AS	AS	AS	SS	
# of Parcels	42	19	13	77	
Land Value/Ac	\$6,200	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
WHITEFORD 15					
Ratio	48.09	44.93	46.36	48.71	
Type Study	AS	AS	AS	SS	
# of Parcels	77	62	32	110	
Land Value/Ac	\$6,400	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
LUNA PIER 51					
Ratio	NC	45.07	49.49	45.17	
Type Study		AS	AS	SS	
# of Parcels		28	7	63	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MILAN CITY 53					
Ratio	NC	46.28	49.29	47.56	
Type Study		AS	ST	SS	
# of Parcels		35	14	62	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
MONROE CITY 55					
Ratio	49.47	45.66	48.58	46.80	
Type Study	AS	SS	ST	SS	
# of Parcels	4	35	31	597	
Land Value/Ac	\$5,200	VARIOUS	VARIOUS	VARIOUS	

UNIT	101	201	301	401	REMARKS
PETERSBURG 57					
Ratio	NC	45.40	47.24	49.16	
Type Study		AS	AS	SS	
# of Parcels		24	1	33	
Land Value/Ac		VARIOUS	VARIOUS	VARIOUS	

TRUE CASH VALUE - 2024 EQUALIZATION STUDIES FOR 2025 - REAL ONLY - STUDY RATIOS

UNIT	AGRICULTURAL			COMMERCIAL			INDUSTRIAL			RESIDENTIAL		
	Ratio	Prop. Ratio	% +/-	Ratio	Prop. Ratio	% +/-	Ratio	Prop. Ratio	% +/-	Ratio	Prop. Ratio	% +/-
ASH	49.79	46.73	1.0655	49.87	43.71	1.1409	49.95	48.45	1.0310	49.74	47.54	1.0463
Parcels Studied		62			67			28			146	
BEDFORD	49.78	48.10	1.0349	49.33	47.24	1.0442	49.66	48.32	1.0277	49.75	47.64	1.0443
Parcels Studied		52			90			53			833	
BERLIN	49.89	48.22	1.0346	49.20	47.82	1.0289	49.37	49.87	0.9900	49.70	44.87	1.1076
Parcels Studied		55			35			20			194	
DUNDEE	49.35	47.62	1.0363	49.74	45.63	1.0667	49.84	47.01	1.0602	49.38	47.38	1.0422
Parcels Studied		91			35			28			201	
ERIE	49.68	47.52	1.0455	49.70	47.17	1.0536	49.76	52.48	0.9482	49.45	46.71	1.0587
Parcels Studied		87			51			19			97	
EXETER	49.36	47.42	1.0409	49.30	46.23	1.0664	49.70	47.88	1.0380	49.36	45.31	1.0894
Parcels Studied		71			32			20			87	
FRENCHTOWN	49.77	48.40	1.0283	49.68	45.42	1.0938	49.54	48.71	1.0170	49.69	46.87	1.0602
Parcels Studied		54			54			43			467	
IDA	49.51	47.97	1.0321	49.69	46.65	1.0652	49.67	47.98	1.0352	49.55	46.55	1.0644
Parcels Studied		67			34			13			103	
LASALLE	49.48	47.57	1.0402	49.51	48.26	1.0259	49.78	47.88	1.0397	49.19	47.98	1.0252
Parcels Studied		43			104			9			136	
LONDON	49.64	47.15	1.0528	49.67	46.03	1.0791	49.44	49.44	1.0000	49.49	47.76	1.0362
Parcels Studied		57			23			14			92	
MILAN	49.78	46.65	1.0671	49.78	47.03	1.0585	49.78	46.84	1.0628	49.61	48.03	1.0329
Parcels Studied		67			15			7			25	
MONROE	49.93	47.84	1.0437	49.80	46.79	1.0643	49.74	49.78	0.9992	49.96	48.35	1.0333
Parcels Studied		46			51			23			297	
RAISINVILLE	49.46	48.62	1.0173	49.51	45.10	1.0978	49.57	47.67	1.0399	49.37	47.54	1.0385
Parcels Studied		44			28			6			148	
SUMMERFIELD	49.48	46.98	1.0532	49.51	45.51	1.0879	49.48	47.03	1.0521	49.48	46.80	1.0573
Parcels Studied		42			19			13			77	
WHITEFORD	49.89	48.09	1.0374	49.56	44.93	1.1030	49.84	46.36	1.0751	49.62	48.71	1.0187
Parcels Studied		77			62			32			110	
LUNA PIER		NC		49.99	45.07	1.1092	49.94	49.49	1.0091	49.72	45.17	1.1007
Parcels Studied					28			7			63	
MILAN CITY		NC		49.95	46.28	1.0793	49.85	49.29	1.0114	49.75	47.56	1.0460
Parcels Studied					35			14			62	
MONROE CITY	49.73	49.47	1.0053	49.73	45.66	1.0891	49.45	48.58	1.0179	49.87	46.80	1.0656
Parcels Studied		4			35			31			597	
PETERSBURG		NC		49.85	45.40	1.0980	49.50	47.24	1.0478	49.59	49.16	1.0087
Parcels Studied					24			1			33	

2024 EQUALIZATION STUDIES FOR 2025 - REAL AND PERSONAL PROPERTIES

UNIT	2024	2025 TENTATIVE TRUE CASH VALUE	TRUE CASH VALUE	TRUE CASH VALUE	PERCENT Plus or Minus	PARCELS INC./DEC.	STUDIED
Ash 01	Real	952,722,200	1,010,818,646	58,096,446	1.0610	303	
	Personal	72,448,412	72,448,412	0	1.0000		
Bedford 02	Real	3,496,825,050	3,670,861,631	174,036,581	1.0498	1,028	
	Personal	132,093,438	132,093,438	0	1.0000		
Berlin 03	Real	1,078,508,400	1,140,820,398	62,311,998	1.0578	304	
	Personal	39,173,316	39,173,316	0	1.0000		
Dundee 04	Real	1,149,861,920	1,214,942,672	65,080,752	1.0566	355	
	Personal	56,342,390	56,342,390	0	1.0000		
Erie 05	Real	442,626,802	470,303,470	27,676,668	1.0625	254	
	Personal	59,017,550	59,017,550	0	1.0000		
Exeter 06	Real	541,437,000	591,518,625	50,081,625	1.0925	210	
	Personal	29,846,726	29,846,726	0	1.0000		
Frenchtown 07	Real	2,262,316,060	2,419,985,970	157,669,910	1.0697	618	
	Personal	853,373,100	853,373,100	0	1.0000		
Ida 08	Real	677,994,334	724,160,830	46,166,496	1.0681	217	
	Personal	38,728,200	38,728,200	0	1.0000		
LaSalle 09	Real	608,985,928	635,165,188	26,179,260	1.0430	292	
	Personal	20,474,494	20,474,494	0	1.0000		
London 10	Real	412,786,488	433,524,606	20,738,118	1.0502	186	
	Personal	19,304,546	19,304,546	0	1.0000		
Milan 11	Real	268,701,600	283,402,727	14,701,127	1.0547	114	
	Personal	46,501,470	46,501,470	0	1.0000		
Monroe 12	Real	1,361,159,500	1,414,348,309	53,188,809	1.0391	417	
	Personal	55,871,188	55,871,188	0	1.0000		
Raisinville 13	Real	776,915,946	813,933,119	37,017,173	1.0476	226	
	Personal	38,459,580	38,459,580	0	1.0000		
Summerfield 14	Real	521,143,600	556,546,327	35,402,727	1.0679	151	
	Personal	34,678,566	34,678,566	0	1.0000		
Whiteford 15	Real	764,336,000	792,153,611	27,817,611	1.0364	281	
	Personal	34,200,094	34,200,094	0	1.0000		
Luna Pier 51	Real	129,076,008	142,577,885	13,501,877	1.1046	98	
	Personal	15,344,646	15,344,646	0	1.0000		
Milan City 53	Real	212,363,468	222,890,024	10,526,556	1.0496	111	
	Personal	13,736,200	13,736,200	0	1.0000		
Monroe City 55	Real	1,614,009,790	1,724,649,609	110,639,819	1.0685	667	
	Personal	725,072,952	725,072,952	0	1.0000		
Petersburg City 57	Real	88,851,618	90,868,431	2,016,813	1.0227	58	
	Personal	2,495,400	2,495,400	0	1.0000		
<b>TOTAL COUNTY</b>		<b>19,647,783,980</b>	<b>20,640,634,346</b>	<b>992,850,366</b>	<b>1.0505</b>	<b>5,890</b>	

MONROE COUNTY

2024 PERCENTAGE STUDIED

UNIT	CLASS	ASSESSED VALUE	STUDIES ASSESSED VALUE	PERCENT STUDIED
<b>ASH</b>				
	Agricultural	38,217,000	8,953,100	23.43%
	Commercial	42,071,600	10,678,600	25.38%
	Industrial	5,649,700	3,130,100	55.40%
	Stratified	3,197,200	3,197,200	100.00%
	Total	8,846,900	6,327,300	71.52%
	Residential	387,225,600	18,893,029	4.88%
<b>BEDFORD</b>				
	Agricultural	22,921,800	12,357,100	53.91%
	Commercial	136,041,800	19,981,100	14.69%
	Industrial	38,851,700	27,356,600	70.41%
	Residential	1,550,597,225	100,638,413	6.49%
<b>BERLIN</b>				
	Agricultural	23,896,200	8,273,000	34.62%
	Commercial	47,360,400	6,131,300	12.95%
	Industrial	10,126,800	4,380,300	43.25%
	Residential	457,870,800	24,330,269	5.31%
<b>DUNDEE</b>				
	Agricultural	74,045,290	14,862,580	20.07%
	Commercial	103,441,160	15,796,560	15.27%
	Industrial	54,622,410	8,495,710	15.55%
	Residential	342,822,100	24,830,309	7.24%
<b>ERIE</b>				
	Agricultural	23,814,750	8,735,885	36.68%
	Commercial	12,658,362	5,479,184	43.29%
	Industrial	7,091,657	2,516,378	35.48%
	Stratified	2,960,958	2,960,958	100.00%
	Total	10,052,615	5,477,336	54.49%
	Residential	174,787,674	9,518,521	5.45%
<b>EXETER</b>				
	Agricultural	55,654,500	10,630,350	19.10%
	Commercial	5,488,550	3,566,500	64.98%
	Industrial	2,159,450	2,159,450	100.00%
	Residential	207,416,000	8,971,754	4.33%

<b>FRENCHTOWN</b>				
	Agricultural	33,171,500	8,158,600	24.60%
	Commercial	259,764,100	43,063,600	16.58%
	Industrial	36,253,700	24,529,300	67.66%
	Stratified	73,500,000	73,500,000	100.00%
	Total	109,753,700	98,029,300	89.32%
	Residential	728,468,730	48,931,688	6.72%
<b>IDA</b>				
	Agricultural	62,974,500	11,074,300	17.59%
	Commercial	5,477,900	3,451,400	63.01%
	Industrial	818,700	818,700	100.00%
	Residential	269,726,067	13,040,057	4.83%
<b>LASALLE</b>				
	Agricultural	36,492,252	6,866,200	18.82%
	Commercial	8,105,800	2,955,500	36.46%
	Stratified	1,612,700	428,800	26.59%
	Total	9,718,500	3,384,300	34.82%
	Industrial	386,800	386,800	100.00%
	Residential	257,895,412	16,096,368	6.24%
<b>LONDON</b>				
	Agricultural	42,735,500	8,019,400	18.77%
	Commercial	3,721,044	1,892,200	50.85%
	Industrial	1,021,700	1,021,700	100.00%
	Residential	158,915,000	9,969,643	6.27%
<b>MILAN</b>				
	Agricultural	56,372,600	7,771,500	13.79%
	Commercial	2,880,500	2,601,000	90.30%
	Industrial	1,525,100	1,525,100	100.00%
	Residential	73,572,600	3,113,343	4.23%
<b>MONROE</b>				
	Agricultural	10,977,850	6,689,500	60.94%
	Commercial	132,581,950	19,643,200	14.82%
	Industrial	12,496,350	5,582,600	44.67%
	Stratified	31,934,750	31,934,750	100.00%
	Total	44,431,100	37,517,350	84.44%
	Residential	492,588,850	35,483,584	7.20%
<b>RAISINVILLE</b>				
	Agricultural	85,455,400	11,111,100	13.00%
	Commercial	7,109,800	6,917,800	97.30%
	Industrial	211,300	211,300	100.00%
	Residential	295,681,473	16,249,859	5.50%

<b>SUMMERFIELD</b>				
	Agricultural	62,124,300	7,617,700	12.26%
	Commercial	4,891,900	3,932,500	80.39%
	Industrial	1,826,300	1,826,300	100.00%
	Residential	191,729,300	9,352,221	4.88%
<b>WHITEFORD</b>				
	Agricultural	58,310,200	9,549,000	16.38%
	Commercial	28,745,100	17,022,800	59.22%
	Industrial	10,256,600	4,368,700	42.59%
	Residential	284,856,100	14,038,717	4.93%
<b>LUNA PIER CITY</b>				
	Agricultural	NC		
	Commercial	5,267,800	5,167,800	98.10%
	Industrial	1,688,400	1,688,400	100.00%
	Residential	57,581,804	5,064,349	8.80%
<b>MILAN CITY</b>				
	Agricultural	NC		
	Commercial	14,114,300	11,410,900	80.85%
	Industrial	10,884,100	5,871,100	53.94%
	Stratified	5,212,700	5,212,700	100.00%
	Total	16,096,800	11,083,800	68.86%
	Residential	75,970,634	7,130,450	9.39%
<b>MONROE CITY</b>				
	Agricultural	762,220	538,040	70.59%
	Commercial	149,575,260	5,876,113	3.93%
	Industrial	54,639,540	22,661,890	41.48%
	Stratified	42,370,255	42,370,255	100.00%
	Total	97,009,795	65,032,145	67.04%
	Residential	559,657,620	49,519,979	8.85%
<b>PETERSBURG CITY</b>				
	Agricultural	NC		
	Commercial	2,891,100	2,539,400	87.84%
	Industrial	139,600	139,600	100.00%
	Residential	41,395,109	3,034,336	7.33%

**2024  
MONROE COUNTY  
AGRICULTURAL  
LAND VALUES**

Unit	Per Acre Value	Site Value
Ash 01	\$5,500	\$34,000
Bedford 02	\$5,800	\$38,000
Berlin 03	\$5,500	\$31,000
Dundee 04	\$5,900	\$31,000
Erie 05	\$4,900	\$30,000
Exeter 06	\$5,400	\$30,000
Frenchtown 07	\$5,400	\$32,000
Ida 08	\$6,000	\$32,000
LaSalle 09	\$5,200	\$31,000
London 10	\$5,000	\$29,000
Milan Twp. 11	\$5,400	\$31,000
Monroe Twp. 12	\$5,200	\$34,000
Raisinville 13	\$5,700	\$34,000
Summerfield 14	\$6,200	\$33,000
Whiteford 15	\$6,400	\$38,000
Luna Pier City 51	N/A	N/A
Milan City 53	N/A	N/A
Monroe City 55	\$5,200	\$30,000
Petersburg 57	N/A	N/A

2024

MONROE COUNTY

UNIT	SQUARE FOOT DBA	SQUARE FOOT RURAL	PER ACRE SITE VALUE
ASH	\$0.95-\$1.60	\$0.78-\$0.95	\$34,000
BEDFORD	\$3.60-\$10.10	\$0.87-\$3.10	\$38,000
BERLIN	\$0.95-\$2.10	\$0.71-\$0.95	\$31,000
DUNDEE	\$1.95-\$10.10	\$1.30-\$2.15	\$31,000
ERIE	\$0.82-\$1.32	\$0.69	\$30,000
EXETER	\$0.69	\$0.69	\$30,000
FRENCHTOWN	\$2.30-\$11.20	\$0.73-\$2.05	\$32,000
IDA	\$0.87	\$0.73	\$32,000
LASALLE	N/A	\$0.71-\$1.55	\$31,000
LONDON	N/A	\$0.67	\$29,000
MILAN	N/A	\$0.57-\$0.71	\$31,000
MONROE	\$2.30-\$5.05	\$0.78	\$34,000
RAISINVILLE	\$2.55	\$0.78	\$34,000
SUMMERFIELD	N/A	\$0.76	\$33,000
WHITEFORD	N/A	\$1.10-\$3.60	\$38,000
LUNA PIER	\$0.69-\$2.05	N/A	N/A
MILAN CITY	\$0.69-\$2.30	N/A	N/A
MONROE CITY	\$2.30-\$10.10	\$1.05-\$1.65	\$30,000
PETERSBURG	\$0.69-\$1.55	N/A	N/A

**INDUSTRIAL LAND VALUES - 2024 STUDY****MONROE COUNTY**

<b>UNIT</b>	<b>INDUSTRIAL Land</b>	<b>RIGHT-OF-WAY POWER LINES</b>	<b>PER ACRE SITE</b>
	Square Ft.	Acreage	Acreage
<b>ASH</b>	\$0.78-\$1.15	\$5,500	\$34,000
<b>BEDFORD</b>	\$0.87-\$1.20	\$5,800	\$38,000
<b>BERLIN</b>	\$0.54-\$2.10	\$5,500	\$31,000
<b>DUNDEE</b>	\$1.30-\$2.15	\$5,900	\$31,000
<b>ERIE</b>	\$0.69-\$1.32	\$4,900	\$30,000
<b>EXETER</b>	\$0.69	\$5,400	\$30,000
<b>FRENCHTOWN</b>	\$1.20-\$2.20	\$5,400	\$32,000
<b>IDA</b>	N/A	\$6,000	\$32,000
<b>LASALLE</b>	N/A	\$5,200	\$31,000
<b>LONDON</b>	\$0.55-\$0.80	\$5,000	\$29,000
<b>MILAN</b>	\$0.57-\$1.05	\$5,400	\$31,000
<b>MONROE</b>	\$0.37-\$2.11	\$5,200	\$34,000
<b>RAISINVILLE</b>	\$0.78-\$2.55	\$5,700	\$34,000
<b>SUMMERFIELD</b>	N/A	\$6,200	\$33,000
<b>WHITEFORD</b>	\$1.10	\$6,400	\$38,000
<b>LUNA PIER</b>	N/A	\$4,900	N/A
<b>MILAN CITY</b>	\$0.69-\$2.30	\$4,900	N/A
<b>MONROE CITY</b>	\$1.20-\$2.20	\$5,200	\$30,000
<b>PETERSBURG</b>	\$0.69-\$1.55	\$4,900	N/A

## MONROE COUNTY

### ECONOMIC CONDITION FACTORS-2024

TOWNSHIP/CITY	Agricultural	Commercial	Industrial	Res Single Family
ASH TOWNSHIP	1.01	0.95	1.00	1.11
BEDFORD TOWNSHIP	1.01	1.00	1.00	1.11
BERLIN TOWNSHIP	1.01	0.95	1.00	1.11
DUNDEE TOWNSHIP	1.01	1.00	1.00	1.11
ERIE TOWNSHIP	1.01	0.95	1.00	1.11
EXETER TOWNSHIP	1.01	0.95	1.00	1.11
FRENCHTOWN TOWNSHIP	1.01	1.00	1.00	1.11
IDA TOWNSHIP	1.01	0.95	1.00	1.11
LASALLE TOWNSHIP	1.01	0.95	1.00	1.11
LONDON TOWNSHIP	1.01	0.95	1.00	1.11
MILAN TOWNSHIP	1.01	0.95	1.00	1.11
MONROE TOWNSHIP	1.01	1.05	1.00	1.11
RAISINVILLE TOWNSHIP	1.01	0.95	1.00	1.11
SUMMERFIELD TOWNSHIP	1.01	0.95	1.00	1.11
WHITEFORD TOWNSHIP	1.01	0.95	1.00	1.11
LUNA PIER CITY	NC	0.85	1.00	1.11
MILAN CITY	NC	0.85	1.00	1.11
MONROE CITY	1.01	0.90	1.00	1.11
PETERSBURG CITY	NC	0.85	1.00	1.11

\* SALES STUDY USED

### State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Monroe County		City/Township Name		Study Year 2024	Equalization Year 2025	
Class of Real Property	Assessment Roll Classification	Sample				Projected True Cash Value
		No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	
100 Agricultural	L-4015a	919	141,207,355	296,048,925	47.65%	1,443,710,131
	2793	0			47.65%	
	Assessed Value			Overall Study Ratio		
Total	687,925,862			397,161,944	47.65%	
200 Commercial	L-4015a	787	182,660,144	397,161,944	46.11%	2,111,802,998
	2793	35			46.11%	
	Assessed Value			Overall Study Ratio		
Total	973,801,126			566,541,910	46.11%	
300 Industrial	L-4015a	387	277,845,891	566,541,910	48.70%	841,568,320
	2793	0			48.70%	
	Assessed Value			Overall Study Ratio		
Total	409,825,770			0	48.70%	
400 Residential	L-4015a	0	0	0	47.35%	13,956,390,629
	2793	3,768			47.35%	
	Assessed Value			Overall Study Ratio		
Total	6,608,758,098			0	47.35%	
500 Timber-Cutover	L-4015a	0	0	0	0.00%	0
	2793	0			0.00%	
	Assessed Value			Overall Study Ratio		
Total	0			0	0.00%	
600 Developmental	L-4015a	0	0	0	0.00%	0
	2793	0			0.00%	
	Assessed Value			Overall Study Ratio		
Total	0			0	0.00%	
<b>TOTAL - REAL</b>			<b>8,680,310,856</b>			<b>18,353,472,078</b>

Study Type Codes			
AS: Appraisal Study	CS: Combined Study	NC: None Classified	SS: Sales Study
ES: Estimated Study (Explanation required in remarks section)			ST: Stratified Study
Remarks:			

### State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name		Study Year	Equalization Year		
Monroe County				2024	2025		
Assessment Roll Classification		Sample					
Class of Personal Property	Study Type	Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study Ratio	Projected True Cash Value
150 Agricultural		0	0	0	0	0.00%	0
250 Commercial		109,586,969	5,257	0	0	50.00%	219,173,938
350 Industrial		667,961,444	165	0	0	50.00%	1,335,922,888
450 Residential		0	0	0	0	0.00%	0
550 Utility		366,032,721	294	0	0	50.00%	732,065,442
<b>TOTAL - PERSONAL</b>		<b>1,143,581,134</b>					<b>2,287,162,268</b>

**Study Type Codes**

AU: Audit  
 ES: Estimated Study (Explanation required in remarks section)  
 NC: None Classified  
 RV: Record Verification

Remarks:

### State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Monroe County		City/Township Name Ash Township		Study Year 2024	Equalization Year 2025		
Assessment Roll Classification			Sample				
Class of Real Property	Study Type	Sampling Support Form	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Projected True Cash Value
100 Agricultural	AS	L-4015a	62	8,953,100	19,157,852	46.73%	
		2793					
	Total	Assessed Value					81,782,581
200 Commercial	AS	L-4015a	67	10,678,600	24,430,547	43.71%	
		2793					
	Total	Assessed Value					96,251,659
300 Industrial	ST	L-4015a	29	6,327,300	12,967,608	48.45%	
		2793					
	Total	Assessed Value					18,258,533
400 Residential	SS	L-4015a	146			47.54%	
		2793					
	Total	Assessed Value					814,525,873
500 Timber-Cutover	NC	L-4015a					
		2793					
	Total	Assessed Value					
600 Developmental	NC	L-4015a					
		2793					
	Total	Assessed Value					
<b>TOTAL - REAL</b>			304				1,010,818,646
<b>Study Type Codes</b>							
AS: Appraisal Study	CS: Combined Study	NC: None Classified	SS: Sales Study	ST: Stratified Study			
ES: Estimated Study (Explanation required in remarks section)							
Remarks:							

### State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Monroe County		City/Township Name Luna Pier City		Study Year 2024	Equalization Year 2025		
Assessment Roll Classification			Sample				
Class of Real Property	Study Type	Sampling Support Form	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Projected True Cash Value
100 Agricultural	NC	L-4015a 2793					
		Assessed Value					
	Total	0					
200 Commercial	AS	L-4015a 2793	28	5,167,800	11,465,200	45.07%	
		Assessed Value					
	Total	5,267,800				45.07%	11,688,041
300 Industrial	AS	L-4015a 2793	7	1,688,400	3,411,863	49.49%	
		Assessed Value					
	Total	1,688,400				49.49%	3,411,863
400 Residential	SS	L-4015a 2793	63			45.17%	
		Assessed Value					
	Total	57,581,804				45.17%	127,477,981
500 Timber-Cutover	NC	L-4015a 2793					
		Assessed Value					
	Total	0					
600 Developmental	NC	L-4015a 2793					
		Assessed Value					
	Total	0					
<b>TOTAL - REAL</b>			98				142,577,885

Study Type Codes		CS: Combined Study	NC: None Classified	SS: Sales Study	ST: Stratified Study
AS: Appraisal Study					
ES: Estimated Study (Explanation required in remarks section)					
Remarks:					

### State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name Monroe County		City/Township Name Luna Pier City		Study Year 2024	Equalization Year 2025		
Assessment Roll Classification		Sample					
Class of Personal Property	Study Type	Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study Ratio	Projected True Cash Value
150 Agricultural	NC	0					
250 Commercial	RV	517,670	53	0	0	50.00%	1,035,340
350 Industrial	NC	0					
450 Residential	NC	0					
550 Utility	RV	7,154,653	4	0	0	50.00%	14,309,306
<b>TOTAL - PERSONAL</b>		<b>7,672,323</b>	<b>57</b>				<b>15,344,646</b>

**Study Type Codes**

AU: Audit      NC: None Classified      RV: Record Verification  
 ES: Estimated Study (Explanation required in remarks section)

Remarks:

Classification  
Commercial

**Appraisal Study List**

Issued under authority of Public Act 206 of 1893

County	City/Township	LUNA PIER	Study Year	Equalization Year	
MONROE			2024	2025	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
51 003 007 10	J JOHNSON, LLC	201	158,800	357,780	44.38
51 003 009 20	LUNA PIER STORAGE	201	193,700	398,936	48.55
51 003 009 40	J JOHNSON LLC	201	116,300	242,652	47.93
51 003 010 00	LUNA PIER HARBOUR CLUB	201	526,000	839,486	62.66
51 003 011 00	LUNA PIER HARBOUR CLUB	202	38,000	214,357	17.73
51 060 001 00	HAFELI JOHN INC	201	37,500	92,227	40.66
51 060 002 00	A & J PROPERTIES, LLC	201	91,100	195,914	46.50
51 060 003 00	4380 LUNA PIER RD LLC	201	49,500	98,350	50.33
51 080 002 00	U & Y ENTERPRISES INC	201	147,300	308,774	47.70
51 080 006 00	BLAIR- BATES NANCY &	201	146,200	432,319	33.82
51 080 007 00	BLAIR- BATES NANCY &	201	7,400	47,843	15.47
51 125 001 00	GAYAR HOLDINGS, LLC	201	760,100	1,568,792	48.45
51 125 003 00	BOOZA LLC	201	145,900	338,814	43.06
51 125 004 00	ZALUCKI ANTHONY	201	88,000	230,585	38.16
51 125 005 00	HIRSCH WILLIAM M	201	94,500	240,601	39.28
51 125 008 00	ZALUCKI ANTHONY	201	5,100	37,417	13.63

Classification  
Commercial

### Appraisal Study List

Issued under authority of Public Act 206 of 1893

County <b>MONROE</b>	City/Township <b>LUNA PIER</b>	Study Year <b>2024</b>	Equalization Year <b>2025</b>
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
51 125 008 10	BATES-BLAIR SCARLETTE M &	201	4,600	27,265	16.87
51 001 006 00	DOHERTY GARY P	201	10,000	27,805	35.96
51 002 020 10	APEX CAPITAL VENTURE LLC	201	560,500	1,312,532	42.70
51 002 020 30	GREEN LABS LUNA PIER, LLC	201	555,200	1,067,796	51.99
51 003 005 10	ICE ROBERT & BRENDA	201	73,600	180,238	40.83
51 003 006 00	NELI CELNIK & EDIONA	201	92,700	232,992	39.79
51 003 007 50	MS LUNA LLC (LC)	201	126,200	326,597	38.64
51 003 009 05	J JOHNSON LLC	202	7,500	28,466	26.35
51 003 009 10	J JOHNSON LLC	201	136,400	411,153	33.17
51 003 009 30	SHRI LAKSHMI HOLDINGS, INC	201	340,400	636,699	53.46
51 003 014 20	J JOHNSON LLC	201	566,100	1,301,348	43.50
51 003 017 00	LUNA PIER HARBOUR CLUB	202	89,200	267,462	33.35
<b>TOTALS:</b>			<b>28</b>	<b>Study Parcels</b>	<b>45.07%</b>
			<b>5,167,800</b>	<b>11,465,200</b>	<b>45.07%</b>

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

Statistical Mean= 39.105    Median= 40.748    Maximum= 62.657    Minimum= 13.630

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

Normalized Average Deviation = 0.23198    (Coefficient of Dispersion)  
Average Squared Deviation = 146.18120    (Variance)  
Square Root of Squared Deviation = 12.09054    (Standard Deviation)  
Normalized Standard Deviation = 0.30918    (Covariance)  
2 Standard Deviation Range (Low) = 14.92433    (High) = 63.28650

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

Normalized Average Deviation = 0.21841    (Coefficient of Dispersion)  
Average Squared Deviation = 148.97827    (Variance)  
Square Root of Squared Deviation = 12.20567    (Standard Deviation)  
Normalized Standard Deviation = 0.29954    (Covariance)  
2 Standard Deviation Range (Low) = 16.33639    (High) = 65.15905

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



\*\*\* \*\* Statistics for this group (7 in sample) \*\*\* \*\*

Statistical Mean= 76.314 Median= 46.955 Maximum= 266.667 Minimum= 31.736

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

Normalized Average Deviation = 0.71267 (Coefficient of Dispersion)  
Average Squared Deviation = 7,078.72080 (Variance)  
Square Root of Squared Deviation = 84.13513 (Standard Deviation)  
Normalized Standard Deviation = 1.10249 (Covariance)  
2 Standard Deviation Range (Low) = -91.95648 (High) = 244.58405

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

Normalized Average Deviation = 0.71803 (Coefficient of Dispersion)  
Average Squared Deviation = 8,084.28932 (Variance)  
Square Root of Squared Deviation = 89.91268 (Standard Deviation)  
Normalized Standard Deviation = 1.91485 (Covariance)  
2 Standard Deviation Range (Low) = -132.86997 (High) = 226.78073

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

**Sales Study List**

Issued under authority of Public Act 206 of 1993.

Sales Period: 04/01/2022 - 09/30/2022

<b>County</b> Monroe County	<b>City/Township Name (check appropriate box)</b> Luna Pier City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	<b>Classification</b> RESIDENTIAL
<b>Sales Study Year</b> 2024	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
04/01/2022	2022R09112	51 140 128 00	GRODRIYAN & 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 CATRY	BUSHROE AUSTIN	No	WD	C	61,500	160,000	160,000	38.44 %	
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 & KATHERY	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 & RAC	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 %	
<b>TOTAL SALES</b>												
<b>SALES PERIOD TOTAL</b>												
<b>24 MONTH TOTAL</b>												

**Sales Study List**

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Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2022 - 09/30/2022

County <b>Monroe County</b>		City/Township Name (check appropriate box) <input type="checkbox"/> Township <input checked="" type="checkbox"/> City <b>Luna Pier City</b>	
Sales Study Year <b>2024</b>		Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2	
Classification <b>RESIDENTIAL</b>			

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
08/02/2022	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 %	
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 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
<b>TOTAL SALES</b>								1,248,900	3,520,300	3,520,300		
<b>SALES PERIOD TOTAL</b>												
<b>24 MONTH TOTAL</b>												

**Sales Study List**

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Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2022 - 03/31/2023

County <b>Monroe County</b>	City/Township Name (check appropriate box) <b>Luna Pier City</b>	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year <b>2024</b>	Classification <b>RESIDENTIAL</b>		

**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
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 GI	No	WD	C	56,600	160,000	160,000	35.38 %	
10/19/2022	2022R21595	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	KLOCER MICHAEL T	SCULLY EDWARD G & BARBA	No	WD	C	66,600	177,000	177,000	37.63 %	
01/13/2023	2023R00758	51 170 218 00	ORT NICHIOLAS 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 F	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 CHURCH	DUSSEAU MARK	No	WD	C	56,100	88,550	88,550	63.35 %	
03/15/2023	2023R03503	51 120 048 00	MEADOWS JEFFERY	GARCIA REYES A	No	WD	C	50,300	150,000	150,000	33.53 %	
											%	
											%	
<b>TOTAL SALES</b>								841,300	2,052,950	2,052,950		
<b>SALES PERIOD TOTAL</b>												
<b>24 MONTH TOTAL</b>												

**Sales Study List**

Issued under authority of Public Act 206 of 1993.

Sales Period: 04/01/2023 - 09/30/2023

<b>County</b> Monroe County	<b>City/Township Name</b> (check appropriate box) Luna Pier City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	<b>Indicate if a One Year (S1) or Two year (S2) Sales Study is Used</b> <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
<b>Sales Study Year</b> 2024	<b>Classification</b> RESIDENTIAL		

**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
04/03/2023	2023R04406	51 050 005 00	MULLEN BETH A (LYNCH)	MKZ MONROE PROPERTIES L	No	WD	C	66,500	100,000	100,000	66.50 %	
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 GIFTIN	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 %	
<b>TOTAL SALES</b>												
<b>SALES PERIOD TOTAL</b>												
<b>24 MONTH TOTAL</b>												



**Sales Study List**

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Issued under authority of Public Act 206 of 1993.

Sales Period: 10/01/2023 - 03/31/2024

<b>County</b> Monroe County	<b>City/Township Name</b> (check appropriate box) Luna Pier City	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	<b>Classification</b> RESIDENTIAL
<b>Sales Study Year</b> 2024	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
10/06/2023	2023R15089	51 035 013 00	DEBRUYNE THOMAS M ESTATE	LARROW PETER D & KELLY D	No	WD	C	42,100	116,000	116,000	36.29 %	
10/06/2023	2023R14913	51 170 106 00	ELLIOTT GARY L	LOGAN EVANTINE	No	WD	C	61,900	154,900	154,900	39.96 %	
10/06/2023	2023R15133	51 170 803 00	ORT NICHOLAS	GOLDEN BROOKE	No	WD	C	61,700	162,500	162,500	37.97 %	
10/19/2023	2023R15860	51 005 005 00	LDNA PIER CARWASH -DBA	GAS CITY LLC (LC)	No	MLC	C	78,700	185,000	185,000	42.54 %	SALE PRICE FROM ASSR
11/02/2023	2023R16730	51 170 404 00	BURLEN RANDALL O	HERNANDEZ JOHN	No	WD	C	60,900	163,500	163,500	37.25 %	
11/21/2023	2023R17853	51 120 075 00	ARQUITT STEVE & WENDY	NEAL MICHAEL (LC)	No	MLC	C	38,400	74,900	74,900	51.27 %	SALE PRICE FROM ASSR
11/30/2023	2023R18209	51 170 116 00	PAFFORD TARA	TUREK JOSEPH EDWARD	No	WD	C	62,100	164,000	164,000	37.87 %	
01/24/2024	2024R01172	51 120 004 00	ABRELL CHRISTINE ABRELL TR	WAKEMAN NEIL	No	WD	C	60,700	129,900	129,900	46.73 %	JOINT TENANTS
02/08/2024	2024R01946	51 045 002 00	KOLAR DAVID W ESTATE OF	KOLAR DENNIS M	No	WD	C	43,100	84,000	84,000	51.31 %	
02/29/2024	2024R02698	51 170 811 00	FERRARI MEGAN & GIEZIE JAYI	HAMBY BRANDON H	No	WD	C	62,100	164,500	164,500	37.75 %	JOINT TENANTS
03/01/2024	2024R02869	51 170 208 00	PERKINS BRYAN C & BREA R	REINECK RACHEL	No	WD	C	60,900	162,500	162,500	37.48 %	
03/07/2024	2024R03091	51 040 032 00	JOHNSON, JEFFERY & JENNIFER	U.R. PROPERTIES, LLC	No	WD	C	78,500	100,000	100,000	78.50 %	
03/11/2024	2024R03557	51 001 010 00	CASTIGLIONE TYLER	TOLA STEVEN R & JESSIM	No	WD	C	99,000	370,000	370,000	26.76 %	
03/19/2024	2024R04703	51 059 003 00	NAVARRE PHILLIP	HARRIS DONALD B & VICKIL L	No	WD	C	93,300	168,000	168,000	55.54 %	
<b>TOTAL SALES</b>												
<b>SALES PERIOD TOTAL</b>												
<b>24 MONTH TOTAL</b>												



**2024 24 and 12 Month Sales Ratio Study for Determining the 2025 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: <b>Monroe County</b>	City or Township Name: <b>Luna Pier City</b>
Classification of Property (Ag, Com, Res, etc.) <b>RESIDENTIAL</b>	

**2022 to 2023 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405 .....	1.	<u>49,296,500</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403 .....	2.	<u>45,799,900</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2 .....	3.	<u>1.0763</u>

**2023 to 2024 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 .....	4.	<u>56,700,801</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 .....	5.	<u>49,558,200</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5 .....	6.	<u>1.1441</u>

**2022 to 2024 Adjustment Modifier**

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6 .....	7.	<u>1.2314</u>
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**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 (col. F ÷ col. G)
2022	04/2022-09/2022	18	1,248,900	1.2314	1,537,895	3,520,300	43.69%
2022	10/2022-03/2023	12	841,300	1.2314	1,035,977	2,052,950	50.46%
12 Month Total Sales		30		12 Month Total Sales	2,573,872	5,573,250	46.18%
2023	04/2023-09/2023	18	1,212,500	1.1441	1,387,221	3,154,500	43.98%
2023	10/2023-03/2024	15	964,300	1.1441	1,103,256	2,484,700	44.40%
12 Month Total Sales		33		12 Month Total Sales	2,490,477	5,639,200	44.16%
24 Month Total Sales		63		24 Month Total Sales	5,064,349	11,212,450	
<b>*24 Month Mean Adjusted Ratio</b>							<b>45.17%</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 (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 % (col. F ÷ col. G)
2023	10/2023-03/2024	15	964,300	1.1441	1,103,256	2,484,700	44.40%
2024	04/2024-09/2024	14	1,210,800	1.0000	1,210,800	2,609,600	46.40%
12 Month Total Sales		29		12 Month Total Sales	2,314,056	5,094,300	
<b>** 12 Month Aggregate Adjusted Ratio</b>							<b>45.42%</b>

**\*\* Important:**

For sales from October 2023 through September 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 (L-4018).

**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 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.