

2024 AGRICULTURAL CLASS

Analysis Time Period

4/1/2021 – 3/31/2023

County: 58 MONROE

Unit(s): IDA

Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
08 004 020 00	FRANK WILMOND	101	80,300	158,340	50.71
08 005 015 24	BARANOWSKI CHERYL	102	46,000	87,525	52.56
08 006 037 00	MONTRI SHEILA & FRANK MICHEAL	101	202,200	399,957	50.56
08 007 005 12	GAMBOA JOSE A & DIANA L	101	581,000	1,279,835	45.40
08 010 032 11	VOGELSANG GLEN & JANICE	102	79,300	168,525	47.06
08 012 012 00	METZ SEED FARMS LIMITED	101	171,200	376,653	45.45
08 013 003 01	METZ MARK A.	102	183,900	383,450	47.96
08 013 007 00	KAMPRATH BRAD	101	196,700	400,413	49.12
08 013 009 01	MONTRI LAVERN & MARY TRUST	101	208,200	430,380	48.38
08 014 007 01	VOGELSANG GLEN & JANICE	102	93,400	190,165	49.12
08 014 017 08	COLLINO HEATHER	102	47,800	91,245	52.39
08 016 001 11	ALBRING FAMILY IRR TRUST	102	180,300	380,828	47.34
08 016 006 00	SCHROEDER JON & CONSTANCE	101	161,500	361,204	44.71
08 016 025 01	ALBRING TODD E & KATIE A	101	332,600	722,549	46.03
08 017 022 00	PASTERNAK MICHAEL & JEANNE	101	393,200	759,070	51.80
08 017 042 01	GOLEMBIESKI LOUIS C (LL)	101	306,400	666,591	45.97
08 019 004 03	NUSBAUM KEVIN J & KAREN A	102	42,600	89,261	47.73
08 020 017 20	DENTEL RICHARD & JANET TRUST	101	240,200	507,548	47.33
08 022 006 00	VERDON OERTHER DIONE E &	101	215,300	425,546	50.59
08 029 001 00	STRACK LOREN & YVONNE	101	418,100	831,778	50.27
08 034 002 00	GIES BERNARD & LUCINDA TRUST	101	208,700	483,667	43.15
08 035 013 01	PARRAN MARK R TRUST	101	320,200	647,292	49.47
08 036 005 01	MONTRI RUBY	101	172,000	362,500	47.45
08 001 014 30	DEBUCK GERALD & SUSAN	102	35,100	64,270	54.61
78 002 012 01	IDA PUBLIC SCHOOLS	102	44,300	90,248	49.09
3 002 042 10	DELAND BRIAN & BARBARA TRUST	102	54,900	110,229	49.81
08 007 004 00	BRUCKNER CARL W. & BRUCKNER CA	101	266,600	557,032	47.86
08 007 025 00	OSTACHNOWICZ JOSEPH	101	129,400	288,835	44.80
08 008 004 00	SIMMS KEITH M	101	301,300	622,780	48.38
08 011 020 00	ZIMMERMAN SIAN	102	41,800	79,599	52.51
08 012 017 20	METZ MARK	102	117,100	249,922	46.85
08 014 008 00	PUMMELL BRUCE	101	168,300	370,385	45.44
08 014 011 00	KAMPRATH RICHARD & MARTHA	102	98,100	205,088	47.83
08 015 006 00	CIRAVOLO NANCY TRUST	102	110,100	233,949	47.06
08 016 023 01	CHARTER GARY MICHAEL	102	94,600	196,678	48.10
08 017 037 00	SARGENT ALONZO & GRACE	101	381,800	887,790	43.01
08 018 001 00	WAYNE DELBERT & MARY ELLEN ETA	101	208,200	494,801	42.08
08 018 002 22	OSTACHNOWICZ JOSEPH	101	124,300	271,493	45.78
08 018 029 00	PUSHKA JOHN D & PATRICIA	101	156,600	302,970	51.69
08 019 015 07	6633 WELLS ROAD LLC	101	242,600	492,351	49.27
08 021 009 10	DENTEL KEITH R	102	63,600	132,182	48.12
08 022 010 01	DEAN MATTHEW & CAITLYN	101	210,200	518,550	40.54
08 023 013 00	DELAND STEPHEN	101	120,000	242,789	49.43
08 023 021 00	CLARK WAYNE & DOLLIE	101	283,300	587,155	48.25
08 024 006 00	NAGEL BRIAN J	101	203,500	455,184	44.71
08 024 009 00	MONTRI JAMES & DAWN	101	322,600	714,925	45.12
08 024 016 00	ROEBUCK NEIL & BEVERLY	101	324,000	686,691	47.18
08 025 001 01	MCMONAGLE JAMES & GRACE	102	55,800	113,645	49.10
08 027 009 00	VERDON OERTHER DIONE E &	101	294,200	600,634	48.98
08 027 010 02	NUSBAUM TIMOTHY & JACQUELINE	102	63,300	129,381	48.93
08 027 016 01	FOWL PLAY PHEASANT FARMS LLC	101	430,200	932,404	46.14
08 028 004 01	ADLER JASON T	101	123,200	218,428	56.40
3 028 011 00	SPROW DAVID	101	225,600	464,864	48.53
3 028 017 00	MCMICHAEL BRADLEY & LISA	102	57,000	116,000	49.14
08 030 006 70	STRZESINSKI THEODORE JR & MARY	102	55,500	112,272	49.43
08 034 014 00	KREPS LAURA & DALE	101	283,900	580,111	48.94
08 034 020 00	PUDLICKI ANTHONY	102	64,500	132,768	48.58

**2024 Ida Township Land Value Study
Agricultural Vacant Land**

Updated 04/13/2022

Parcel Number	Partner Parcel(s) thru Sale	Individual Parcel acres	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
08 024 001 02 - Minx Rd		12.08	3/11/2022	\$89,000.00	12.08	\$7,367.55
08 028 004 01 - Todd Rd		39.86	11/12/2021	\$199,300.00	39.86	\$5,000.00
08 030 006 60 - Todd Rd		14.99	12/16/2021	\$150,000.00	14.99	\$10,006.67
SUMMERFIELD						
14 125 024 00 - Morocco Rd	14 125 025 01 - Summerfield Rd	40.00	2/7/2022	\$500,000.00	101.04	\$4,948.54
	14 135 002 00 - Morocco Rd	24.39				
14 127 018 00 - Morocco Rd		36.65	1/28/2022	\$520,000.00	80	\$6,500.00

Total Sale Price: \$3,458,300.00

Total Acres: 247.97

Ave. Price/Acre/Group Sale: \$6,764.55 Cost per Acre / 4

Ave. Price/Acre/Ind Acre: \$5,880.95 Total Sale Price / Total Acres Sold

TILLABLE: \$5800 PER ACRE

WOODS: \$4300 #1 PER ACRE

Ida Township Vacant Land Sales
2024 ASSESSMENT ROLL
Vacant Land Less than 20ac

08 UNIT 15 SUMMERFIELD TOWNSHIP, ADJACENT TO IDA
04/07/2021-03/31/2023 OUT OF SALE DATE WINDOW

20 acres & under

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES
14 101 036 00	Wells Rd	1/12/2022	\$20,000.00		1	\$20,000.00
14 035 022 20	15950 Dixon Rd	12/23/2021	\$28,750.00		1,377	\$20,873.72
14 125 029 20	Morecco Rd	5/4/2022	\$52,000.00		1.79	\$34,636.87
14 036 033 31	Wells Rd	10/3/2022	\$30,000.00		1.82	\$16,483.52
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00		1	\$32,500.00
08 023 019 31	7900 Todd Rd	6/18/2021	\$23,900.00		1.28	\$22,936.51
TOTALS: 100 - 1.50 ACRES			\$207,150.00		8,247	\$24,911.94
						\$32,000 - 1.00 ACRES
						\$39,000 - 1.50 ACRES
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00		2.36	\$16,948.15
08 007 026 10	4808 Secor Rd	2/3/2022	\$60,000.00		2.12	\$28,301.89
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900.00		2.13	\$18,262.51
08 030 023 70	Tunicliffe Rd	1/5/2023	\$55,000.00		2.03	\$27,093.60
TOTALS: 2 ACRES			\$193,900.00		8.64	\$22,442.13
						\$45,000 - 2.00 ACRES
08 008 003 07	12815 Albain Rd	5/19/2021	\$56,000.00		2.96	\$18,918.92
08 008 003 17	12818 Albain rd	5/19/2021	\$56,000.00		2.96	\$18,918.92
08 030 022 10	7041 wells rd	4/23/2022	\$65,000.00		3.82	\$17,015.71
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000.00		3.58	\$18,156.42
08 030 023 30	Wells Rd	1/5/2023	\$62,000.00		3.41	\$18,181.82
TOTALS: 3 ACRES			\$300,000.00		16.73	\$18,170.95
						\$55,000 - 2.00 ACRES
14 111 002 70	Albain Rd	1/20/2022	\$58,519.00		4.21	\$13,900.00
14 034 015 30	Dixon Rd	3/30/2022	\$58,500.00		4.84	\$13,739.87
14 034 015 20	17230 Dixon Rd	12/23/2021	\$66,500.00		4.75	\$14,000.00
14 124 012 00	Summerfield Rd	5/7/2021	\$93,000.00		5	\$19,800.00
08 033 008 45	11800 robinshire rd	7/31/2020	\$83,356.00		5.5	\$17,082.81
08 032 005 00	11809 Douglas Rd	10/6/2020	\$52,198.00		4.88	\$10,481.59
08 026 005 20	Lewis Ave	6/2/2020	\$53,482.00		5.84	\$9,482.62
TOTALS: 5 ACRES			\$490,155.00		34.92	\$14,036.51
						\$71,000 - 5.00 ACRES
08 030 023 03	7025 Wells Rd	5/6/2021	\$97,500.00		6.17	\$14,181.82
08 009 028 32	Jackman Rd	2/29/2022	\$90,000.00		8.01	\$11,235.96
TOTALS: 6.9 ACRES			\$177,500.00		14.18	\$12,517.63
						\$87,000 - 7.00 ACRES
14 124 012 01	5995 Summerfield Rd	5/7/2021	\$99,000.00		10	\$9,900.00
14 116 002 20	5200 Sylvania Pete	11/19/2021	\$95,000.00		10	\$9,500.00
14 116 001 10	5150 Sylvania Pete	6/8/2021	\$95,000.00		10	\$9,500.00
14 116 002 10	Sylvania Peteresburg	9/23/2021	\$99,500.00		10	\$9,950.00
08 021 007 07	12699 Ida Center Rd	10/13/2020	\$108,192.00		10.01	\$10,808.39
08 023 019 04	Lewis Ave	5/6/2021	\$66,500.00		10.28	\$6,468.87
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00		11.06	\$5,877.03
08 023 013 00	Morecco Rd	6/6/2022	\$100,500.00		10.73	\$9,366.26
08 023 019 05	6615 Lewis Ave	12/28/2022	\$80,000.00		11.06	\$7,233.27
08 023 019 04	Lewis Ave	12/29/2022	\$75,000.00		10.28	\$7,295.72
TOTALS: 10 ACRES			\$883,662.00		103.42	\$8,244.63
						\$102,000 - 10 ACRES
14 115 001 20	5150 Wells Rd	12/28/2021	\$114,900.00		13.02	\$8,824.88
14 125 029 70	Wells & Morecco	12/16/2020	\$95,000.00		16.39	\$5,786.22
14 115 001 10	Wells Rd	12/28/2021	\$114,900.00		13.68	\$8,389.12
08 026 019 05	6615 Lewis Ave	8/13/2021	\$85,000.00		11.06	\$5,877.03
08 030 006 60	Todd Rd	12/16/2021	\$150,000.00		14.89	\$10,068.67
08 024 001 02	Mmx Rd	3/11/2022	\$89,000.00		12.08	\$7,367.55
TOTALS: 12.9 AC			\$628,800.00		81.22	\$7,744.54
						\$116,000 - 15 ACRES
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072.00		24.39	\$5,487.01
14 111 002 50	Albain Rd	1/20/2021	\$131,481.00		21.16	\$6,213.66
TOTALS: 20 AC PLUS			\$555,553.00		45.55	\$5,928.92
						\$5,800 OVER 25 ACRES (AG Rate)

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

VACANT

02 08

MONROE COUNTY
 AGRICULTURAL SALES - VACANT
 FOR THE 2023 EQUALIZATION STUDY
 STUDY PERIOD 4/1/21 THROUGH 3/31/23

UNIT	PARCEL #	NET ACREAGE	IMP/ VAC	ADJUSTED SALE PRICE	PRICE PER ACRE	SALE DATE
08 - Ida Township	08 003 054 10	3.66	V	\$50,000	\$ 13,661.20	Jan-23
08 - Ida Township	08 024 001 02	12.08	V	\$89,000	\$ 7,367.55	Mar-22
08 - Ida Township	08 029 029 10	39.39	V	\$118,170	\$ 3,000.00	Apr-22
08 - Ida Township	08 030 006 60	14.99	V	\$150,000	\$ 10,006.67	Dec-21
TOTAL		70.12		\$407,170	\$5,807	

UNIT	PARCEL #	NET ACREAGE	IMP/ VAC	ADJUSTED SALE PRICE	PRICE PER ACRE	SALE DATE
02 - Bedford Township	02 003 002 26	27.00	V	\$128,670	\$ 4,765.20	Sep-22
02 - Bedford Township	02 025 032 00	30.53	V	\$149,900	\$ 4,909.92	Sep-21
08 - Ida Township	08 003 054 10	3.66	V	\$50,000	\$ 13,661.20	Jan-23
08 - Ida Township	08 024 001 02	12.08	V	\$89,000	\$ 7,367.55	Mar-22
08 - Ida Township	08 029 029 10	39.39	V	\$118,170	\$ 3,000.00	Apr-22
08 - Ida Township	08 030 006 60	14.99	V	\$150,000	\$ 10,006.67	Dec-21
TOTAL		127.65		\$685,740	\$5,372	

Agricultural

Unit	2022	2023	Cost per SF
01 - Ash Township	5,000	5,300	0.12
02 - Bedford Township	5,400	5,600	0.13
03 - Berlin Township	5,000	5,300	0.12
04 - Dundee Township	5,600	5,700	0.13
05 - Erie Township	4,500	4,700	0.10
06 - Exeter Township	5,000	5,200	0.12
07 - Frenchtown Township	5,000	5,200	0.12
08 - Ida Township	5,700	5,800	0.13
09 - LaSalle Township	4,700	5,000	0.11
10 - London Township	4,600	4,800	0.11
11 - Milan Township	4,900	5,000	0.11
12 - Monroe Township	4,800	5,000	0.11
13 - Raisinville Township	5,300	5,500	0.13
14 - Summerfield Township	5,800	6,000	0.14
15 - Whiteford Township	6,000	6,200	0.14
51 - Luna Pier City			
53 - Milan City			
55 - Monroe City	4,900	5,000	0.11
57 - Petersburg City			

Parcel Number	Street Address	Sale Date	Sale Price	Ins	Adj. Sale \$	Lane +/- Impr	Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Class
01 014 027 00	12040 CREEK RD	10/29/21	\$342,400	WD	\$342,400	\$110,000	\$232,400	\$195,000	1.192		100
02 013 047 00	9230 CRABB	09/29/21	\$235,000	WD	\$235,000	\$130,000	\$105,000	\$65,000	1.615		100
06 002 021 10	4527 W NEWBURG RD	11/24/21	\$460,000	WD	\$460,000	\$150,000	\$310,000	\$300,000	1.033		100
06 026 007 01	10261 STEFFAS RD	12/28/21	\$230,000	WD	\$230,000	\$65,000	\$165,000	\$170,000	0.971		100
08 016 025 01	5400 JACKMAN RD	04/29/22	\$525,000	WD	\$525,000	\$145,000	\$380,000	\$406,944	0.934		100
09 021 058 00	2405 YARGERVILLE RD	08/23/22	\$499,000	WD	\$499,000	\$244,000	\$255,000	\$270,000	0.944	09 021 058 30	100
09 030 014 01	1124 WOOD RD	01/13/23	\$495,500	OTH	\$495,500	\$349,000	\$146,500	\$136,000	1.077		100
11 010 019 00	17901 SHERMAN RD	07/27/22	\$440,000	WD	\$440,000	\$178,000	\$262,000	\$204,000	1.284		100
11 016 002 00	18333 HICKORY RD.	05/19/22	\$700,000	WD	\$700,000	\$235,000	\$465,000	\$437,500	1.063		100
14 113 004 11	15201 LULU RD	03/23/22	\$375,000	WD	\$375,000	\$200,000	\$175,000	\$145,000	1.207		100
Total			\$4,301,900		\$4,301,900	\$1,806,000	\$2,495,900	\$2,329,444	1.070		

E.C.F. => 1.070
Ave. E.C.F. => 1.132

ECF: 1.070 APPLIED TO AG BUILDINGS IN AG NEIGHBORHOOD