

Classification
Agricultural

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	MONROE	City/Township	IDA	Study Year	2024	Equalization Year	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Rate		
08 001 014 30	DEBUCK GERALD & SUSAN	102	35,400	68,575	51.62		
08 002 012 01	IDA PUBLIC SCHOOLS	102	45,100	93,360	48.31		
08 002 042 10	DELAND BRIAN & BARBARA T	102	56,100	117,461	47.76		
08 007 004 00	BRUCKNER CARL W. & BRUC	101	276,800	576,019	48.05		
08 007 025 00	OSTACHNOWICZ JOSEPH	101	140,500	301,413	46.61		
08 008 004 00	SIMMS KEITH M	101	321,500	646,178	49.75		
08 011 020 00	ZIMMERMAN SIAN	102	42,700	85,138	50.15		
08 012 017 20	METZ MARK	102	119,100	258,540	46.07		
08 014 008 00	PUMMELL BRUCE	101	178,000	383,954	46.36		
08 014 011 00	KAMPRAITH RICHARD & MART	102	99,800	212,160	47.04		
08 015 006 00	CIRAVOLO NANCY A	102	112,000	242,016	46.28		
08 016 023 01	CHARTER GARY (LL)	102	96,300	203,460	47.33		
08 017 037 00	SARGENT ALONZO & GRACE	101	406,500	916,148	44.37		
08 018 001 00	WAYNE DELBERT & MARY EL	101	216,900	512,183	42.35		
08 018 002 22	OSTACHNOWICZ JOSEPH	101	126,700	281,227	45.05		
08 018 029 00	PUSHKA JOHN D & PATRICIA	101	163,500	313,335	52.18		

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County		City/Township		IDA		Study Year	Equalization Year
MONROE				IDA		2024	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
08 019 015 07	6633 WELLS ROAD LLC	101	248,500	507,341	48.98		
08 021 009 10	DENTEL KEITH R	102	64,700	136,740	47.32		
08 022 010 01	DEAN MATTHEW & CAITLYN	101	260,600	535,480	48.67		
08 023 013 00	DELAND STEPHEN	101	128,100	250,930	51.05		
08 023 021 00	CLARK WAYNE & DOLLIE	101	296,400	606,875	48.84		
08 024 006 00	NAGEL BRIAN J	101	212,300	471,552	45.02		
08 024 009 00	MONTRI JAMES & DAWN	101	338,100	739,229	45.74		
08 025 001 01	MCMONAGLE JAMES & GRAC	102	56,800	117,564	48.31		
08 027 009 00	VERDON OERTHER DIONE E	101	306,400	620,334	49.39		
08 027 010 02	NUSBAUM TIMOTHY & JACQU	102	64,000	133,842	47.82		
08 027 016 01	FOWL PLAY PHEASANT FARM	101	527,700	970,043	54.40		
08 028 004 01	ADLER JASON T	101	125,600	225,960	55.59		
08 028 011 00	SPROW DAVID	101	235,100	481,184	48.86		
08 028 017 00	MCMICHAEL BRADLEY & LISA	102	58,000	120,000	48.33		
08 030 006 70	STRZESINSKI THEODORE JR	102	56,800	119,599	47.49		
08 034 014 00	KREPS LAURA & DALE	101	295,700	599,801	49.30		

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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
08 034 020 00	PUDLICKI ANTHONY	102	65,300	137,346	47.54		
08 001 016 01	LABERT DALE & KAREN	102	169,100	391,862	43.15		
08 001 018 00	SCHLUMP PAULINE REV TRUS	102	29,600	59,140	50.05		
08 002 051 00	STOTZ MATTHEW D	102	36,700	73,515	49.92		
08 003 059 10	SCHLUMP PAULINE REV TRUS	102	109,000	229,464	47.50		
08 003 063 01	MCCARTNEY KAREN	102	42,700	88,260	48.38		
08 004 004 00	STOTZ STEPHEN & JEANETTE	101	93,500	192,732	48.51		
08 005 015 34	BARANOWSKI CHERYL	102	22,100	44,400	49.77		
08 009 001 03	FOSHAG WALTER & MILLS AN	101	393,700	774,130	50.86		
08 010 014 00	HOPPERT GLEN ETAL	101	235,000	493,697	47.60		
08 010 020 00	UHL ADAM F	101	187,600	425,981	44.04		
08 011 011 01	STOTZ STEPHEN & JEANETTE	101	286,700	597,509	47.98		
08 013 016 00	METZ MARK A.	102	116,000	240,000	48.33		
08 014 024 01	KAMPRAH BRAD & TAMARA	102	101,700	217,980	46.66		
08 015 011 00	STOTZ BROS., LLC	102	222,800	451,320	49.37		
08 017 022 50	C & K MATTHES PROPERTIES	102	76,500	158,220	48.35		

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County		City/Township		IDA		Study Year	Equalization Year
MONROE						2024	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
08 019 005 00	NUSBAUM KEVIN & KAREN	101	112,300	251,704	44.62		
08 020 022 01	CERES FARMS LLC	102	171,100	368,484	46.43		
08 021 001 00	HOLTZ ELIZABETH ETAL	102	212,300	459,360	46.22		
08 021 010 00	DENTEL JAMES & CAROLYN T	101	129,800	263,567	49.25		
08 021 013 00	OTTO SCOTT ETAL	102	142,200	318,821	44.60		
08 022 001 00	MONTRI JAMES L & DAWN M	102	207,100	444,000	46.64		
08 023 006 70	MASON DONALD & EDNA REV	102	35,800	72,020	49.71		
08 023 007 00	ADLER THOMAS A & GLORIA	101	293,700	611,624	48.02		
08 024 008 00	MONTRI DALE & PATRICIA	101	305,200	654,898	46.60		
08 024 011 00	OSGOOD CHARLES & RUTH	102	141,000	295,200	47.76		
08 025 003 00	HEMELGRARN FARMS WEST,	101	357,200	747,069	47.81		
08 025 028 01	HARRIS DONALD B, VICKI L TH	101	542,800	1,088,203	49.88		
08 027 002 00	KREPS LARRY JR & SHAWN	102	56,600	117,060	48.35		
08 027 006 00	OERTHER HEATHER & MORLE	102	47,800	94,125	50.78		
08 030 006 60	FOWL PLAY PHEASANT FARM	102	57,500	121,759	47.22		
08 030 023 06	J & J ASSOCIATES, LLC	102	138,400	291,468	47.48		

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

Statistical Mean= 48.058 Median= 48.020 Maximum= 55.585 Minimum= 42.348

*** Statistics about Mean ***
Normalized Average Deviation = 0.03458 (Coefficient of Dispersion)
Average Squared Deviation = 5.30799 (Variance)
Square Root of Squared Deviation = 2.30391 (Standard Deviation)
Normalized Standard Deviation = 0.04794 (Covariance)
2 Standard Deviation Range (Low) = 43.44975 (High) = 52.66538

*** Statistics about Median ***
Normalized Average Deviation = 0.03459 (Coefficient of Dispersion)
Average Squared Deviation = 5.30945 (Variance)
Square Root of Squared Deviation = 2.30422 (Standard Deviation)
Normalized Standard Deviation = 0.04798 (Covariance)
2 Standard Deviation Range (Low) = 43.41125 (High) = 52.62815

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

Classification **Commercial**

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County	City/Township	IDA	Study Year	Equalization Year	
MONROE	IDA		2024	2025	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
08 002 037 20	COMMET CHRISTOPHER & MA	201	71,600	138,657	51.64
08 002 037 50	KEGLEY TRACY	201	75,700	111,172	68.09
08 002 037 90	SPHINX DEVELOPMENT INC	201	170,700	337,206	50.62
08 003 033 10	IDA LIGHTS LLC	201	94,400	182,225	51.80
08 003 047 00	LUCKEY FARMERS INC	201	117,100	233,105	50.23
08 015 019 20	SOUTHEASTERN FENCING LL	201	59,500	150,505	39.53
08 015 022 00	IDA INVESTMENT, LLC	201	92,600	189,660	48.82
08 027 018 40	12 ACRES, LLC	201	124,400	244,345	50.91
08 027 018 96	CANUPP DARRELL	201	76,600	175,352	43.68
08 027 018 97	CANUPP DARRELL	201	61,600	132,662	46.43
08 033 007 00	SUBCARRIER COMMUNICATIO	201	79,600	143,157	55.60
08 035 008 07	GENERATION III VENTURES L	201	152,100	371,522	40.94
08 045 007 00	IDA HOLDINGS LLC	201	112,800	264,128	42.71
08 055 023 00	CUSTER PROPERTIES LLC	201	127,500	261,668	48.73
08 060 039 00	LEWIS AVE APARTMENTS LLC	201	282,500	558,646	50.57
08 065 009 00	TURNER GREGORY & TURNE	201	49,200	113,540	43.33

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Classification **Commercial**

County	MONROE	City/Township	IDA	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
08 085 002 00	LUCAJ VASEL	201	79,400	171,949	46.18
08 002 037 70	CASSIDY JOSEPH	201	192,700	406,844	47.36
08 002 037 80	BREITNER ROBERT & LINDA T	201	162,800	368,472	44.18
08 003 033 00	J & H PROPERTIES IDA LLC	201	58,000	167,674	34.59
08 003 042 00	LUCKEY FARMERS INC	201	241,900	524,365	46.13
08 006 022 00	GARNER JOHN & DEANNA	201	16,000	38,013	42.09
08 010 004 00	CALVCO HOLDINGS INC	201	102,600	244,273	42.00
08 021 009 20	ANN ARBOR ACQUISITION CO	201	33,800	78,384	43.12
08 021 009 30	ANN ARBOR ACQUISITION CO	201	29,100	68,800	42.30
08 027 018 95	CANUPP DARRELL	201	85,800	177,893	48.23
08 055 003 00	ZORN'S SERVICE INC	201	45,800	111,685	41.01
08 060 030 00	MICHIGAN POSTAL HOLDINGS	201	3,900	11,821	32.99
08 060 031 00	MICHIGAN POSTAL HOLDINGS	201	95,700	206,647	46.31
08 060 032 00	RISING HEMANTA LLC	201	75,000	164,951	45.47
08 060 040 00	LEWIS AVE APARTMENTS LLC	201	4,000	9,519	42.02
08 065 005 00	CZUPICH EDWARD	201	109,400	249,481	43.85

*** ** Statistics for this group (34 in sample) *** **

Statistical Mean= 46.082 Median= 45.800 Maximum= 68.093 Minimum= 32.992

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

Normalized Average Deviation	=	0.09693	(Coefficient of Dispersion)
Average Squared Deviation	=	38.85820	(Variance)
Square Root of Squared Deviation	=	6.23363	(Standard Deviation)
Normalized Standard Deviation	=	0.13527	(Covariance)
2 Standard Deviation Range (Low)	=	33.61446	(High) = 58.54900

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

Normalized Average Deviation	=	0.09753	(Coefficient of Dispersion)
Average Squared Deviation	=	38.93997	(Variance)
Square Root of Squared Deviation	=	6.24019	(Standard Deviation)
Normalized Standard Deviation	=	0.13625	(Covariance)
2 Standard Deviation Range (Low)	=	33.31964	(High) = 58.28040

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

*** Statistics for this group (13 in sample) ***

Statistical Mean= 47.800 Median= 48.291 Maximum= 50.185 Minimum= 41.576

*** Statistics about Mean ***
Normalized Average Deviation = 0.02428 (Coefficient of Dispersion)
Average Squared Deviation = 4.23458 (Variance)
Square Root of Squared Deviation = 2.05781 (Standard Deviation)
Normalized Standard Deviation = 0.04305 (Covariance)
2 Standard Deviation Range (Low) = 43.68407 (High) = 51.91531

*** Statistics about Median ***
Normalized Average Deviation = 0.02231 (Coefficient of Dispersion)
Average Squared Deviation = 4.49596 (Variance)
Square Root of Squared Deviation = 2.12037 (Standard Deviation)
Normalized Standard Deviation = 0.04391 (Covariance)
2 Standard Deviation Range (Low) = 44.05016 (High) = 52.53163

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

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

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405	1. <u>237,884,272</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403	2. <u>219,780,814</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2	3. <u>1.0824</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	4. <u>262,427,367</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	5. <u>241,603,109</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5	6. <u>1.0862</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6	7. <u>1.1757</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 <small>(col. F ÷ col. G)</small>
2022	04/2022-09/2022	38	3,918,400	1.1757	4,606,863	9,630,350	47.84%
2022	10/2022-03/2023	22	2,421,700	1.1757	2,847,193	6,107,005	46.62%
12 Month Total Sales		60	12 Month Total Sales		7,454,056	15,737,355	47.37%
2023	04/2023-09/2023	28	3,011,600	1.0862	3,271,200	7,194,500	45.47%
2023	10/2023-03/2024	15	2,131,100	1.0862	2,314,801	5,023,700	46.08%
12 Month Total Sales		43	12 Month Total Sales		5,586,001	12,218,200	45.72%
24 Month Total Sales		103	24 Month Total Sales		13,040,057	27,955,555	
*24 Month Mean Adjusted Ratio							46.55%

*** 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 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 Prices for Sales	H Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2023	10/2023-03/2024	15	2,131,100	1.0862	2,314,801	5,023,700	46.08%
2024	04/2024-09/2024	19	2,767,600	1.0000	2,767,600	6,135,000	45.11%
12 Month Total Sales		34	12 Month Total Sales		5,082,401	11,158,700	
** 12 Month Aggregate Adjusted Ratio							45.55%

**** 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.*

Sales Study List

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

County Monroe County	City/Township Name (check appropriate box) Ida Township	<input checked="" type="checkbox"/> Township <input 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 2024	Classification 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
04/22/2022	2022R0296	08 013 009 02	MONTRI LAVERN & MARY TRU	BOMIA MICHAEL & JODI	No	WD	C	134,400	342,000	342,000	39.30 %	
04/25/2022	2022R10000	08 020 005 12	IRWIN STACEY	LEE DARREN	No	WD	C	137,900	360,000	360,000	38.31 %	
04/26/2022	2022R10111	08 030 023 10	J&J ASSOCIATES, LLC	PAVLIKA, ALEX	No	WD	C	22,700	65,000	65,000	34.92 %	
04/26/2022	2022R10218	08 030 023 20	J&J ASSOCIATES LLC	PAVLIKA, DAKOTA	No	WD	C	22,100	65,000	65,000	34.00 %	
04/28/2022	2022R10619	08 003 012 00	KOCH BRENDA & JOHN	TETTATON DAN & DEBORAH	No	WD	C	87,000	231,000	231,000	37.66 %	
05/12/2022	2022R11195	08 065 041 00	WATTS JUSTIN	JOSEPH ERIC & THERESA	No	WD	C	35,800	108,000	108,000	33.15 %	
05/13/2022	2022R14761	08 031 047 10	SCHUEER WILFRED R TRUST	GLOSEMEYER NATHAN J	No	WD	C	101,500	199,900	199,900	50.78 %	
05/20/2022	2022R11760	08 030 019 60	BLANKENSHIP GARY & SHAROI	CLARK KRISTIE M	No	WD	C	178,100	285,000	285,000	62.49 %	
05/20/2022	2022R11667	08 030 021 00	CLARK KRISTIE & STEPHENS JA	KRUEGER CALEB & TAYLOR	No	WD	C	107,400	290,000	290,000	37.03 %	
05/24/2022	2022R11484	08 008 009 10	LAKE ALLEN M	PALAZZOLO DANIEL & PATRI	No	WD	C	134,600	344,750	344,750	39.04 %	
05/27/2022	2022R12172	08 034 003 00	HALL JACKIE	ZIELINSKI NICHOLLE	No	WD	C	76,800	171,000	171,000	44.91 %	
06/01/2022	2022R12506	08 025 006 60	AREA TITLE AGENCY INC TRUS	KARL JAMIE R & HANNAH K	No	WD	C	180,000	420,000	420,000	42.86 %	
06/06/2022	2022R12586	08 080 018 00	STRANG SCOTT & GERALDINE	DETERS HARRISON & KERSTI	No	WD	C	68,900	184,900	184,900	37.26 %	
06/08/2022	2022R12988	08 085 021 00	KARRICK DENTYSEA TRUST	DANDY ALEXANDER W & MA	No	WD	C	84,200	185,000	185,000	45.51 %	

TOTAL SALES	SALES PERIOD TOTAL	24 MONTH TOTAL
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County Monroe County	City/Township Name (check appropriate box) Ida Township	Township <input checked="" type="checkbox"/> Township <input 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 2024	Classification 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
06/09/2022	2022RI12827	08 007 026 09	SPILAK RYAN A & KIMBERLI C	ARNOLD JUSTIN & KARI	No	WD	C	221,600	495,000	495,000	44.77 %	
06/16/2022	2022RI13331	08 005 020 01	DUPASQUIER KEITH B	ROBISON LORI JEAN	No	WD	C	113,200	285,000	285,000	39.72 %	
06/20/2022	2022RI14187	08 055 026 00	STOTZ JESSE A & TABFF-STOTZ	WOELMER TYLER & MARA	No	WD	C	107,000	247,000	247,000	43.32 %	
06/22/2022	2022RI14182	08 009 028 50	BIELA STEVEN & SUZETTE	DAVIDSON ZACHARY	No	WD	C	202,000	451,000	451,000	44.79 %	
06/24/2022	2022RI15995	08 028 004 20	NESS JOHN RICHARD JR ESTATI	MILLER MICHAEL & SHELLEY	No	WD	C	56,700	179,000	179,000	31.68 %	NEW PARCEL #
06/27/2022	2022RI14180	08 004 001 10	ASTELNERO VANESSA ROSE	WEBER JASON	No	WD	C	67,600	175,000	175,000	38.63 %	
06/30/2022	2022RI13648	08 007 006 00	WYATT CLARK	PARISIEN RONALD & SHIRLEY	No	WD	C	78,900	189,000	189,000	41.75 %	
07/01/2022	2022RI16596	08 017 035 20	ARNOLD JUSTIN & KARI	LARGENT JAYMES & BETHAN	No	WD	C	141,400	415,000	415,000	34.07 %	
07/01/2022	2022RI14641	08 032 032 16	HASLEY CAROLYN & CHRISTOF	RUSSO ANTHONY & ALENA	No	WD	C	251,700	600,000	600,000	41.95 %	
07/01/2022	2022RI14190	08 085 030 00	STANFORD ARNOLD & KATHLE	BOWMAN BRIAN & DANIELLI	No	WD	C	70,700	215,000	215,000	32.88 %	
07/08/2022	2022RI15766	08 020 017 15	MAENLE FREDERICK	WIREMAN BRANDON	No	WD	C	47,600	190,000	190,000	25.05 %	
07/22/2022	2022RI16497	08 033 006 70	ROY LAUREN K. & ADAM M.	SEAMBOS NIKOLAS & KRISTE	No	WD	C	166,400	390,000	390,000	42.67 %	
07/25/2022	2022RI15870	08 015 017 00	KEESEE RICKY & PATRICIA	BUDZINSKI LOREN & DARLEN	No	WD	C	153,700	335,000	335,000	45.88 %	
08/09/2022	2022RI16504	08 017 022 30	O'DONNELL ROBERT & MARTHA	NAKAYA KATHRINE LYNN	No	WD	C	112,100	310,000	310,000	36.16 %	

TOTAL SALES	SALES PERIOD TOTAL
	24 MONTH TOTAL

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

County Monroe County	City/Township Name (check appropriate box) Ida Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year 2024	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
10/10/2022	2022R19915	08 060 007 00	STRAZZULA MICHAEL & KENNI	WOERNER STEVEN & WENDY	No	WD	C	61,200	195,000	195,000	31.38 %	
10/21/2022	2022R20697	08 002 019 00	GRZESIEK PAUL	WICKENHEISER AUSTIN JAMIE	No	WD	C	92,600	225,000	225,000	41.16 %	
10/28/2022	2022R21130	08 023 014 00	ROTH HAROLD E TRUST	LOWRY JASON & LISA	No	WD	C	48,800	150,000	150,000	32.53 %	
10/31/2022	2022R21501	08 026 010 09	DIETER JOY S (LAJINESS)	LINDSEY RYAN J & MEGAN E	No	WD	C	169,200	400,000	400,000	42.30 %	
11/09/2022	2022R22838	08 031 045 00	FONSECA ROBERTO & HILL RIC	HICKS BRET & CRISTY	No	WD	C	80,700	192,000	192,000	42.03 %	
11/15/2022	2022R22192	08 010 023 10	RASMUSSEN DALE LEE ESTATI	OTT JACOB	No	WD	C	124,300	300,000	300,000	41.43 %	
11/23/2022	2022R22842	08 019 009 00	HECK MARY CATHERINE	RUSS NICHOLAS A	No	WD	C	72,900	195,000	195,000	37.38 %	LEGAL??
12/07/2022	2023R00456	08 003 041 00	WYATT SHIRLEY A ET AL	CAPPAUL CHRISTOPHER	No	WD	C	47,900	177,000	177,000	27.06 %	JOINT TENANTS
12/14/2022	2022R23952	08 010 001 20	MEISSNER MATHIAS & JENNIFE	LAWRENCE ROBERT & DONN	No	WD	C	102,000	239,000	239,000	42.68 %	
12/19/2022	2022R23854	08 018 017 20	MADILEE INVESTMENTS LLC	BLACKWOOD GARY E JR	No	WD	C	58,900	75,000	75,000	78.53 %	
12/21/2022	2023R00420	08 002 033 00	COUSINO LUKE K	POTTER JEREMY	No	WD	C	67,500	210,000	210,000	32.14 %	
12/22/2022	2023R00145	08 020 013 00	HUGHES BRADLEY & SAMBERG	DARLENE PARRAN PROPERTI	No	WD	C	66,300	165,000	165,000	40.18 %	
12/28/2022	2023R00512	08 023 019 05	ALEXANDER BRITNI & KYLE	ALSHARIF SEIF	No	WD	C	43,900	80,000	80,000	54.88 %	
01/05/2023	2023R00533	08 030 023 30	J & J ASSOCIATES, LLC	RAYBURN DUSTIN	No	WD	C	21,600	62,000	62,000	34.84 %	

TOTAL SALES	SALES PERIOD TOTAL
	24 NTH TOTAL

Sales Study List

Issued under authority of Public Act 206 of 1893.

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

County Monroe County	City/Township Name (check appropriate box) Ida Township	<input checked="" type="checkbox"/> Township <input 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 2024	Classification RESIDENTIAL		

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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
06/09/2023	2023R09364	08 080 026 00	KARAM MELISSA (SHEELER)	PONKE JOHN H	No	WD	C	65,100	177,000	177,000	36.78 %	
06/23/2023	2023R09802	08 001 013 10	MILLER JEFFREY & TRACY & TRACY & TRACY	BARTLEY JONATHAN & ALYS	No	WD	C	155,900	425,000	425,000	36.68 %	
06/27/2023	2023R09770	08 048 024 00	MILLER RICHARD & PHYLLIS	SALISBURY RICHARD & MAR	No	WD	C	132,100	325,000	325,000	40.65 %	
07/12/2023	2023R11229	08 034 016 11	HARBELL CLARENCE III & ANGI	OSTROSKY JASON & SANDRA	No	WD	C	112,500	277,500	277,500	40.54 %	
07/21/2023	2023R11123	08 023 009 00	DELAND MARY A ESTATE OF	HUSS MITCHELL & ERICA	No	WD	C	80,900	209,200	209,200	38.67 %	
07/21/2023	2023R11207	08 080 029 00	LINDQUIST TRAVIS D	ACHINGER MUNA & JENNIFE	No	WD	C	78,000	190,000	190,000	41.05 %	
07/28/2023	2023R11845	08 065 035 00	HARRIS STEPHEN	TORRES SANDRA	No	WD	C	50,800	121,000	121,000	41.98 %	
08/17/2023	2023R12926	08 080 050 00	ANGERER MARVIN	MARTIN THEODORE & CASSA	No	WD	C	82,800	197,000	197,000	42.03 %	
08/28/2023	2023R15616	08 052 001 00	KURON FRANK & DEBORAH	JACKS WARREN & ERIN	No	WD	C	148,700	341,000	341,000	43.61 %	
08/29/2023	2023R15619	08 021 005 30	PERRY ESTATES LLC	POYLE KENNETH J & LINDA	No	WD	C	141,400	355,000	355,000	39.83 %	
09/07/2023	2023R13369	08 020 008 30	ROBERTSON AARON	JAGODZINSKI CHRISTOPHER	No	WD	C	21,700	52,000	52,000	41.75 %	
09/27/2023	2023R14693	08 001 013 03	DAGHER SAMMY	OESTRIKE JOYCE	No	WD	C	209,000	420,000	420,000	49.76 %	
09/27/2023	2023R14365	08 060 005 00	LOWRY JASON & LISA	CHRISTMAN CONNER & SAM	No	WD	C	41,500	100,000	100,000	41.50 %	
09/29/2023	2023R14455	08 022 013 20	LOWRY ROBERT ESTATE OF	BICKLEY RENEE R	No	WD	C	55,600	120,000	120,000	46.33 %	JOINT TENANTS
TOTAL SALES		28						3,011,600	7,194,500	7,194,500		
SALES PERIOD TOTAL												
24 MONTH TOTAL												

Sales Study List

Issued under authority of Public Act 206 of 1893.

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

County Monroe County	City/Township Name (check appropriate box) <input checked="" type="checkbox"/> Township <input type="checkbox"/> City Ida Township	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 2024	Classification RESIDENTIAL	

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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
10/06/2023	2023R15433	08 007 011 10	LEVICKI JAKE	MAGOON DYLAN P	No	WD	C	78,300	238,700	238,700	32.80 %	
10/10/2023	2023R15037	08 031 026 00	LEE EDWARD W JR	PILATOWSKI RICH & KAREN	No	WD	C	114,900	252,000	252,000	45.60 %	
10/24/2023	2023R16103	08 026 014 01	MUMY ROBERT & LOUISE	MCKEE LAUREN	No	WD	C	331,900	735,000	735,000	45.16 %	
10/27/2023	2023R16901	08 023 019 05	ALSHAIR SEIF	MISSLER ANTHONY III	No	WD	C	47,800	90,000	90,000	53.11 %	
10/31/2023	2023R16418	08 031 017 30	MORAN DIANE R (TIMOTHY H	MAHON JOSHUA & MARISA	No	WD	C	166,300	415,000	415,000	40.07 %	
11/15/2023	2023R17137	08 033 002 50	FECK MICHAEL & LINDA	YENSCH ROBERT & SALLY CC	No	WD	C	129,100	312,000	312,000	41.38 %	
11/17/2023	2023R17988	08 005 021 08	KOTIE SHAWN & AMANDA	KITZMILLER RYAN T & KRIST	No	WD	C	166,200	330,700	330,700	50.26 %	
11/21/2023	2023R17297	08 009 010 00	BRYANT HEATHER (CARNER)	ALEXANDER NICHOLAS	No	WD	C	87,500	208,000	208,000	42.07 %	
11/28/2023	2023R17689	08 032 032 80	KEELER VELVET & ZACHERY	MORRISON JACOB P & EMILY	No	WD	C	298,100	710,000	710,000	41.99 %	
01/23/2024	2024R01146	08 075 013 00	HOWARD MAISIE & BROWN TYI	GRAVES JEREMY & NICOLE	No	WD	C	71,200	161,000	161,000	44.22 %	
01/26/2024	2024R01390	08 004 026 00	ALEXANDER MATT G & COLSOI	BROOKS AARON & ANGELA	No	WD	C	145,700	334,800	334,800	43.52 %	
01/26/2024	2024R01372	08 034 016 15	WINGATE TERRIE	MARTINEZ ROMEO	No	WD	C	102,000	280,000	280,000	36.43 %	
02/15/2024	2024R02476	08 052 005 00	BOYLAN NICHOLAS & TRISHA	KAILIMAI ANDREW & TIFFAN	No	WD	C	121,400	324,000	324,000	37.47 %	
02/29/2024	2024R02849	08 032 009 10	MORRISON JACOB & EMILY	WILLIS BLAKE H	No	WD	C	184,400	420,000	420,000	43.90 %	JOINT TENANTS

TOTAL SALES

SALES PERIOD TOTAL

24 NTH TOTAL

