

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
15.14	Chebanse	\$5,740	\$13,930	\$19,670	\$129,900	R	May	Residence	1	0314201035	P262	23R1380	
15.29	Chebanse	\$3,030	\$18,680	\$21,710	\$142,000	R	Jul	Residence	1	0314228004	P434	23R2161	
19.92	Milks Grove	\$6,380	\$8,160	\$14,540	\$73,000	R	May	Residence	1	0124200002	P261	23R1378	
20.28	Chebanse	\$4,780	\$32,330	\$37,110	\$183,000	R	Jul	Residence	1	0314229009	P411	23R2090	
20.34	Ashkum	\$6,450	\$15,310	\$21,760	\$107,000	R	Dec	Residence	1	1028259004	P735	23R3600	
21.38	Chebanse	\$4,550	\$19,390	\$23,940	\$112,000	R	May	Residence	1	1003379002	P305	23R1571	
21.56	Ashkum	\$6,100	\$45,420	\$51,520	\$239,000	R	Feb	Residence	1	1028179013	P85	23R0444	
22.25	Chebanse	\$6,620	\$56,120	\$62,740	\$282,000	R	Jun	Residence	1	0321200003	P355	23R1827	
23.22	Chebanse	\$3,860	\$52,440	\$56,300	\$242,500	R	Aug	Residence	1	0314255027	P477	23R2343	
23.95	Chebanse	\$8,120	\$48,160	\$56,280	\$235,000	R	Jun	Residence	1	0314255021	P387	23R1987	
24.05	Ashkum	\$4,780	\$40,910	\$45,690	\$190,000	R	Jun	Residence	1	1119226006	P315	23R1615	
24.68	Ashkum	\$5,360	\$39,560	\$44,920	\$182,000	R	Dec	Residence	1	1128327002	P716	23R3512	
25.10	Chebanse	\$3,720	\$30,170	\$33,890	\$135,000	R	Nov	Residence	1	1003404013	P690	23R3332	
26.05	Ashkum	\$4,620	\$37,710	\$42,330	\$162,500	R	Jul	Residence	1	1028255003	P417	23R2115	
26.62	Chebanse	\$4,260	\$30,340	\$34,600	\$130,000	C	Sep	Residence	1	0314130008	P588	23R2890	
29.73	Ashkum	\$7,050	\$52,710	\$59,760	\$201,000	R	Nov	Residence	1	1028204007	P644	23R3166	
29.97	Chebanse	\$1,383	\$29,332	\$30,715	\$102,500	C	Jul	Residence	1	1003329004	P380	23R1939	
30.88	Ashkum	\$13,010	\$67,270	\$80,280	\$260,000	R	May	Residence	1	1128301011	P278	23R1449	
31.36	Chebanse	\$2,750	\$29,550	\$32,300	\$103,000	R	Sep	Residence	1	0314205007	P546	23R2683	
35.78	Chebanse	\$3,710	\$32,070	\$35,780	\$100,000	R	Jun	Residence	1	1003379004	P363	23R1856	
36.61	Chebanse	\$6,640	\$39,120	\$45,760	\$125,000	R	May	Residence	1	1003253013	P285	23R1492	
37.55	Chebanse	\$8,210	\$60,500	\$68,710	\$183,000	R	Jul	Residence	1	0314130007	P415	23R2099	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
38.00	Ashkum	\$4,570	\$8,730	\$13,300	\$35,000	R	Oct	Residence	1	1028180011	P599	23R2952	
39.74	Ashkum	\$7,320	\$48,320	\$55,640	\$140,000	R	Jun	Residence	1	1028127004	P343	23R1757	
40.16	Chebanse	\$4,600	\$41,990	\$46,590	\$116,000	R	Aug	Residence	1	1003253001	P500	23R2441	
53.84	Ashkum	\$6,370	\$16,510	\$22,880	\$42,500	R	Sep	Residence	1	1028260001	P625	23R3119	
89.71	Ashkum	\$3,110	\$28,290	\$31,400	\$35,000	R	Apr	Residence	1	1118400004	P199	23R1087	
208.53	Ashkum	\$8,970	\$22,310	\$31,280	\$15,000	R	Jul	Residence	1	1028257006	P388	23R1989	

Total Records in Group: **28**

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Belmont

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
9.02	Belmont	\$2,980	\$31,280	\$34,260	\$380,000	C	Oct	Commercial	1	2606101001	P596	23R2941	
13.55	Belmont	\$6,410	\$30,830	\$37,240	\$274,900	R	Apr	Residence	1	2604302018	P207	23R1147	
14.49	Belmont	\$7,360	\$9,306	\$16,666	\$115,000	R	Jan	Residence	1	2604127010	P16	23R0070	
15.32	Belmont	\$3,210	\$15,170	\$18,380	\$120,000	R	Dec	Residence	1	2604127009	P756	23R3694	
15.68	Belmont	\$9,780	\$19,690	\$29,470	\$188,000	R	Jan	Residence	1	2604201005	P29	23R0138	
18.23	Belmont	\$3,830	\$27,160	\$30,990	\$170,000	R	Mar	Residence	2	2606101011	P154	23R0822	
20.00	Belmont	\$10,430	\$42,570	\$53,000	\$265,000	R	May	Residence	1	2605279021	P248	23R1294	
21.21	Belmont	\$1,770	\$23,680	\$25,450	\$120,000	R	Oct	Residence	1	2620476007	P631	23R3136	
22.53	Belmont	\$11,280	\$38,280	\$49,560	\$220,000	R	Mar	Residence	1	2604152004	P142	23R0731	
23.15	Belmont	\$1,330	\$12,560	\$13,890	\$60,000	R	Dec	Residence	1	2620481004	P749	23R3669	
23.61	Belmont	\$6,310	\$43,750	\$50,060	\$212,000	R	Jan	Residence	1	2604154013	P31	23R0143	
23.90	Belmont	\$9,940	\$31,290	\$41,230	\$172,500	R	Sep	Residence	1	2604101001	P558	23R2756	
24.04	Belmont	\$3,790	\$34,650	\$38,440	\$159,900	R	Aug	Residence	1	2607476006	P511	23R2493	
24.04	Belmont	\$7,170	\$26,010	\$33,180	\$138,000	R	Sep	Residence	1	2605230020	P552	23R2730	
24.05	Belmont	\$11,210	\$20,300	\$31,510	\$131,000	R	May	Residence	1	2604104001	P251	23R1307	
24.49	Belmont	\$6,880	\$59,250	\$66,130	\$270,000	R	Aug	Residence	1	2604152018	P456	23R2269	
25.25	Belmont	\$6,120	\$24,180	\$30,300	\$120,000	R	Mar	Residence	1	2604127017	P168	23R0931	
25.37	Belmont	\$2,460	\$14,410	\$16,870	\$66,494	R	Jul	Residence	1	2629252013	P401	23R2046	
25.64	Belmont	\$5,950	\$19,690	\$25,640	\$100,000	R	Jun	Residence	1	2605429004	P306	23R1575	
26.73	Belmont	\$10,640	\$22,240	\$32,880	\$123,000	R	Mar	Residence	1	2605231008	P167	23R0930	
27.91	Belmont	\$6,080	\$31,010	\$37,090	\$132,900	R	Sep	Residence	1	2604105001	P544	23R2676	
30.56	Belmont	\$7,170	\$31,610	\$38,780	\$126,900	R	Aug	Residence	1	2605430002	P449	23R2239	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Belmont

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
32.99	Belmont	\$8,610	\$37,580	\$46,190	\$140,000	R	Jul	Residence	1	2604128007	P404	23R2061	
34.41	Belmont	\$4,060	\$27,910	\$31,970	\$92,900	R	Jun	Residence	1	2607478007	P331	23R1688	
35.98	Belmont	\$9,940	\$33,240	\$43,180	\$120,000	R	Nov	Residence	1	2604102030	P698	23R3392	
36.21	Belmont	\$14,900	\$47,380	\$62,280	\$172,000	R	Nov	Residence	1	2604104013	P658	23R3213	
36.65	Belmont	\$1,850	\$21,240	\$23,090	\$63,000	R	Jul	Residence	1	2605256010	P446	23R2229	
39.47	Belmont	\$9,160	\$44,130	\$53,290	\$135,000	R	Jun	Residence	1	2604301001	P345	23R1778	
130.07	Belmont	\$8,900	\$46,380	\$55,280	\$42,500	R	Nov	Residence	1	2605227015	P691	23R3354	
171.71	Belmont	\$6,220	\$22,970	\$29,190	\$17,000	R	Oct	Residence	1	2605428020	P613	23R3010	

Total Records in Group: **30**

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
8.39	Milford	\$3,290	\$9,290	\$12,580	\$150,000	C	Aug	Commercial	4	3314153015	P488	23R2375	
14.51	Milford	\$4,520	\$24,790	\$29,310	\$202,000	R	May	Residence	1	3315126010	P250	23R1304	
14.69	Milford	\$1,830	\$5,810	\$7,640	\$52,000	R	Mar	Residence	1	3315226009	P170	23R0943	
17.46	Milford	\$2,420	\$29,710	\$32,130	\$184,066	R	Nov	Residence	1	3314116001	P657	23R3208	
18.57	Prairie Green	\$4,910	\$14,584	\$19,494	\$105,000	R	Apr	Residence	1	4128100003	P238	23R1246	
18.70	Lovejoy	\$1,640	\$17,900	\$19,540	\$104,500	R	Dec	Residence	1	4014255002	P755	23R3692	
19.35	Milford	\$810	\$30,130	\$30,940	\$159,900	R	Aug	Residence	1	3315202003	P499	23R2437	
20.32	Milford	\$1,830	\$16,050	\$17,880	\$88,000	R	May	Residence	1	3310478003	P268	23R1409	
20.42	Milford	\$8,060	\$41,960	\$50,020	\$245,000	R	Sep	Residence	1	3315276015	P572	23R2809	
21.93	Lovejoy	\$9,720	\$19,890	\$29,610	\$135,000	R	Dec	Residence	3	4014426009	P719	23R3532	
23.24	Milford	\$990	\$7,840	\$8,830	\$38,000	R	Sep	Residence	1	3315436005	P557	23R2753	
23.70	Lovejoy	\$3,380	\$17,240	\$20,620	\$87,000	R	Mar	Residence	1	4026300002	P124	23R0661	
25.57	Milford	\$2,360	\$43,670	\$46,030	\$180,000	R	Jun	Residence	1	3306100010	P333	23R1692	
26.56	Lovejoy	\$1,160	\$12,520	\$13,680	\$51,500	R	Feb	Residence	1	4014426010	P81	23R0407	
26.86	Milford	\$1,650	\$16,750	\$18,400	\$68,500	R	Sep	Residence	1	3315226016	P669	23R3252	
27.15	Milford	\$870	\$50,450	\$51,320	\$189,000	R	Jun	Residence	1	3309478015	P313	23R1606	
27.27	Milford	\$1,310	\$33,320	\$34,630	\$127,000	R	Feb	Residence	1	3314253002	P102	23R0534	
28.27	Milford	\$1,710	\$12,990	\$14,700	\$52,000	R	Nov	Residence	1	3315226010	P679	23R3285	
34.36	Milford	\$870	\$18,030	\$18,900	\$55,000	R	Mar	Residence	1	3315432002	P172	23R0959	
34.90	Milford	\$1,580	\$36,810	\$38,390	\$110,000	R	Jul	Residence	1	3314107002	P393	23R2012	
38.80	Milford	\$970	\$0	\$970	\$2,500	R	Jun	Residence	1	3315427006	P427	23R2145	
41.64	Milford	\$870	\$12,870	\$13,740	\$33,000	R	Jul	Residence	1	3324200004	P369	23R1890	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
49.96	Milford	\$1,710	\$10,780	\$12,490	\$25,000	R	Sep	Residence	1	3314157008	P522	23R2571	
77.93	Milford	\$2,230	\$18,810	\$21,040	\$27,000	R	Oct	Residence	1	3315204011	P597	23R2949	
92.58	Milford	\$1,710	\$9,400	\$11,110	\$12,000	R	Sep	Residence	1	3314181012	P569	23R2798	
154.83	Milford	\$3,800	\$5,490	\$9,290	\$6,000	R	Jul	Residence	1	3314158007	P420	23R2122	
236.33	Milford	\$2,520	\$4,570	\$7,090	\$3,000	R	Sep	Residence	1	3315231014	P536	23R2640	
296.40	Lovejoy	\$640	\$6,770	\$7,410	\$2,500	R	Apr	Residence	1	4014278016	P177	23R0980	
301.07	Milford	\$1,360	\$21,220	\$22,580	\$7,500	R	Jun	Residence	1	3315207008	P352	23R1820	

Total Records in Group: **29**

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
4.22	Middleport	\$630	\$1,310	\$1,940	\$46,000	R	Aug	Residence	1	1932256010	P502	23R2454	
8.49	Middleport	\$6,550	\$1,520	\$8,070	\$95,000	R	Sep	Residence	1	1932437010	P576	23R2823	
12.80	Middleport	\$1,260	\$13,950	\$15,210	\$118,800	R	Sep	Residence	1	1931477002	P593	23R2915	
13.25	Middleport	\$14,888	\$16,241	\$31,129	\$235,000	C	Jul	Office	1	1932477008	P408	23R2085	
15.35	Middleport	\$9,794	\$28,586	\$38,380	\$250,000	C	Jul	Retail	1	1933476008	P376	23R1923	
16.00	Middleport	\$2,265	\$9,735	\$12,000	\$75,000	C	May	Commercial	1	1932403012	P299	23R1552	
16.52	Middleport	\$3,030	\$15,140	\$18,170	\$110,000	R	Oct	Residence	1	1933152006	P587	23R2880	
18.75	Middleport	\$4,180	\$15,600	\$19,780	\$105,500	R	Aug	Residence	1	1933382009	P489	23R2377	
19.57	Middleport	\$4,320	\$79,820	\$84,140	\$430,000	R	Apr	Residence	1	1918300005	P235	23R1240	
19.67	Middleport	\$2,070	\$27,630	\$29,700	\$151,000	R	Jul	Residence	1	1930128002	P419	23R2120	
19.96	Middleport	\$6,500	\$10,050	\$16,550	\$82,897	R	Oct	Residence	1	1933383002	P610	23R2990	
20.23	Middleport	\$1,150	\$5,930	\$7,080	\$35,000	R	Jul	Residence	1	1933152005	P395	23R2025	
20.58	Middleport	\$1,150	\$17,360	\$18,510	\$89,950	R	Oct	Residence	1	1932431021	P582	23R2863	
21.85	Middleport	\$5,350	\$27,420	\$32,770	\$150,000	R	Aug	Residence	1	1933331005	P443	23R2224	
22.37	Middleport	\$4,470	\$11,190	\$15,660	\$70,000	R	Feb	Residence	1	1932409006	P109	23R0565	
22.83	Middleport	\$1,040	\$3,070	\$4,110	\$18,000	R	Dec	Residence	1	1932381018	P730	23R3583	
23.71	Middleport	\$920	\$12,120	\$13,040	\$55,000	R	May	Residence	1	1932484005	P282	23R1465	
24.17	Middleport	\$3,550	\$10,950	\$14,500	\$60,000	R	Oct	Residence	1	1908326008	P614	23R3014	
25.30	Middleport	\$4,680	\$0	\$4,680	\$18,500	R	Oct	Land/Lot	1	1934202001	P628	23R3128	
27.27	Middleport	\$5,370	\$27,350	\$32,720	\$120,000	R	Mar	Residence	1	1933330012	P143	23R0733	
27.62	Middleport	\$6,040	\$21,300	\$27,340	\$99,000	R	Aug	Residence	1	1932433004	P442	23R2208	
27.73	Middleport	\$6,960	\$23,130	\$30,090	\$108,500	R	Jan	Residence	1	1933358045	P27	23R0134	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
27.78	Middleport	\$4,900	\$8,990	\$13,890	\$50,000	C	Sep	Other	1	1932452009	P539	23R2657	
30.11	Middleport	\$14,610	\$48,620	\$63,230	\$210,000	R	Mar	Residence	1	1933454002	P117	23R0604	
30.17	Middleport	\$5,694	\$7,882	\$13,576	\$45,000	C	Jun	Office	1	1932435021	P402	23R2054	
31.05	Middleport	\$1,100	\$16,910	\$18,010	\$58,000	R	Jun	Residence	1	1932405017	P341	23R1751	
31.46	Middleport	\$8,140	\$18,600	\$26,740	\$85,000	R	Oct	Residence	1	1933355024	P619	23R3062	
32.83	Middleport	\$1,670	\$29,520	\$31,190	\$95,000	R	Jan	Residence	1	1932434017	P4	23R0021	
33.12	Middleport	\$6,948	\$26,169	\$33,117	\$100,000	C	Aug	Other	1	1934351003	P433	23R2157	
33.98	Middleport	\$7,430	\$14,660	\$22,090	\$65,000	R	Jan	Residence	1	1933176029	P51	23R0259	
34.08	Middleport	\$470	\$8,050	\$8,520	\$25,000	R	Jan	Residence	1	1933305032	P7	23R0035	
34.21	Middleport	\$18,080	\$50,330	\$68,410	\$200,000	C	Jul	Commercial	1	1932456004	P457	23R2271	
37.52	Middleport	\$1,220	\$23,170	\$24,390	\$65,000	R	Jun	Residence	1	1932278015	P338	23R1719	
37.72	Middleport	\$770	\$10,170	\$10,940	\$29,000	R	Feb	Residence	1	1933351015	P72	23R0370	
38.97	Middleport	\$4,670	\$8,970	\$13,640	\$35,000	R	May	Residence	1	1932409012	P245	23R1285	
39.31	Middleport	\$4,860	\$16,760	\$21,620	\$55,000	R	Dec	Residence	1	1932457010	P759	23R3706	
39.79	Middleport	\$3,630	\$16,860	\$20,490	\$51,500	R	Jun	Residence	1	1933358031	P307	23R1577	
40.36	Middleport	\$1,650	\$28,980	\$30,630	\$75,900	R	Mar	Residence	1	1932461018	P171	23R0957	
42.33	Middleport	\$3,460	\$5,430	\$8,890	\$21,000	C	Dec	Retail	1	1932476004	P758	23R3703	
46.44	Middleport	\$4,180	\$13,930	\$18,110	\$39,000	R	Nov	Residence	1	1933382005	P661	23R3223	
47.93	Middleport	\$2,644	\$14,130	\$16,774	\$35,000	C	May	Commercial	1	1932110007	P283	23R1480	
49.04	Middleport	\$1,190	\$11,070	\$12,260	\$25,000	R	Jan	Residence	1	1932402019	P8	23R0043	
53.16	Middleport	\$650	\$9,450	\$10,100	\$19,000	R	Feb	Residence	1	1933351023	P113	23R0590	
57.36	Middleport	\$1,440	\$15,910	\$17,350	\$30,250	R	Oct	Residence	1	1932159014	P626	23R3126	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
61.19	Middleport	\$3,650	\$22,050	\$25,700	\$42,000	R	Apr	Residence	1	1932403015	P201	23R1104	
76.93	Middleport	\$5,780	\$11,530	\$17,310	\$22,500	R	Nov	Residence	1	1932437008	P675	23R3273	
85.67	Middleport	\$1,300	\$14,120	\$15,420	\$18,000	R	Aug	Residence	1	1932259003	P510	23R2492	
100.20	Middleport	\$5,140	\$4,880	\$10,020	\$10,000	R	Jan	Residence	1	1932409013	P26	23R0128	
155.27	Middleport	\$4,650	\$20,970	\$25,620	\$16,500	R	Jun	Residence	1	1932432009	P350	23R1814	
182.39	Middleport	\$2,420	\$28,130	\$30,550	\$16,750	R	Jul	Residence	1	1932278010	P451	23R2248	

Total Records in Group: **50**

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
4.71	Papineau	\$190	\$893	\$1,083	\$23,000	C	Feb	Commercial	1	0528277003	P96	23R0492	
6.23	Douglas	\$1,301	\$8,662	\$9,963	\$160,000	C	Jan	Commercial	1	2306400015	P40	23R0193	
8.08	Ash Grove	\$9,040	\$2,270	\$11,310	\$139,900	R	Apr	Residence	1	3223400006	P214	23R1181	
8.90	Papineau	\$1,150	\$12,910	\$14,060	\$157,900	R	Sep	Residence	1	0528428003	P578	23R2841	
10.49	Ash Grove	\$9,180	\$18,090	\$27,270	\$259,900	R	Nov	Residence	1	3212200005	P640	23R3157	
10.63	Ash Grove	\$8,140	\$11,960	\$20,100	\$189,000	R	Jul	Residence	1	3203300005	P410	23R2089	
11.17	Crescent	\$8,890	\$25,740	\$34,630	\$309,900	R	Sep	Residence	1	2521100008	P530	23R2614	
11.32	Danforth	\$10,760	\$27,170	\$37,930	\$335,000	R	Apr	Residence	1	1709100006	P237	23R1244	
11.55	Sheldon	\$4,600	\$34,680	\$39,280	\$340,000	R	Jul	Residence	1	2715100002	P414	23R2097	
11.60	Artesia	\$6,380	\$9,280	\$15,660	\$135,000	R	Sep	Residence	1	2926302006	P556	23R2748	
11.80	Artesia	\$3,140	\$8,070	\$11,210	\$95,000	R	Jul	Residence	2	2926330012	P421	23R2126	
13.88	Pigeon Grove	\$3,610	\$16,100	\$19,710	\$142,000	R	Aug	Residence	1	3802277005	P504	23R2465	
13.92	Douglas	\$7,039	\$16,625	\$23,664	\$170,000	C	Aug	Office	1	2406202021	P441	23R2188	
14.55	Douglas	\$4,730	\$0	\$4,730	\$32,500	R	Sep	Land/Lot	2	1731153007	P527	23R2605	
14.65	Loda	\$16,360	\$21,730	\$38,090	\$260,000	R	Aug	Residence	1	3620157020	P476	23R2336	
15.28	Ash Grove	\$10,740	\$38,930	\$49,670	\$325,000	R	Sep	Residence	2	3211100006	P574	23R2814	
16.67	Artesia	\$2,390	\$18,210	\$20,600	\$123,600	R	Oct	Residence	1	2926154003	P650	23R3186	
16.79	Douglas	\$3,480	\$25,050	\$28,530	\$169,900	R	Oct	Residence	1	1731381007	P642	23R3160	
17.60	Danforth	\$1,632	\$8,046	\$9,678	\$55,000	C	Mar	Industrial	1	1718282003	P150	23R0814	
18.06	Loda	\$8,880	\$30,850	\$39,730	\$220,000	R	Nov	Residence	2	3617379002	P678	23R3283	
18.09	Loda	\$3,710	\$19,260	\$22,970	\$127,000	R	May	Residence	1	3628226002	P254	23R1326	
18.77	Beaver	\$380	\$3,750	\$4,130	\$22,000	C	Oct	Commercial	1	1328301004	P648	23R3183	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
18.78	Douglas	\$21,950	\$48,940	\$70,890	\$377,500	R	Mar	Residence	2	1527400006	P136	23R0694	
18.86	Artesia	\$3,550	\$20,030	\$23,580	\$125,000	R	Sep	Residence	2	2926181016	P551	23R2727	
19.08	Loda	\$2,600	\$53,100	\$55,700	\$292,000	R	Nov	Residence	1	3618426010	P677	23R3275	
19.26	Douglas	\$1,920	\$50,960	\$52,880	\$274,500	R	Aug	Residence	3	1630400015	P541	23R2666	
19.86	Onarga	\$5,630	\$91,075	\$96,705	\$487,000	R	Jul	Residence	2	2416400005	P396	23R2026	
20.17	Sheldon	\$2,250	\$11,870	\$14,120	\$70,000	R	Jul	Residence	1	2702127021	P425	23R1959	
20.29	Loda	\$710	\$0	\$710	\$3,500	R	Sep	Land/Lot	1	3618476002	P586	23R2878	
20.57	Loda	\$2,880	\$0	\$2,880	\$14,000	R	Feb	Land/Lot	2	3618476006	P71	23R0364	
21.06	Papineau	\$3,840	\$3,530	\$7,370	\$35,000	R	May	Residence	1	0528429004	P291	23R1518	
21.25	Loda	\$3,320	\$35,140	\$38,460	\$181,000	R	Jun	Residence	2	3628134002	P308	23R1580	
21.44	Fountain Creek	\$4,840	\$42,320	\$47,160	\$220,000	R	Sep	Residence	2	3924400004	P529	23R2607	
21.66	Beaverville	\$6,410	\$55,330	\$61,740	\$285,000	R	Aug	Residence	1	1304300002	P506	23R2482	
22.09	Douglas	\$5,250	\$30,730	\$35,980	\$162,900	R	Jul	Residence	1	1631453010	P386	23R1985	
22.09	Iroquois	\$3,140	\$53,190	\$56,330	\$255,000	R	Nov	Residence	1	1832329007	P680	23R3293	
22.13	Loda	\$20,560	\$58,480	\$79,040	\$357,200	R	Oct	Residence	1	3617303013	P629	23R3131	
22.25	Martinton	\$4,290	\$40,200	\$44,490	\$200,000	R	Aug	Residence	2	1224400003	P496	23R2429	
22.63	Sheldon	\$2,780	\$11,610	\$14,390	\$63,600	R	Sep	Residence	1	2702302003	P555	23R2746	
22.70	Pigeon Grove	\$2,360	\$11,940	\$14,300	\$63,000	R	Aug	Residence	1	3801181011	P483	23R2359	
22.84	Iroquois	\$2,410	\$35,280	\$37,690	\$165,000	R	Feb	Residence	1	1832331023	P84	23R0434	
22.95	Pigeon Grove	\$4,090	\$13,120	\$17,210	\$75,000	C	Aug	Commercial	2	3801334007	P460	23R2284	
22.96	Artesia	\$3,510	\$22,200	\$25,710	\$112,000	R	Oct	Residence	1	2926336007	P609	23R2987	
23.09	Pigeon Grove	\$6,010	\$23,310	\$29,320	\$127,000	R	Sep	Residence	1	3801302032	P570	23R2799	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
23.27	Douglas	\$4,580	\$33,810	\$38,390	\$165,000	R	Oct	Residence	1	1731451003	P617	23R3027	
23.51	Martinton	\$19,120	\$76,090	\$95,210	\$405,000	R	Aug	Residence	2	1110228007	P452	23R2250	
23.55	Martinton	\$21,800	\$44,150	\$65,950	\$280,000	R	Aug	Residence	1	1224400008	P448	23R2232	
23.56	Pigeon Grove	\$4,900	\$31,140	\$36,040	\$153,000	R	Dec	Residence	1	3801376019	P707	23R3458	
24.03	Beaver	\$1,030	\$18,170	\$19,200	\$79,900	R	Aug	Residence	1	1328303008	P533	23R2633	
24.04	Loda	\$19,670	\$83,450	\$103,120	\$429,000	R	Dec	Residence	1	3619227020	P714	23R3497	
24.31	Artesia	\$4,550	\$22,800	\$27,350	\$112,500	R	May	Residence	1	2926332012	P249	23R1299	
24.58	Loda	\$1,730	\$29,610	\$31,340	\$127,500	R	Aug	Residence	1	3628253005	P454	23R2258	
24.73	Beaver	\$1,310	\$16,000	\$17,310	\$70,000	R	Sep	Residence	1	1329484004	P547	23R2687	
24.84	Onarga	\$6,320	\$35,170	\$41,490	\$167,000	R	Jun	Residence	1	2319405004	P351	23R1818	
24.92	Douglas	\$3,580	\$52,480	\$56,060	\$225,000	C	Aug	Residence	1	1631481010	P462	23R2298	
25.29	Pigeon Grove	\$3,910	\$28,940	\$32,850	\$129,900	R	Sep	Residence	1	3801127008	P573	23R2811	
25.39	Sheldon	\$1,060	\$6,050	\$7,110	\$28,000	R	Mar	Residence	1	2702404013	P135	23R0690	
25.55	Danforth	\$4,180	\$37,590	\$41,770	\$163,500	R	Jun	Residence	1	1718277007	P364	23R1873	
25.83	Douglas	\$4,310	\$25,390	\$29,700	\$115,000	R	Dec	Residence	1	2406178012	P726	23R3560	
26.21	Ash Grove	\$630	\$22,320	\$22,950	\$87,550	R	Oct	Residence	1	3205227015	P594	23R2918	
26.78	Artesia	\$2,180	\$15,230	\$17,410	\$65,000	R	Aug	Residence	1	2926301010	P497	23R2432	
27.01	Danforth	\$4,710	\$35,800	\$40,510	\$150,000	R	Jan	Residence	1	1718231003	P28	23R0136	
27.32	Crescent	\$12,502	\$11,537	\$24,039	\$88,000	C	Feb	Commercial	2	2505104001	P76	23R0387	
27.37	Loda	\$6,520	\$61,900	\$68,420	\$250,000	R	Dec	Residence	1	3617327016	P718	23R3526	
27.50	Crescent	\$8,080	\$37,300	\$45,380	\$165,000	R	Apr	Residence	1	2504400002	P218	23R1194	
27.59	Sheldon	\$2,500	\$32,810	\$35,310	\$128,000	R	Sep	Residence	1	2702177005	P524	23R2577	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
28.24	Artesia	\$3,940	\$19,500	\$23,440	\$83,000	R	Jul	Residence	1	2926451012	P368	23R1887	
28.27	Loda	\$3,980	\$83,650	\$87,630	\$310,000	R	Apr	Residence	1	3617329006	P324	23R1656	
28.32	Crescent	\$5,600	\$38,300	\$43,900	\$155,000	R	May	Residence	1	2505133007	P303	23R1563	
28.61	Pigeon Grove	\$2,234	\$20,655	\$22,889	\$80,000	C	Feb	Retail	1	3801328001	P61	23R0306	
28.86	Sheldon	\$2,710	\$13,450	\$16,160	\$56,000	R	Jul	Residence	1	2702186001	P403	23R2060	
29.14	Loda	\$20,870	\$56,350	\$77,220	\$265,000	R	Jun	Residence	2	3617378011	P362	23R1679	
29.25	Ash Grove	\$1,170	\$0	\$1,170	\$4,000	R	Aug	Land/Lot	1	3125201004	P575	23R2822	
29.83	Artesia	\$2,660	\$14,490	\$17,150	\$57,500	R	Jun	Residence	1	2926352006	P301	23R1561	
29.84	Loda	\$1,370	\$49,030	\$50,400	\$168,900	R	Jun	Residence	1	3618428028	P329	23R1677	
29.85	Danforth	\$4,090	\$27,250	\$31,340	\$105,000	R	May	Residence	1	1718228013	P243	23R1270	
30.47	Loda	\$31,030	\$35,970	\$67,000	\$219,900	R	Aug	Residence	1	3617376004	P478	23R2345	
30.84	Pigeon Grove	\$5,700	\$32,820	\$38,520	\$124,900	R	Feb	Residence	1	3801151010	P89	23R0455	
31.14	Ash Grove	\$7,000	\$47,030	\$54,030	\$173,500	R	May	Residence	1	3205300003	P295	23R1539	
31.24	Loda	\$12,780	\$84,990	\$97,770	\$313,000	R	Apr	Residence	1	3620128048	P192	23R1045	
31.32	Artesia	\$2,560	\$17,640	\$20,200	\$64,500	R	Apr	Residence	1	2926154002	P239	23R1251	
32.42	Onarga	\$1,430	\$18,830	\$20,260	\$62,500	R	Sep	Residence	1	2319203003	P584	23R2867	
32.43	Ridgeland	\$2,850	\$13,040	\$15,890	\$49,000	R	Apr	Residence	1	2906210006	P181	23R0996	
32.73	Douglas	\$7,710	\$32,550	\$40,260	\$123,000	R	Sep	Residence	1	1731328007	P520	23R2561	
32.90	Douglas	\$4,950	\$32,890	\$37,840	\$115,000	R	Feb	Residence	1	1631453009	P160	23R0840	
33.33	Douglas	\$3,980	\$16,520	\$20,500	\$61,500	R	Nov	Residence	1	2406129010	P697	23R3391	
33.42	Artesia	\$1,200	\$27,410	\$28,610	\$85,600	R	Nov	Residence	1	2926252016	P652	23R3190	
34.52	Danforth	\$4,110	\$36,450	\$40,560	\$117,500	R	Apr	Residence	1	1717102001	P223	23R1205	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
34.58	Pigeon Grove	\$8,320	\$34,900	\$43,220	\$125,000	R	Aug	Residence	1	3801126023	P492	23R2399	
34.71	Loda	\$14,750	\$0	\$14,750	\$42,500	R	Oct	Land/Lot	1	3617327013	P611	23R3005	
34.75	Loda	\$12,220	\$60,750	\$72,970	\$210,000	R	Sep	Residence	1	3620354004	P554	23R2744	
35.02	Beaverville	\$2,360	\$16,640	\$19,000	\$54,250	R	Jan	Residence	1	0631307010	P44	23R0218	
35.20	Loda	\$2,630	\$55,100	\$57,730	\$164,000	R	Apr	Residence	1	3621457013	P211	23R1152	
35.82	Douglas	\$3,860	\$14,050	\$17,910	\$50,000	R	Jul	Residence	1	2406129002	P405	23R2064	
36.01	Ash Grove	\$2,360	\$33,650	\$36,010	\$100,000	R	May	Residence	2	3125230005	P269	23R1416	
36.50	Danforth	\$4,570	\$46,530	\$51,100	\$140,000	R	May	Residence	1	1718276009	P274	23R1433	
37.00	Loda	\$4,070	\$0	\$4,070	\$11,000	R	Aug	Land/Lot	2	3617379011	P461	23R2295	
37.24	Douglas	\$8,380	\$0	\$8,380	\$22,500	R	Sep	Land/Lot	2	1731153001	P526	23R2604	
37.32	Loda	\$26,080	\$66,840	\$92,920	\$249,000	R	Jun	Residence	1	3620179011	P321	23R1640	
37.36	Artesia	\$3,100	\$18,530	\$21,630	\$57,900	R	Aug	Residence	1	2926181008	P465	23R2305	
37.78	Fountain Creek	\$6,150	\$16,520	\$22,670	\$60,000	R	Feb	Residence	1	3926400004	P93	23R0475	
37.81	Martinton	\$7,530	\$50,320	\$57,850	\$153,000	R	Jan	Residence	1	1216179016	P46	23R0232	
38.25	Pigeon Grove	\$1,730	\$22,370	\$24,100	\$63,000	R	Mar	Residence	1	3801335007	P178	23R0984	
38.42	Crescent	\$6,140	\$86,061	\$92,201	\$240,000	C	Mar	Residence	1	2506200014	P158	23R0830	
38.51	Pigeon Grove	\$3,510	\$30,760	\$34,270	\$89,000	R	Aug	Residence	1	3801334022	P469	23R2318	
38.88	Onarga	\$4,640	\$25,300	\$29,940	\$77,000	R	Mar	Residence	1	2224252016	P184	23R1016	
39.27	Ash Grove	\$3,119	\$20,443	\$23,562	\$60,000	C	May	Commercial	2	3205228007	P246	23R1292	
39.38	Loda	\$40,920	\$51,630	\$92,550	\$235,000	R	Aug	Residence	1	3620103015	P585	23R2873	
40.34	Onarga	\$4,630	\$14,530	\$19,160	\$47,500	R	Apr	Residence	1	2319402004	P232	23R1230	
40.74	Ash Grove	\$21,230	\$51,280	\$72,510	\$178,000	R	Sep	Residence	2	3125202029	P580	23R2855	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
42.17	Iroquois	\$6,020	\$23,500	\$29,520	\$70,000	R	Jun	Residence	1	1832376002	P354	23R1826	
42.73	Sheldon	\$4,290	\$36,300	\$40,590	\$95,000	R	Jun	Residence	1	2702131001	P349	23R1798	
43.70	Douglas	\$3,840	\$28,500	\$32,340	\$74,000	R	Jun	Residence	1	1731302017	P322	23R1642	
43.82	Papineau	\$2,360	\$31,330	\$33,690	\$76,875	R	May	Residence	1	0528476012	P304	23R1569	
45.18	Artesia	\$3,430	\$25,940	\$29,370	\$65,000	R	Jul	Residence	1	2926152001	P374	23R1910	
47.06	Sheldon	\$4,960	\$11,510	\$16,470	\$35,000	R	Dec	Residence	1	2702209001	P739	23R3632	
48.14	Artesia	\$4,970	\$30,560	\$35,530	\$73,800	R	May	Residence	1	2926180012	P260	23R1371	
50.00	Sheldon	\$2,720	\$12,530	\$15,250	\$30,500	R	Nov	Residence	1	2736100001	P753	23R3684	
51.91	Artesia	\$3,570	\$25,500	\$29,070	\$56,000	R	Feb	Residence	1	2926152003	P65	23R0327	
53.42	Concord	\$2,270	\$32,450	\$34,720	\$65,000	R	Jan	Residence	1	2015477020	P69	23R0339	
53.67	Iroquois	\$2,060	\$22,090	\$24,150	\$45,000	R	Jul	Residence	1	1832381006	P436	23R2165	
54.19	Onarga	\$8,760	\$27,550	\$36,310	\$67,000	R	Jun	Residence	1	2319254020	P358	23R1846	
56.40	Douglas	\$4,320	\$9,780	\$14,100	\$25,000	R	Nov	Residence	1	1631478008	P670	23R3256	
61.90	Douglas	\$7,360	\$22,290	\$29,650	\$47,900	R	Jun	Residence	1	2406178010	P323	23R1654	
65.00	Loda	\$2,600	\$0	\$2,600	\$4,000	I	May	Land/Lot	2	3618452024	P279	23R1462	
70.00	Martinton	\$2,570	\$18,430	\$21,000	\$30,000	R	Aug	Residence	1	1216155020	P542	23R2673	
70.10	Beaver	\$380	\$6,630	\$7,010	\$10,000	C	Dec	Other	1	1328302001	P752	23R3677	
76.46	Artesia	\$5,380	\$8,000	\$13,380	\$17,500	R	Dec	Residence	1	2926181009	P727	23R3562	
79.96	Crescent	\$3,920	\$33,660	\$37,580	\$47,000	R	Jan	Residence	1	2501228003	P68	23R0338	
83.47	Fountain Creek	\$7,870	\$50,560	\$58,430	\$70,000	R	Feb	Residence	2	3910300001	P92	23R0473	
84.80	Concord	\$10,620	\$23,300	\$33,920	\$40,000	R	Sep	Residence	1	2015402004	P568	23R2797	
85.74	Douglas	\$7,690	\$35,180	\$42,870	\$50,000	R	Jul	Residence	1	2406131003	P385	23R1956	

Sales Ratio Version 1 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L0476269096

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
94.90	Loda	\$1,300	\$17,680	\$18,980	\$20,000	R	Oct	Residence	1	3628107009	P612	23R3006	
122.60	Beaver	\$2,210	\$28,440	\$30,650	\$25,000	R	Mar	Residence	1	1328152003	P141	23R0729	
126.15	Sheldon	\$9,690	\$7,340	\$17,030	\$13,500	R	Mar	Residence	1	2702202004	P152	23R0817	
134.45	Artesia	\$4,280	\$10,510	\$14,790	\$11,000	R	Jul	Residence	1	2926157005	P382	23R1947	
169.91	Concord	\$5,420	\$33,660	\$39,080	\$23,000	R	Sep	Land/Lot	1	2015477015	P595	23R2921	

Total Records in Group: **137**

Grouped Townships:

- Artesia MT
- Ash Grove MT
- Beaver MT
- Beaverville MT
- Danforth MT
- Douglas
- Fountain Creek MT
- Loda
- Sheldon

Number of Documents: 274

Number of Documents After Trimming: 274

Number of Trimmed Documents: 0

Sales Ratio Version 1 Report

Iroquois County 2023



Date: 10-Jun-2024
Letter ID: L1550010920

Class	Adj. Median	Median	Coeff Disp	Sales	Quartile 1	Quartile 3	Ratio Range	PRD	95% Confidence Interval (Median)		Coeff Conc	PMAD	Mean	
County Totals														
County	28.70	27.55	65.64	274	21.43	38.06	296.85	1.45	25.55	-	29.85	16.79	28.24	38.23
Improved	28.58	27.44	66.93	264	21.47	38.19	296.85	1.46	25.55	-	29.84	17.05	28.30	38.45
Unimproved	33.31	31.98	32.14	10	20.50	37.63	50.45	1.11	-----	-	-----	20.00	21.11	32.27
Belmont														
Township	25.18	24.27	56.40	30	20.91	33.35	162.69	1.35	22.53	-	27.91	36.67	21.24	33.21
Improved	25.18	24.27	56.40	30	20.91	33.35	162.69	1.35	22.53	-	27.91	36.67	21.24	33.21
Unimproved	-----	-----	-----	0	-----	-----	-----	-----	-----	-	-----	-----	-----	-----
Middleport														
Township	35.57	30.61	59.20	50	20.49	40.85	178.17	1.43	24.17	-	34.21	18.00	32.31	38.77
Improved	36.08	31.05	59.17	49	20.41	41.35	178.17	1.44	23.71	-	37.52	16.33	33.72	39.05
Unimproved	29.40	25.30	0.00	1	-----	-----	0.00	1.00	-----	-	-----	100.00	0.00	25.30
Ashkum MT														
Township	26.76	26.34	57.67	28	21.73	37.32	193.39	1.32	22.25	-	35.78	21.43	20.92	36.85
Improved	26.76	26.34	57.67	28	21.73	37.32	193.39	1.32	22.25	-	35.78	21.43	20.92	36.85
Unimproved	-----	-----	-----	0	-----	-----	-----	-----	-----	-	-----	-----	-----	-----
Lovejoy MT														
Township	27.84	26.86	149.96	29	19.84	45.80	292.68	2.42	20.42	-	34.90	20.69	30.38	60.06
Improved	27.69	26.71	154.59	28	19.59	47.88	292.68	2.45	20.32	-	34.90	21.43	30.23	60.82
Unimproved	40.22	38.80	0.00	1	-----	-----	0.00	1.00	-----	-	-----	100.00	0.00	38.80

Sales Ratio Version 1 Report

Iroquois County 2023



Date: 10-Jun-2024
Letter ID: L1550010920

Class	Adj. Median	Median	Coeff Disp	Sales	Quartile 1	Quartile 3	Ratio Range	PRD	95% Confidence Interval (Median)			Coeff Conc	PMAD	Mean
All Others														
Township	29.15	28.32	51.66	137	21.88	38.34	165.20	1.31	25.39	-	31.24	16.06	28.88	34.79
Improved	29.10	28.27	52.46	129	22.09	38.47	165.20	1.32	25.29	-	31.24	15.50	29.11	34.94
Unimproved	32.92	31.98	34.90	8	20.36	37.18	50.45	1.10	-----	-	-----	25.00	26.06	32.33

Report Group	Included Townships
Artesia MT	Artesia, Onarga, Ridgeland
Ash Grove MT	Ash Grove, Crescent
Ashkum MT	Ashkum, Chebanse, Milks Grove
Beaver MT	Beaver, Concord, Martinton
Beaverville MT	Beaverville, Papineau
Danforth MT	Danforth, Iroquois
Fountain Creek MT	Fountain Creek, Pigeon Grove
Lovejoy MT	Lovejoy, Milford, Prairie Green, Stockland
All Others	Artesia, Ash Grove, Beaver, Beaverville, Concord, Crescent, Danforth, Douglas, Fountain Creek, Iroquois, Loda, Martinton, Onarga, Papineau, Pigeon Grove, Ridgeland, Sheldon

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
15.14	Chebanse	\$5,740	\$13,930	\$19,670	\$129,900	R	May	Residence	1	0314201035	P262	23R1380	
15.29	Chebanse	\$3,030	\$18,680	\$21,710	\$142,000	R	Jul	Residence	1	0314228004	P434	23R2161	
19.92	Milks Grove	\$6,380	\$8,160	\$14,540	\$73,000	R	May	Residence	1	0124200002	P261	23R1378	
20.28	Chebanse	\$4,780	\$32,330	\$37,110	\$183,000	R	Jul	Residence	1	0314229009	P411	23R2090	
20.34	Ashkum	\$6,450	\$15,310	\$21,760	\$107,000	R	Dec	Residence	1	1028259004	P735	23R3600	
21.38	Chebanse	\$4,550	\$19,390	\$23,940	\$112,000	R	May	Residence	1	1003379002	P305	23R1571	
21.56	Ashkum	\$6,100	\$45,420	\$51,520	\$239,000	R	Feb	Residence	1	1028179013	P85	23R0444	
22.25	Chebanse	\$6,620	\$56,120	\$62,740	\$282,000	R	Jun	Residence	1	0321200003	P355	23R1827	
23.22	Chebanse	\$3,860	\$52,440	\$56,300	\$242,500	R	Aug	Residence	1	0314255027	P477	23R2343	
23.95	Chebanse	\$8,120	\$48,160	\$56,280	\$235,000	R	Jun	Residence	1	0314255021	P387	23R1987	
24.05	Ashkum	\$4,780	\$40,910	\$45,690	\$190,000	R	Jun	Residence	1	1119226006	P315	23R1615	
24.68	Ashkum	\$5,360	\$39,560	\$44,920	\$182,000	R	Dec	Residence	1	1128327002	P716	23R3512	
25.10	Chebanse	\$3,720	\$30,170	\$33,890	\$135,000	R	Nov	Residence	1	1003404013	P690	23R3332	
26.05	Ashkum	\$4,620	\$37,710	\$42,330	\$162,500	R	Jul	Residence	1	1028255003	P417	23R2115	
26.62	Chebanse	\$4,260	\$30,340	\$34,600	\$130,000	C	Sep	Residence	1	0314130008	P588	23R2890	
29.73	Ashkum	\$7,050	\$52,710	\$59,760	\$201,000	R	Nov	Residence	1	1028204007	P644	23R3166	
29.97	Chebanse	\$1,383	\$29,332	\$30,715	\$102,500	C	Jul	Residence	1	1003329004	P380	23R1939	
30.88	Ashkum	\$13,010	\$67,270	\$80,280	\$260,000	R	May	Residence	1	1128301011	P278	23R1449	
31.36	Chebanse	\$2,750	\$29,550	\$32,300	\$103,000	R	Sep	Residence	1	0314205007	P546	23R2683	
35.78	Chebanse	\$3,710	\$32,070	\$35,780	\$100,000	R	Jun	Residence	1	1003379004	P363	23R1856	
36.61	Chebanse	\$6,640	\$39,120	\$45,760	\$125,000	R	May	Residence	1	1003253013	P285	23R1492	
37.55	Chebanse	\$8,210	\$60,500	\$68,710	\$183,000	R	Jul	Residence	1	0314130007	P415	23R2099	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
38.00	Ashkum	\$4,570	\$8,730	\$13,300	\$35,000	R	Oct	Residence	1	1028180011	P599	23R2952	
39.74	Ashkum	\$7,320	\$48,320	\$55,640	\$140,000	R	Jun	Residence	1	1028127004	P343	23R1757	
40.16	Chebanse	\$4,600	\$41,990	\$46,590	\$116,000	R	Aug	Residence	1	1003253001	P500	23R2441	
53.84	Ashkum	\$6,370	\$16,510	\$22,880	\$42,500	R	Sep	Residence	1	1028260001	P625	23R3119	
89.71	Ashkum	\$3,110	\$28,290	\$31,400	\$35,000	R	Apr	Residence	1	1118400004	P199	23R1087	
208.53	Ashkum	\$8,970	\$22,310	\$31,280	\$15,000	R	Jul	Residence	1	1028257006	P388	23R1989	Y

Total Records in Group: **28**

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Belmont

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
9.02	Belmont	\$2,980	\$31,280	\$34,260	\$380,000	C	Oct	Commercial	1	2606101001	P596	23R2941	
13.55	Belmont	\$6,410	\$30,830	\$37,240	\$274,900	R	Apr	Residence	1	2604302018	P207	23R1147	
14.49	Belmont	\$7,360	\$9,306	\$16,666	\$115,000	R	Jan	Residence	1	2604127010	P16	23R0070	
15.32	Belmont	\$3,210	\$15,170	\$18,380	\$120,000	R	Dec	Residence	1	2604127009	P756	23R3694	
15.68	Belmont	\$9,780	\$19,690	\$29,470	\$188,000	R	Jan	Residence	1	2604201005	P29	23R0138	
18.23	Belmont	\$3,830	\$27,160	\$30,990	\$170,000	R	Mar	Residence	2	2606101011	P154	23R0822	
20.00	Belmont	\$10,430	\$42,570	\$53,000	\$265,000	R	May	Residence	1	2605279021	P248	23R1294	
21.21	Belmont	\$1,770	\$23,680	\$25,450	\$120,000	R	Oct	Residence	1	2620476007	P631	23R3136	
22.53	Belmont	\$11,280	\$38,280	\$49,560	\$220,000	R	Mar	Residence	1	2604152004	P142	23R0731	
23.15	Belmont	\$1,330	\$12,560	\$13,890	\$60,000	R	Dec	Residence	1	2620481004	P749	23R3669	
23.61	Belmont	\$6,310	\$43,750	\$50,060	\$212,000	R	Jan	Residence	1	2604154013	P31	23R0143	
23.90	Belmont	\$9,940	\$31,290	\$41,230	\$172,500	R	Sep	Residence	1	2604101001	P558	23R2756	
24.04	Belmont	\$3,790	\$34,650	\$38,440	\$159,900	R	Aug	Residence	1	2607476006	P511	23R2493	
24.04	Belmont	\$7,170	\$26,010	\$33,180	\$138,000	R	Sep	Residence	1	2605230020	P552	23R2730	
24.05	Belmont	\$11,210	\$20,300	\$31,510	\$131,000	R	May	Residence	1	2604104001	P251	23R1307	
24.49	Belmont	\$6,880	\$59,250	\$66,130	\$270,000	R	Aug	Residence	1	2604152018	P456	23R2269	
25.25	Belmont	\$6,120	\$24,180	\$30,300	\$120,000	R	Mar	Residence	1	2604127017	P168	23R0931	
25.37	Belmont	\$2,460	\$14,410	\$16,870	\$66,494	R	Jul	Residence	1	2629252013	P401	23R2046	
25.64	Belmont	\$5,950	\$19,690	\$25,640	\$100,000	R	Jun	Residence	1	2605429004	P306	23R1575	
26.73	Belmont	\$10,640	\$22,240	\$32,880	\$123,000	R	Mar	Residence	1	2605231008	P167	23R0930	
27.91	Belmont	\$6,080	\$31,010	\$37,090	\$132,900	R	Sep	Residence	1	2604105001	P544	23R2676	
30.56	Belmont	\$7,170	\$31,610	\$38,780	\$126,900	R	Aug	Residence	1	2605430002	P449	23R2239	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Belmont

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
32.99	Belmont	\$8,610	\$37,580	\$46,190	\$140,000	R	Jul	Residence	1	2604128007	P404	23R2061	
34.41	Belmont	\$4,060	\$27,910	\$31,970	\$92,900	R	Jun	Residence	1	2607478007	P331	23R1688	
35.98	Belmont	\$9,940	\$33,240	\$43,180	\$120,000	R	Nov	Residence	1	2604102030	P698	23R3392	
36.21	Belmont	\$14,900	\$47,380	\$62,280	\$172,000	R	Nov	Residence	1	2604104013	P658	23R3213	
36.65	Belmont	\$1,850	\$21,240	\$23,090	\$63,000	R	Jul	Residence	1	2605256010	P446	23R2229	
39.47	Belmont	\$9,160	\$44,130	\$53,290	\$135,000	R	Jun	Residence	1	2604301001	P345	23R1778	
130.07	Belmont	\$8,900	\$46,380	\$55,280	\$42,500	R	Nov	Residence	1	2605227015	P691	23R3354	Y
171.71	Belmont	\$6,220	\$22,970	\$29,190	\$17,000	R	Oct	Residence	1	2605428020	P613	23R3010	Y

Total Records in Group: **30**

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
8.39	Milford	\$3,290	\$9,290	\$12,580	\$150,000	C	Aug	Commercial	4	3314153015	P488	23R2375	
14.51	Milford	\$4,520	\$24,790	\$29,310	\$202,000	R	May	Residence	1	3315126010	P250	23R1304	
14.69	Milford	\$1,830	\$5,810	\$7,640	\$52,000	R	Mar	Residence	1	3315226009	P170	23R0943	
17.46	Milford	\$2,420	\$29,710	\$32,130	\$184,066	R	Nov	Residence	1	3314116001	P657	23R3208	
18.57	Prairie Green	\$4,910	\$14,584	\$19,494	\$105,000	R	Apr	Residence	1	4128100003	P238	23R1246	
18.70	Lovejoy	\$1,640	\$17,900	\$19,540	\$104,500	R	Dec	Residence	1	4014255002	P755	23R3692	
19.35	Milford	\$810	\$30,130	\$30,940	\$159,900	R	Aug	Residence	1	3315202003	P499	23R2437	
20.32	Milford	\$1,830	\$16,050	\$17,880	\$88,000	R	May	Residence	1	3310478003	P268	23R1409	
20.42	Milford	\$8,060	\$41,960	\$50,020	\$245,000	R	Sep	Residence	1	3315276015	P572	23R2809	
21.93	Lovejoy	\$9,720	\$19,890	\$29,610	\$135,000	R	Dec	Residence	3	4014426009	P719	23R3532	
23.24	Milford	\$990	\$7,840	\$8,830	\$38,000	R	Sep	Residence	1	3315436005	P557	23R2753	
23.70	Lovejoy	\$3,380	\$17,240	\$20,620	\$87,000	R	Mar	Residence	1	4026300002	P124	23R0661	
25.57	Milford	\$2,360	\$43,670	\$46,030	\$180,000	R	Jun	Residence	1	3306100010	P333	23R1692	
26.56	Lovejoy	\$1,160	\$12,520	\$13,680	\$51,500	R	Feb	Residence	1	4014426010	P81	23R0407	
26.86	Milford	\$1,650	\$16,750	\$18,400	\$68,500	R	Sep	Residence	1	3315226016	P669	23R3252	
27.15	Milford	\$870	\$50,450	\$51,320	\$189,000	R	Jun	Residence	1	3309478015	P313	23R1606	
27.27	Milford	\$1,310	\$33,320	\$34,630	\$127,000	R	Feb	Residence	1	3314253002	P102	23R0534	
28.27	Milford	\$1,710	\$12,990	\$14,700	\$52,000	R	Nov	Residence	1	3315226010	P679	23R3285	
34.36	Milford	\$870	\$18,030	\$18,900	\$55,000	R	Mar	Residence	1	3315432002	P172	23R0959	
34.90	Milford	\$1,580	\$36,810	\$38,390	\$110,000	R	Jul	Residence	1	3314107002	P393	23R2012	
38.80	Milford	\$970	\$0	\$970	\$2,500	R	Jun	Residence	1	3315427006	P427	23R2145	
41.64	Milford	\$870	\$12,870	\$13,740	\$33,000	R	Jul	Residence	1	3324200004	P369	23R1890	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
49.96	Milford	\$1,710	\$10,780	\$12,490	\$25,000	R	Sep	Residence	1	3314157008	P522	23R2571	
77.93	Milford	\$2,230	\$18,810	\$21,040	\$27,000	R	Oct	Residence	1	3315204011	P597	23R2949	
92.58	Milford	\$1,710	\$9,400	\$11,110	\$12,000	R	Sep	Residence	1	3314181012	P569	23R2798	
154.83	Milford	\$3,800	\$5,490	\$9,290	\$6,000	R	Jul	Residence	1	3314158007	P420	23R2122	
236.33	Milford	\$2,520	\$4,570	\$7,090	\$3,000	R	Sep	Residence	1	3315231014	P536	23R2640	Y
296.40	Lovejoy	\$640	\$6,770	\$7,410	\$2,500	R	Apr	Residence	1	4014278016	P177	23R0980	Y
301.07	Milford	\$1,360	\$21,220	\$22,580	\$7,500	R	Jun	Residence	1	3315207008	P352	23R1820	Y

Total Records in Group: **29**

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
4.22	Middleport	\$630	\$1,310	\$1,940	\$46,000	R	Aug	Residence	1	1932256010	P502	23R2454	
8.49	Middleport	\$6,550	\$1,520	\$8,070	\$95,000	R	Sep	Residence	1	1932437010	P576	23R2823	
12.80	Middleport	\$1,260	\$13,950	\$15,210	\$118,800	R	Sep	Residence	1	1931477002	P593	23R2915	
13.25	Middleport	\$14,888	\$16,241	\$31,129	\$235,000	C	Jul	Office	1	1932477008	P408	23R2085	
15.35	Middleport	\$9,794	\$28,586	\$38,380	\$250,000	C	Jul	Retail	1	1933476008	P376	23R1923	
16.00	Middleport	\$2,265	\$9,735	\$12,000	\$75,000	C	May	Commercial	1	1932403012	P299	23R1552	
16.52	Middleport	\$3,030	\$15,140	\$18,170	\$110,000	R	Oct	Residence	1	1933152006	P587	23R2880	
18.75	Middleport	\$4,180	\$15,600	\$19,780	\$105,500	R	Aug	Residence	1	1933382009	P489	23R2377	
19.57	Middleport	\$4,320	\$79,820	\$84,140	\$430,000	R	Apr	Residence	1	1918300005	P235	23R1240	
19.67	Middleport	\$2,070	\$27,630	\$29,700	\$151,000	R	Jul	Residence	1	1930128002	P419	23R2120	
19.96	Middleport	\$6,500	\$10,050	\$16,550	\$82,897	R	Oct	Residence	1	1933383002	P610	23R2990	
20.23	Middleport	\$1,150	\$5,930	\$7,080	\$35,000	R	Jul	Residence	1	1933152005	P395	23R2025	
20.58	Middleport	\$1,150	\$17,360	\$18,510	\$89,950	R	Oct	Residence	1	1932431021	P582	23R2863	
21.85	Middleport	\$5,350	\$27,420	\$32,770	\$150,000	R	Aug	Residence	1	1933331005	P443	23R2224	
22.37	Middleport	\$4,470	\$11,190	\$15,660	\$70,000	R	Feb	Residence	1	1932409006	P109	23R0565	
22.83	Middleport	\$1,040	\$3,070	\$4,110	\$18,000	R	Dec	Residence	1	1932381018	P730	23R3583	
23.71	Middleport	\$920	\$12,120	\$13,040	\$55,000	R	May	Residence	1	1932484005	P282	23R1465	
24.17	Middleport	\$3,550	\$10,950	\$14,500	\$60,000	R	Oct	Residence	1	1908326008	P614	23R3014	
25.30	Middleport	\$4,680	\$0	\$4,680	\$18,500	R	Oct	Land/Lot	1	1934202001	P628	23R3128	
27.27	Middleport	\$5,370	\$27,350	\$32,720	\$120,000	R	Mar	Residence	1	1933330012	P143	23R0733	
27.62	Middleport	\$6,040	\$21,300	\$27,340	\$99,000	R	Aug	Residence	1	1932433004	P442	23R2208	
27.73	Middleport	\$6,960	\$23,130	\$30,090	\$108,500	R	Jan	Residence	1	1933358045	P27	23R0134	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
27.78	Middleport	\$4,900	\$8,990	\$13,890	\$50,000	C	Sep	Other	1	1932452009	P539	23R2657	
30.11	Middleport	\$14,610	\$48,620	\$63,230	\$210,000	R	Mar	Residence	1	1933454002	P117	23R0604	
30.17	Middleport	\$5,694	\$7,882	\$13,576	\$45,000	C	Jun	Office	1	1932435021	P402	23R2054	
31.05	Middleport	\$1,100	\$16,910	\$18,010	\$58,000	R	Jun	Residence	1	1932405017	P341	23R1751	
31.46	Middleport	\$8,140	\$18,600	\$26,740	\$85,000	R	Oct	Residence	1	1933355024	P619	23R3062	
32.83	Middleport	\$1,670	\$29,520	\$31,190	\$95,000	R	Jan	Residence	1	1932434017	P4	23R0021	
33.12	Middleport	\$6,948	\$26,169	\$33,117	\$100,000	C	Aug	Other	1	1934351003	P433	23R2157	
33.98	Middleport	\$7,430	\$14,660	\$22,090	\$65,000	R	Jan	Residence	1	1933176029	P51	23R0259	
34.08	Middleport	\$470	\$8,050	\$8,520	\$25,000	R	Jan	Residence	1	1933305032	P7	23R0035	
34.21	Middleport	\$18,080	\$50,330	\$68,410	\$200,000	C	Jul	Commercial	1	1932456004	P457	23R2271	
37.52	Middleport	\$1,220	\$23,170	\$24,390	\$65,000	R	Jun	Residence	1	1932278015	P338	23R1719	
37.72	Middleport	\$770	\$10,170	\$10,940	\$29,000	R	Feb	Residence	1	1933351015	P72	23R0370	
38.97	Middleport	\$4,670	\$8,970	\$13,640	\$35,000	R	May	Residence	1	1932409012	P245	23R1285	
39.31	Middleport	\$4,860	\$16,760	\$21,620	\$55,000	R	Dec	Residence	1	1932457010	P759	23R3706	
39.79	Middleport	\$3,630	\$16,860	\$20,490	\$51,500	R	Jun	Residence	1	1933358031	P307	23R1577	
40.36	Middleport	\$1,650	\$28,980	\$30,630	\$75,900	R	Mar	Residence	1	1932461018	P171	23R0957	
42.33	Middleport	\$3,460	\$5,430	\$8,890	\$21,000	C	Dec	Retail	1	1932476004	P758	23R3703	
46.44	Middleport	\$4,180	\$13,930	\$18,110	\$39,000	R	Nov	Residence	1	1933382005	P661	23R3223	
47.93	Middleport	\$2,644	\$14,130	\$16,774	\$35,000	C	May	Commercial	1	1932110007	P283	23R1480	
49.04	Middleport	\$1,190	\$11,070	\$12,260	\$25,000	R	Jan	Residence	1	1932402019	P8	23R0043	
53.16	Middleport	\$650	\$9,450	\$10,100	\$19,000	R	Feb	Residence	1	1933351023	P113	23R0590	
57.36	Middleport	\$1,440	\$15,910	\$17,350	\$30,250	R	Oct	Residence	1	1932159014	P626	23R3126	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
61.19	Middleport	\$3,650	\$22,050	\$25,700	\$42,000	R	Apr	Residence	1	1932403015	P201	23R1104	
76.93	Middleport	\$5,780	\$11,530	\$17,310	\$22,500	R	Nov	Residence	1	1932437008	P675	23R3273	
85.67	Middleport	\$1,300	\$14,120	\$15,420	\$18,000	R	Aug	Residence	1	1932259003	P510	23R2492	
100.20	Middleport	\$5,140	\$4,880	\$10,020	\$10,000	R	Jan	Residence	1	1932409013	P26	23R0128	
155.27	Middleport	\$4,650	\$20,970	\$25,620	\$16,500	R	Jun	Residence	1	1932432009	P350	23R1814	
182.39	Middleport	\$2,420	\$28,130	\$30,550	\$16,750	R	Jul	Residence	1	1932278010	P451	23R2248	Y

Total Records in Group: **50**

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
4.71	Papineau	\$190	\$893	\$1,083	\$23,000	C	Feb	Commercial	1	0528277003	P96	23R0492	
6.23	Douglas	\$1,301	\$8,662	\$9,963	\$160,000	C	Jan	Commercial	1	2306400015	P40	23R0193	
8.08	Ash Grove	\$9,040	\$2,270	\$11,310	\$139,900	R	Apr	Residence	1	3223400006	P214	23R1181	
8.90	Papineau	\$1,150	\$12,910	\$14,060	\$157,900	R	Sep	Residence	1	0528428003	P578	23R2841	
10.49	Ash Grove	\$9,180	\$18,090	\$27,270	\$259,900	R	Nov	Residence	1	3212200005	P640	23R3157	
10.63	Ash Grove	\$8,140	\$11,960	\$20,100	\$189,000	R	Jul	Residence	1	3203300005	P410	23R2089	
11.17	Crescent	\$8,890	\$25,740	\$34,630	\$309,900	R	Sep	Residence	1	2521100008	P530	23R2614	
11.32	Danforth	\$10,760	\$27,170	\$37,930	\$335,000	R	Apr	Residence	1	1709100006	P237	23R1244	
11.55	Sheldon	\$4,600	\$34,680	\$39,280	\$340,000	R	Jul	Residence	1	2715100002	P414	23R2097	
11.60	Artesia	\$6,380	\$9,280	\$15,660	\$135,000	R	Sep	Residence	1	2926302006	P556	23R2748	
11.80	Artesia	\$3,140	\$8,070	\$11,210	\$95,000	R	Jul	Residence	2	2926330012	P421	23R2126	
13.88	Pigeon Grove	\$3,610	\$16,100	\$19,710	\$142,000	R	Aug	Residence	1	3802277005	P504	23R2465	
13.92	Douglas	\$7,039	\$16,625	\$23,664	\$170,000	C	Aug	Office	1	2406202021	P441	23R2188	
14.55	Douglas	\$4,730	\$0	\$4,730	\$32,500	R	Sep	Land/Lot	2	1731153007	P527	23R2605	
14.65	Loda	\$16,360	\$21,730	\$38,090	\$260,000	R	Aug	Residence	1	3620157020	P476	23R2336	
15.28	Ash Grove	\$10,740	\$38,930	\$49,670	\$325,000	R	Sep	Residence	2	3211100006	P574	23R2814	
16.67	Artesia	\$2,390	\$18,210	\$20,600	\$123,600	R	Oct	Residence	1	2926154003	P650	23R3186	
16.79	Douglas	\$3,480	\$25,050	\$28,530	\$169,900	R	Oct	Residence	1	1731381007	P642	23R3160	
17.60	Danforth	\$1,632	\$8,046	\$9,678	\$55,000	C	Mar	Industrial	1	1718282003	P150	23R0814	
18.06	Loda	\$8,880	\$30,850	\$39,730	\$220,000	R	Nov	Residence	2	3617379002	P678	23R3283	
18.09	Loda	\$3,710	\$19,260	\$22,970	\$127,000	R	May	Residence	1	3628226002	P254	23R1326	
18.77	Beaver	\$380	\$3,750	\$4,130	\$22,000	C	Oct	Commercial	1	1328301004	P648	23R3183	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
18.78	Douglas	\$21,950	\$48,940	\$70,890	\$377,500	R	Mar	Residence	2	1527400006	P136	23R0694	
18.86	Artesia	\$3,550	\$20,030	\$23,580	\$125,000	R	Sep	Residence	2	2926181016	P551	23R2727	
19.08	Loda	\$2,600	\$53,100	\$55,700	\$292,000	R	Nov	Residence	1	3618426010	P677	23R3275	
19.26	Douglas	\$1,920	\$50,960	\$52,880	\$274,500	R	Aug	Residence	3	1630400015	P541	23R2666	
19.86	Onarga	\$5,630	\$91,075	\$96,705	\$487,000	R	Jul	Residence	2	2416400005	P396	23R2026	
20.17	Sheldon	\$2,250	\$11,870	\$14,120	\$70,000	R	Jul	Residence	1	2702127021	P425	23R1959	
20.29	Loda	\$710	\$0	\$710	\$3,500	R	Sep	Land/Lot	1	3618476002	P586	23R2878	
20.57	Loda	\$2,880	\$0	\$2,880	\$14,000	R	Feb	Land/Lot	2	3618476006	P71	23R0364	
21.06	Papineau	\$3,840	\$3,530	\$7,370	\$35,000	R	May	Residence	1	0528429004	P291	23R1518	
21.25	Loda	\$3,320	\$35,140	\$38,460	\$181,000	R	Jun	Residence	2	3628134002	P308	23R1580	
21.44	Fountain Creek	\$4,840	\$42,320	\$47,160	\$220,000	R	Sep	Residence	2	3924400004	P529	23R2607	
21.66	Beaverville	\$6,410	\$55,330	\$61,740	\$285,000	R	Aug	Residence	1	1304300002	P506	23R2482	
22.09	Douglas	\$5,250	\$30,730	\$35,980	\$162,900	R	Jul	Residence	1	1631453010	P386	23R1985	
22.09	Iroquois	\$3,140	\$53,190	\$56,330	\$255,000	R	Nov	Residence	1	1832329007	P680	23R3293	
22.13	Loda	\$20,560	\$58,480	\$79,040	\$357,200	R	Oct	Residence	1	3617303013	P629	23R3131	
22.25	Martinton	\$4,290	\$40,200	\$44,490	\$200,000	R	Aug	Residence	2	1224400003	P496	23R2429	
22.63	Sheldon	\$2,780	\$11,610	\$14,390	\$63,600	R	Sep	Residence	1	2702302003	P555	23R2746	
22.70	Pigeon Grove	\$2,360	\$11,940	\$14,300	\$63,000	R	Aug	Residence	1	3801181011	P483	23R2359	
22.84	Iroquois	\$2,410	\$35,280	\$37,690	\$165,000	R	Feb	Residence	1	1832331023	P84	23R0434	
22.95	Pigeon Grove	\$4,090	\$13,120	\$17,210	\$75,000	C	Aug	Commercial	2	3801334007	P460	23R2284	
22.96	Artesia	\$3,510	\$22,200	\$25,710	\$112,000	R	Oct	Residence	1	2926336007	P609	23R2987	
23.09	Pigeon Grove	\$6,010	\$23,310	\$29,320	\$127,000	R	Sep	Residence	1	3801302032	P570	23R2799	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
23.27	Douglas	\$4,580	\$33,810	\$38,390	\$165,000	R	Oct	Residence	1	1731451003	P617	23R3027	
23.51	Martinton	\$19,120	\$76,090	\$95,210	\$405,000	R	Aug	Residence	2	1110228007	P452	23R2250	
23.55	Martinton	\$21,800	\$44,150	\$65,950	\$280,000	R	Aug	Residence	1	1224400008	P448	23R2232	
23.56	Pigeon Grove	\$4,900	\$31,140	\$36,040	\$153,000	R	Dec	Residence	1	3801376019	P707	23R3458	
24.03	Beaver	\$1,030	\$18,170	\$19,200	\$79,900	R	Aug	Residence	1	1328303008	P533	23R2633	
24.04	Loda	\$19,670	\$83,450	\$103,120	\$429,000	R	Dec	Residence	1	3619227020	P714	23R3497	
24.31	Artesia	\$4,550	\$22,800	\$27,350	\$112,500	R	May	Residence	1	2926332012	P249	23R1299	
24.58	Loda	\$1,730	\$29,610	\$31,340	\$127,500	R	Aug	Residence	1	3628253005	P454	23R2258	
24.73	Beaver	\$1,310	\$16,000	\$17,310	\$70,000	R	Sep	Residence	1	1329484004	P547	23R2687	
24.84	Onarga	\$6,320	\$35,170	\$41,490	\$167,000	R	Jun	Residence	1	2319405004	P351	23R1818	
24.92	Douglas	\$3,580	\$52,480	\$56,060	\$225,000	C	Aug	Residence	1	1631481010	P462	23R2298	
25.29	Pigeon Grove	\$3,910	\$28,940	\$32,850	\$129,900	R	Sep	Residence	1	3801127008	P573	23R2811	
25.39	Sheldon	\$1,060	\$6,050	\$7,110	\$28,000	R	Mar	Residence	1	2702404013	P135	23R0690	
25.55	Danforth	\$4,180	\$37,590	\$41,770	\$163,500	R	Jun	Residence	1	1718277007	P364	23R1873	
25.83	Douglas	\$4,310	\$25,390	\$29,700	\$115,000	R	Dec	Residence	1	2406178012	P726	23R3560	
26.21	Ash Grove	\$630	\$22,320	\$22,950	\$87,550	R	Oct	Residence	1	3205227015	P594	23R2918	
26.78	Artesia	\$2,180	\$15,230	\$17,410	\$65,000	R	Aug	Residence	1	2926301010	P497	23R2432	
27.01	Danforth	\$4,710	\$35,800	\$40,510	\$150,000	R	Jan	Residence	1	1718231003	P28	23R0136	
27.32	Crescent	\$12,502	\$11,537	\$24,039	\$88,000	C	Feb	Commercial	2	2505104001	P76	23R0387	
27.37	Loda	\$6,520	\$61,900	\$68,420	\$250,000	R	Dec	Residence	1	3617327016	P718	23R3526	
27.50	Crescent	\$8,080	\$37,300	\$45,380	\$165,000	R	Apr	Residence	1	2504400002	P218	23R1194	
27.59	Sheldon	\$2,500	\$32,810	\$35,310	\$128,000	R	Sep	Residence	1	2702177005	P524	23R2577	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
28.24	Artesia	\$3,940	\$19,500	\$23,440	\$83,000	R	Jul	Residence	1	2926451012	P368	23R1887	
28.27	Loda	\$3,980	\$83,650	\$87,630	\$310,000	R	Apr	Residence	1	3617329006	P324	23R1656	
28.32	Crescent	\$5,600	\$38,300	\$43,900	\$155,000	R	May	Residence	1	2505133007	P303	23R1563	
28.61	Pigeon Grove	\$2,234	\$20,655	\$22,889	\$80,000	C	Feb	Retail	1	3801328001	P61	23R0306	
28.86	Sheldon	\$2,710	\$13,450	\$16,160	\$56,000	R	Jul	Residence	1	2702186001	P403	23R2060	
29.14	Loda	\$20,870	\$56,350	\$77,220	\$265,000	R	Jun	Residence	2	3617378011	P362	23R1679	
29.25	Ash Grove	\$1,170	\$0	\$1,170	\$4,000	R	Aug	Land/Lot	1	3125201004	P575	23R2822	
29.83	Artesia	\$2,660	\$14,490	\$17,150	\$57,500	R	Jun	Residence	1	2926352006	P301	23R1561	
29.84	Loda	\$1,370	\$49,030	\$50,400	\$168,900	R	Jun	Residence	1	3618428028	P329	23R1677	
29.85	Danforth	\$4,090	\$27,250	\$31,340	\$105,000	R	May	Residence	1	1718228013	P243	23R1270	
30.47	Loda	\$31,030	\$35,970	\$67,000	\$219,900	R	Aug	Residence	1	3617376004	P478	23R2345	
30.84	Pigeon Grove	\$5,700	\$32,820	\$38,520	\$124,900	R	Feb	Residence	1	3801151010	P89	23R0455	
31.14	Ash Grove	\$7,000	\$47,030	\$54,030	\$173,500	R	May	Residence	1	3205300003	P295	23R1539	
31.24	Loda	\$12,780	\$84,990	\$97,770	\$313,000	R	Apr	Residence	1	3620128048	P192	23R1045	
31.32	Artesia	\$2,560	\$17,640	\$20,200	\$64,500	R	Apr	Residence	1	2926154002	P239	23R1251	
32.42	Onarga	\$1,430	\$18,830	\$20,260	\$62,500	R	Sep	Residence	1	2319203003	P584	23R2867	
32.43	Ridgeland	\$2,850	\$13,040	\$15,890	\$49,000	R	Apr	Residence	1	2906210006	P181	23R0996	
32.73	Douglas	\$7,710	\$32,550	\$40,260	\$123,000	R	Sep	Residence	1	1731328007	P520	23R2561	
32.90	Douglas	\$4,950	\$32,890	\$37,840	\$115,000	R	Feb	Residence	1	1631453009	P160	23R0840	
33.33	Douglas	\$3,980	\$16,520	\$20,500	\$61,500	R	Nov	Residence	1	2406129010	P697	23R3391	
33.42	Artesia	\$1,200	\$27,410	\$28,610	\$85,600	R	Nov	Residence	1	2926252016	P652	23R3190	
34.52	Danforth	\$4,110	\$36,450	\$40,560	\$117,500	R	Apr	Residence	1	1717102001	P223	23R1205	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
34.58	Pigeon Grove	\$8,320	\$34,900	\$43,220	\$125,000	R	Aug	Residence	1	3801126023	P492	23R2399	
34.71	Loda	\$14,750	\$0	\$14,750	\$42,500	R	Oct	Land/Lot	1	3617327013	P611	23R3005	
34.75	Loda	\$12,220	\$60,750	\$72,970	\$210,000	R	Sep	Residence	1	3620354004	P554	23R2744	
35.02	Beaverville	\$2,360	\$16,640	\$19,000	\$54,250	R	Jan	Residence	1	0631307010	P44	23R0218	
35.20	Loda	\$2,630	\$55,100	\$57,730	\$164,000	R	Apr	Residence	1	3621457013	P211	23R1152	
35.82	Douglas	\$3,860	\$14,050	\$17,910	\$50,000	R	Jul	Residence	1	2406129002	P405	23R2064	
36.01	Ash Grove	\$2,360	\$33,650	\$36,010	\$100,000	R	May	Residence	2	3125230005	P269	23R1416	
36.50	Danforth	\$4,570	\$46,530	\$51,100	\$140,000	R	May	Residence	1	1718276009	P274	23R1433	
37.00	Loda	\$4,070	\$0	\$4,070	\$11,000	R	Aug	Land/Lot	2	3617379011	P461	23R2295	
37.24	Douglas	\$8,380	\$0	\$8,380	\$22,500	R	Sep	Land/Lot	2	1731153001	P526	23R2604	
37.32	Loda	\$26,080	\$66,840	\$92,920	\$249,000	R	Jun	Residence	1	3620179011	P321	23R1640	
37.36	Artesia	\$3,100	\$18,530	\$21,630	\$57,900	R	Aug	Residence	1	2926181008	P465	23R2305	
37.78	Fountain Creek	\$6,150	\$16,520	\$22,670	\$60,000	R	Feb	Residence	1	3926400004	P93	23R0475	
37.81	Martinton	\$7,530	\$50,320	\$57,850	\$153,000	R	Jan	Residence	1	1216179016	P46	23R0232	
38.25	Pigeon Grove	\$1,730	\$22,370	\$24,100	\$63,000	R	Mar	Residence	1	3801335007	P178	23R0984	
38.42	Crescent	\$6,140	\$86,061	\$92,201	\$240,000	C	Mar	Residence	1	2506200014	P158	23R0830	
38.51	Pigeon Grove	\$3,510	\$30,760	\$34,270	\$89,000	R	Aug	Residence	1	3801334022	P469	23R2318	
38.88	Onarga	\$4,640	\$25,300	\$29,940	\$77,000	R	Mar	Residence	1	2224252016	P184	23R1016	
39.27	Ash Grove	\$3,119	\$20,443	\$23,562	\$60,000	C	May	Commercial	2	3205228007	P246	23R1292	
39.38	Loda	\$40,920	\$51,630	\$92,550	\$235,000	R	Aug	Residence	1	3620103015	P585	23R2873	
40.34	Onarga	\$4,630	\$14,530	\$19,160	\$47,500	R	Apr	Residence	1	2319402004	P232	23R1230	
40.74	Ash Grove	\$21,230	\$51,280	\$72,510	\$178,000	R	Sep	Residence	2	3125202029	P580	23R2855	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
42.17	Iroquois	\$6,020	\$23,500	\$29,520	\$70,000	R	Jun	Residence	1	1832376002	P354	23R1826	
42.73	Sheldon	\$4,290	\$36,300	\$40,590	\$95,000	R	Jun	Residence	1	2702131001	P349	23R1798	
43.70	Douglas	\$3,840	\$28,500	\$32,340	\$74,000	R	Jun	Residence	1	1731302017	P322	23R1642	
43.82	Papineau	\$2,360	\$31,330	\$33,690	\$76,875	R	May	Residence	1	0528476012	P304	23R1569	
45.18	Artesia	\$3,430	\$25,940	\$29,370	\$65,000	R	Jul	Residence	1	2926152001	P374	23R1910	
47.06	Sheldon	\$4,960	\$11,510	\$16,470	\$35,000	R	Dec	Residence	1	2702209001	P739	23R3632	
48.14	Artesia	\$4,970	\$30,560	\$35,530	\$73,800	R	May	Residence	1	2926180012	P260	23R1371	
50.00	Sheldon	\$2,720	\$12,530	\$15,250	\$30,500	R	Nov	Residence	1	2736100001	P753	23R3684	
51.91	Artesia	\$3,570	\$25,500	\$29,070	\$56,000	R	Feb	Residence	1	2926152003	P65	23R0327	
53.42	Concord	\$2,270	\$32,450	\$34,720	\$65,000	R	Jan	Residence	1	2015477020	P69	23R0339	
53.67	Iroquois	\$2,060	\$22,090	\$24,150	\$45,000	R	Jul	Residence	1	1832381006	P436	23R2165	
54.19	Onarga	\$8,760	\$27,550	\$36,310	\$67,000	R	Jun	Residence	1	2319254020	P358	23R1846	
56.40	Douglas	\$4,320	\$9,780	\$14,100	\$25,000	R	Nov	Residence	1	1631478008	P670	23R3256	
61.90	Douglas	\$7,360	\$22,290	\$29,650	\$47,900	R	Jun	Residence	1	2406178010	P323	23R1654	
65.00	Loda	\$2,600	\$0	\$2,600	\$4,000	I	May	Land/Lot	2	3618452024	P279	23R1462	
70.00	Martinton	\$2,570	\$18,430	\$21,000	\$30,000	R	Aug	Residence	1	1216155020	P542	23R2673	
70.10	Beaver	\$380	\$6,630	\$7,010	\$10,000	C	Dec	Other	1	1328302001	P752	23R3677	
76.46	Artesia	\$5,380	\$8,000	\$13,380	\$17,500	R	Dec	Residence	1	2926181009	P727	23R3562	
79.96	Crescent	\$3,920	\$33,660	\$37,580	\$47,000	R	Jan	Residence	1	2501228003	P68	23R0338	
83.47	Fountain Creek	\$7,870	\$50,560	\$58,430	\$70,000	R	Feb	Residence	2	3910300001	P92	23R0473	
84.80	Concord	\$10,620	\$23,300	\$33,920	\$40,000	R	Sep	Residence	1	2015402004	P568	23R2797	
85.74	Douglas	\$7,690	\$35,180	\$42,870	\$50,000	R	Jul	Residence	1	2406131003	P385	23R1956	

Sales Ratio Version 2 Detail List

Iroquois County 2023



Date: 10-Jun-2024

Letter ID: L1013140008

All Others

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
94.90	Loda	\$1,300	\$17,680	\$18,980	\$20,000	R	Oct	Residence	1	3628107009	P612	23R3006	
122.60	Beaver	\$2,210	\$28,440	\$30,650	\$25,000	R	Mar	Residence	1	1328152003	P141	23R0729	
126.15	Sheldon	\$9,690	\$7,340	\$17,030	\$13,500	R	Mar	Residence	1	2702202004	P152	23R0817	
134.45	Artesia	\$4,280	\$10,510	\$14,790	\$11,000	R	Jul	Residence	1	2926157005	P382	23R1947	
169.91	Concord	\$5,420	\$33,660	\$39,080	\$23,000	R	Sep	Land/Lot	1	2015477015	P595	23R2921	Y

Total Records in Group: **137**

Grouped Townships:

- Artesia MT
- Ash Grove MT
- Beaver MT
- Beaverville MT
- Danforth MT
- Douglas
- Fountain Creek MT
- Loda
- Sheldon

Number of Documents: 274

Number of Documents After Trimming: 266

Number of Trimmed Documents: 8