

# Sales Ratio Version 1 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L1519793640

## Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
8.43	Ashkum	\$9,350	\$6,450	\$15,800	\$187,500	R	May	Residence	1	1028279003	M244	25R1630	
11.01	Chebpanse	\$1,160	\$17,010	\$18,170	\$165,000	C	Dec	Commercial	1	1003182002	M670	25R4331	
14.76	Milks Grove	\$5,150	\$38,690	\$43,840	\$297,000	R	Nov	Residence	1	0812100002	M586	25R3775	
15.87	Chebpanse	\$3,480	\$21,430	\$24,910	\$157,000	R	Dec	Residence	1	0314228004	M662	25R4281	
15.88	Chebpanse	\$12,530	\$35,430	\$47,960	\$302,000	R	Nov	Residence	1	1001400005	M637	25R4056	
16.03	Ashkum	\$5,590	\$27,270	\$32,860	\$205,000	R	Feb	Residence	1	1116353001	M95	25R0711	
16.70	Ashkum	\$10,290	\$25,610	\$35,900	\$215,000	R	Oct	Residence	1	1028257006	M561	25R3649	
17.92	Chebpanse	\$5,100	\$27,150	\$32,250	\$180,000	R	Dec	Residence	1	1003327001	M644	25R4165	
18.60	Ashkum	\$4,690	\$32,500	\$37,190	\$200,000	R	Jul	Residence	1	1028127013	M368	25R2403	
18.88	Chebpanse	\$2,040	\$47,530	\$49,570	\$262,500	R	Jun	Residence	1	1107200002	M335	25R2152	
21.36	Chebpanse	\$6,450	\$50,150	\$56,600	\$265,000	R	Oct	Residence	1	1003401006	M562	25R3654	
22.28	Chebpanse	\$12,300	\$63,240	\$75,540	\$339,000	R	Jan	Residence	1	0434252031	M49	25R0362	
22.88	Chebpanse	\$2,060	\$15,670	\$17,730	\$77,500	C	Aug	Residence	1	1003255002	M421	25R2743	
23.01	Chebpanse	\$6,450	\$21,620	\$28,070	\$122,000	R	May	Residence	1	1003403004	M315	25R2020	
23.48	Ashkum	\$6,080	\$47,930	\$54,010	\$230,000	R	Aug	Residence	1	1028326022	M434	25R2858	
23.68	Chebpanse	\$7,970	\$57,150	\$65,120	\$275,000	R	Sep	Residence	1	0314255013	M473	25R3149	
24.75	Chebpanse	\$9,250	\$53,120	\$62,370	\$252,000	R	Feb	Residence	1	1003253007	M107	25R0771	
25.77	Chebpanse	\$3,480	\$57,920	\$61,400	\$238,240	R	Apr	Residence	1	1003430003	M182	25R1253	
25.89	Chebpanse	\$10,500	\$67,170	\$77,670	\$300,000	R	Jun	Residence	2	1001300004	M288	25R1904	
25.92	Chebpanse	\$6,760	\$32,120	\$38,880	\$150,000	R	May	Residence	1	1003476001	M247	25R1652	
26.11	Chebpanse	\$6,820	\$68,910	\$75,730	\$290,000	R	Jun	Residence	1	1003252006	M344	25R2219	
26.21	Chebpanse	\$7,050	\$49,300	\$56,350	\$215,000	R	Nov	Residence	1	1003276020	M573	25R3715	

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26.91	Chebanse	\$9,410	\$50,900	\$60,310	\$224,119	R	Oct	Residence	1	0314130004	M551	25R3605	
26.97	Ashkum	\$12,840	\$38,950	\$51,790	\$192,000	R	Feb	Residence	2	1028280003	P9	25R0614	
26.98	Chebanse	\$2,860	\$36,240	\$39,100	\$144,900	R	Jul	Residence	1	0314229013	M372	25R2436	
27.08	Chebanse	\$8,710	\$52,220	\$60,930	\$225,000	R	Apr	Residence	1	0314201003	M217	25R1436	
27.73	Ashkum	\$7,830	\$53,170	\$61,000	\$220,000	R	Oct	Residence	1	1028180007	M559	25R3639	
27.83	Chebanse	\$1,380	\$18,660	\$20,040	\$72,000	R	Jun	Residence	1	0314201022	M317	25R2048	
27.98	Ashkum	\$10,820	\$66,130	\$76,950	\$275,000	R	Sep	Residence	1	1028208020	M438	25R2919	
28.00	Ashkum	\$9,500	\$50,420	\$59,920	\$214,000	R	Sep	Residence	1	1028279005	M490	25R3279	
28.02	Chebanse	\$5,050	\$73,370	\$78,420	\$279,900	R	Apr	Residence	1	1003204003	M163	25R1142	
28.49	Chebanse	\$8,910	\$51,480	\$60,390	\$212,000	R	May	Residence	1	0314129013	M271	25R1804	
29.37	Chebanse	\$6,450	\$37,020	\$43,470	\$148,000	R	Aug	Residence	1	1003410002	M419	25R2736	
29.46	Chebanse	\$5,830	\$51,620	\$57,450	\$195,025	R	Feb	Residence	1	0314253002	M126	25R0887	
29.47	Chebanse	\$6,120	\$43,980	\$50,100	\$170,000	I	Oct	Residence	1	1003381017	M568	25R3693	
31.04	Chebanse	\$4,920	\$63,370	\$68,290	\$220,000	R	May	Residence	1	0314253004	M228	25R1538	
32.27	Chebanse	\$16,750	\$148,780	\$165,530	\$513,000	R	Oct	Residence	1	0326200008	M529	25R3501	
32.59	Ashkum	\$6,640	\$69,940	\$76,580	\$235,000	R	Jun	Residence	1	1028101006	M359	25R2305	
32.77	Ashkum	\$12,070	\$130,470	\$142,540	\$435,000	R	Dec	Residence	3	1128305001	M671	25R4345	
32.79	Ashkum	\$11,690	\$19,460	\$31,150	\$95,000	R	Jul	Residence	1	1028129010	M365	25R2386	
32.88	Chebanse	\$14,310	\$64,610	\$78,920	\$240,000	R	Sep	Residence	2	1003276009	M491	25R3282	
33.17	Chebanse	\$2,500	\$25,030	\$27,530	\$83,000	R	Aug	Residence	1	1003401001	M439	25R2927	
34.75	Chebanse	\$6,620	\$19,440	\$26,060	\$75,000	R	Sep	Residence	1	0314202005	M478	25R3183	
35.45	Chebanse	\$13,080	\$43,640	\$56,720	\$160,000	R	Aug	Residence	1	1003253029	M435	25R2863	

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**Ashkum MT**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
36.30	Ashkum	\$8,790	\$65,630	\$74,420	\$205,000	R	Aug	Residence	1	1028253003	M390	25R2539	
40.02	Ashkum	\$15,670	\$74,370	\$90,040	\$225,000	R	Sep	Residence	1	1028177003	M485	25R3236	
40.78	Chebalse	\$4,340	\$52,750	\$57,090	\$140,000	R	Dec	Residence	1	0434252026	M653	25R4249	
40.83	Ashkum	\$5,610	\$10,720	\$16,330	\$40,000	R	Sep	Residence	1	1028180011	M474	25R3167	
40.94	Chebalse	\$4,370	\$52,950	\$57,320	\$140,000	R	Jul	Residence	1	1003410008	M370	25R2416	
41.24	Ashkum	\$8,430	\$51,370	\$59,800	\$145,000	R	May	Residence	1	1028180019	M229	25R1553	
42.09	Ashkum	\$10,080	\$126,720	\$136,800	\$325,000	R	Feb	Residence	1	1131300004	M96	25R0713	
42.73	Ashkum	\$4,470	\$71,170	\$75,640	\$177,000	R	Apr	Residence	2	1029300004	M195	25R1321	
43.54	Ashkum	\$7,320	\$36,000	\$43,320	\$99,500	R	May	Residence	1	1028252002	P29	25R1700	
53.66	Chebalse	\$9,290	\$65,840	\$75,130	\$140,000	R	Jun	Residence	1	1003256002	M268	25R1790	
154.96	Chebalse	\$7,000	\$32,670	\$39,670	\$25,600	R	Sep	Residence	1	1003276004	M500	25R3313	

Total Records in Group: **55**

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Iroquois County 2025



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**Loda**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.35	Loda	\$2,840	\$8,130	\$10,970	\$205,000	R	Aug	Residence	1	3628211004	M393	25R2576	
14.74	Loda	\$12,960	\$15,050	\$28,010	\$190,000	R	Aug	Residence	1	3620327003	M422	25R2773	
15.98	Loda	\$17,630	\$27,580	\$45,210	\$283,000	R	Jan	Residence	1	3619429004	M56	25R0384	
17.06	Loda	\$23,290	\$44,090	\$67,380	\$395,000	R	Oct	Residence	2	3617378009	M584	25R3761	
18.85	Loda	\$2,140	\$29,910	\$32,050	\$170,000	R	Apr	Residence	1	3628208011	M200	25R1343	
19.76	Loda	\$12,960	\$35,260	\$48,220	\$244,000	R	Jun	Residence	1	3617378013	M338	25R2169	
19.97	Loda	\$28,830	\$70,230	\$99,060	\$496,000	R	Sep	Residence	1	3620126024	M463	25R3101	
21.37	Loda	\$6,190	\$42,650	\$48,840	\$228,500	R	Nov	Residence	2	3619277006	M613	25R3964	
22.07	Loda	\$3,310	\$33,970	\$37,280	\$168,900	R	Sep	Residence	2	3628131002	M457	25R3045	
22.77	Loda	\$65,580	\$56,220	\$121,800	\$535,000	R	Apr	Residence	1	3620356024	M221	25R1461	
23.14	Loda	\$10,960	\$42,240	\$53,200	\$229,900	R	Nov	Residence	1	3629104025	M615	25R3982	
23.54	Loda	\$19,960	\$37,940	\$57,900	\$246,000	R	Nov	Residence	2	3629104037	M599	25R3895	
24.12	Loda	\$4,310	\$58,400	\$62,710	\$260,000	R	Jun	Residence	1	3618476042	M313	25R2009	
25.69	Loda	\$41,710	\$136,870	\$178,580	\$695,000	R	Aug	Residence	1	3617352002	M426	25R2813	
26.13	Loda	\$4,240	\$42,790	\$47,030	\$180,000	R	May	Residence	1	3618476029	M253	25R1692	
27.45	Loda	\$7,000	\$85,650	\$92,650	\$337,500	R	Dec	Residence	1	3619228020	M663	25R4300	
28.05	Loda	\$23,630	\$118,030	\$141,660	\$505,000	R	Jun	Residence	1	3617329009	M275	25R1826	
28.90	Loda	\$45,410	\$69,330	\$114,740	\$397,000	R	Aug	Residence	1	3617380008	M449	25R2997	
29.34	Loda	\$7,320	\$42,550	\$49,870	\$170,000	R	Feb	Residence	2	3619230009	M62	25R0413	
29.70	Loda	\$23,230	\$83,690	\$106,920	\$360,000	R	Oct	Residence	1	3620157018	M570	25R3698	
29.85	Loda	\$20,550	\$64,520	\$85,070	\$285,000	R	May	Residence	1	3620305012	M232	25R1565	
30.14	Loda	\$2,250	\$55,020	\$57,270	\$190,000	R	Jan	Residence	2	3618451005	M15	25R0117	

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**Loda**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
30.73	Loda	\$1,130	\$51,110	\$52,240	\$170,000	R	Jul	Residence	1	3618427004	M360	25R2353	
31.11	Loda	\$2,800	\$0	\$2,800	\$9,000	R	Jul	Land/Lot	2	3618452024	M348	25R2244	
31.96	Loda	\$61,510	\$66,290	\$127,800	\$399,900	R	Jun	Residence	1	3620181001	P35	25R2064	
32.86	Loda	\$2,510	\$39,880	\$42,390	\$129,000	R	Apr	Residence	1	3619278006	M159	25R1123	
34.91	Loda	\$1,480	\$62,920	\$64,400	\$184,500	R	Jul	Residence	1	3618428028	M354	25R2269	
35.99	Loda	\$26,870	\$54,110	\$80,980	\$225,000	R	Jul	Residence	1	3620308001	M361	25R2360	
37.95	Loda	\$3,200	\$78,390	\$81,590	\$215,000	C	Apr	Residence	1	3619276038	M191	25R1302	
43.61	Loda	\$2,050	\$30,660	\$32,710	\$75,000	R	Mar	Residence	1	3621456002	M130	25R0935	
46.94	Loda	\$29,990	\$73,270	\$103,260	\$220,000	R	Nov	Residence	1	3620181028	M602	25R3916	
87.72	Loda	\$1,500	\$20,430	\$21,930	\$25,000	R	Jun	Residence	1	3628107009	M291	25R1924	

Total Records in Group: **32**

# Sales Ratio Version 1 Detail List

Iroquois County 2025



Date: 13-Apr-2026

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## Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
10.35	Lovejoy	\$2,039	\$9,342	\$11,381	\$110,000	C	Sep	Commercial	3	4014403002	M494	25R3290	
14.76	Lovejoy	\$860	\$12,420	\$13,280	\$90,000	R	Sep	Residence	1	4014255011	M506	25R3350	
18.87	Milford	\$4,110	\$22,310	\$26,420	\$140,000	R	May	Residence	1	3315231036	M223	25R1482	
19.24	Milford	\$2,730	\$29,020	\$31,750	\$165,000	R	Oct	Residence	1	3315204001	M547	25R3567	
20.26	Milford	\$2,340	\$25,010	\$27,350	\$135,000	R	Oct	Residence	1	3315230004	M532	25R3517	
20.47	Milford	\$4,330	\$40,710	\$45,040	\$220,000	R	Oct	Residence	1	3315229007	M520	25R3457	
20.64	Milford	\$2,060	\$8,260	\$10,320	\$50,000	R	Jun	Residence	1	3314251005	M305	25R1977	
21.88	Milford	\$970	\$17,630	\$18,600	\$85,000	R	May	Residence	1	3315227020	M255	25R1715	
25.20	Milford	\$3,580	\$34,200	\$37,780	\$149,900	R	Sep	Residence	1	3314176002	M502	25R3319	
26.63	Stockland	\$2,510	\$61,400	\$63,910	\$240,000	R	Jul	Residence	1	3433300024	M400	25R2628	
29.48	Stockland	\$6,340	\$11,350	\$17,690	\$60,000	R	Jul	Residence	1	3531100002	M381	25R2504	
31.19	Milford	\$1,620	\$32,690	\$34,310	\$110,000	R	Jun	Residence	1	3315227003	M284	25R1860	
31.22	Milford	\$3,310	\$54,450	\$57,760	\$185,000	R	Mar	Residence	1	3315251002	M148	25R1028	
33.68	Prairie Green	\$7,680	\$1,750	\$9,430	\$28,000	R	Sep	Residence	1	4104200003	M553	25R3610	
34.23	Milford	\$5,700	\$49,060	\$54,760	\$160,000	R	May	Residence	1	3314154001	M238	25R1600	
36.18	Milford	\$2,080	\$34,100	\$36,180	\$100,000	R	Oct	Residence	1	3310453006	M505	25R3348	
37.90	Milford	\$2,530	\$67,590	\$70,120	\$185,000	R	Mar	Residence	1	3304200023	M116	25R0825	
41.47	Milford	\$830	\$11,610	\$12,440	\$30,000	R	Jan	Residence	1	3315434001	M117	25R0827	
44.05	Milford	\$6,180	\$37,830	\$44,010	\$99,900	R	Nov	Residence	1	3315231035	M620	25R4025	
55.04	Milford	\$6,030	\$57,270	\$63,300	\$115,000	R	Jun	Residence	1	3315226035	M367	25R2399	
71.14	Milford	\$3,940	\$1,040	\$4,980	\$7,000	I	Jan	Land/Lot	2	3314304002	M36	25R0251	
71.36	Milford	\$1,550	\$16,290	\$17,840	\$25,000	R	Sep	Residence	1	3315202016	M471	25R3138	

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Iroquois County 2025



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## Lovejoy MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
73.98	Lovejoy	\$1,677	\$7,867	\$9,544	\$12,900	C	Feb	Commercial	1	4014276008	M101	25R0731	
117.39	Milford	\$1,210	\$9,120	\$10,330	\$8,800	R	Jul	Residence	1	3314163009	M366	25R2397	
253.60	Milford	\$1,620	\$23,740	\$25,360	\$10,000	R	Dec	Residence	1	3314127011	M669	25R4329	

Total Records in Group: **25**

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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## Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.59	Middleport	\$1,430	\$3,370	\$4,800	\$85,900	R	Sep	Residence	1	1933303018	M501	25R3317	
9.08	Middleport	\$680	\$6,540	\$7,220	\$79,500	R	Mar	Residence	1	1933351011	M145	25R1022	
12.16	Middleport	\$10,082	\$23,965	\$34,047	\$280,000	C	Feb	Residence	4	1932330013	M91	25R0693	
15.22	Middleport	\$2,030	\$14,560	\$16,590	\$109,000	R	Mar	Residence	1	1932107009	M154	25R1101	
15.24	Middleport	\$2,310	\$14,020	\$16,330	\$107,120	R	Feb	Residence	1	1932109001	M75	25R0497	
16.81	Middleport	\$3,872	\$52,944	\$56,816	\$338,000	C	Oct	Apartment (6+)	1	1932278012	M575	25R3720	
18.00	Middleport	\$1,460	\$5,740	\$7,200	\$40,000	R	Dec	Industrial	1	1905353001	M647	25R4218	
18.67	Middleport	\$7,430	\$25,150	\$32,580	\$174,503	R	Jul	Residence	1	1933331002	M332	25R2125	
19.05	Middleport	\$1,610	\$17,440	\$19,050	\$100,000	R	Feb	Residence	1	1932352025	M81	25R0556	
19.10	Middleport	\$3,340	\$32,930	\$36,270	\$189,900	R	Sep	Residence	1	1932462016	M496	25R3294	
20.98	Middleport	\$3,710	\$8,460	\$12,170	\$58,000	R	Jun	Residence	1	1932152004	M318	25R2063	
21.17	Middleport	\$8,220	\$32,010	\$40,230	\$190,000	R	Jun	Residence	1	1933355037	M385	25R2518	
22.94	Middleport	\$3,000	\$18,770	\$21,770	\$94,900	R	Mar	Residence	1	1933355019	M133	25R0945	
24.21	Middleport	\$1,290	\$5,490	\$6,780	\$28,000	R	Sep	Residence	1	1933358014	P60	25R3034	
24.33	Middleport	\$3,080	\$10,060	\$13,140	\$54,000	R	Apr	Residence	1	1933330001	M178	25R1240	
24.46	Middleport	\$2,010	\$6,550	\$8,560	\$35,000	R	Oct	Residence	1	1931286005	M534	25R3522	
24.73	Middleport	\$4,010	\$27,620	\$31,630	\$127,900	R	Jan	Residence	1	1933301003	M19	25R0150	
24.91	Middleport	\$2,570	\$22,090	\$24,660	\$99,000	R	Dec	Residence	1	1933327008	M643	25R4162	
24.99	Middleport	\$1,680	\$15,050	\$16,730	\$66,950	R	Feb	Residence	1	1932304005	M138	25R0986	
25.00	Middleport	\$10,040	\$37,580	\$47,620	\$190,500	R	May	Residence	1	1933358029	M220	25R1458	
25.16	Middleport	\$10,590	\$43,510	\$54,100	\$215,000	R	Oct	Residence	1	1933355030	M585	25R3766	
25.62	Middleport	\$13,530	\$50,510	\$64,040	\$250,000	R	Jun	Residence	2	1931426004	M339	25R2173	

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## Middleport

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26.28	Middleport	\$2,430	\$18,570	\$21,000	\$79,900	R	Jul	Residence	1	1933326004	M355	25R2273	
26.33	Middleport	\$3,760	\$25,070	\$28,830	\$109,500	I	Feb	Residence	1	1905353012	M106	25R0760	
27.34	Middleport	\$3,050	\$22,290	\$25,340	\$92,700	R	May	Residence	1	1932278008	M219	25R1456	
27.49	Middleport	\$5,010	\$10,180	\$15,190	\$55,250	R	Jul	Residence	1	1933330005	M378	25R2487	
27.51	Middleport	\$17,200	\$70,820	\$88,020	\$320,000	R	May	Residence	1	1933454004	M245	25R1635	
28.21	Middleport	\$3,980	\$24,230	\$28,210	\$100,000	R	Jul	Residence	1	1932305017	M349	25R2245	
28.97	Middleport	\$3,980	\$13,400	\$17,380	\$60,000	R	Dec	Residence	1	1932305012	M676	25R4379	
30.84	Middleport	\$4,510	\$41,750	\$46,260	\$150,000	R	Mar	Residence	1	1932279020	M168	25R1175	
31.98	Middleport	\$410	\$13,980	\$14,390	\$45,000	R	Oct	Residence	1	1933353008	M564	25R3678	
31.98	Middleport	\$6,950	\$41,010	\$47,960	\$149,950	R	Dec	Residence	1	1933331013	M634	25R4105	
33.50	Middleport	\$2,170	\$38,370	\$40,540	\$121,000	R	Aug	Residence	1	1932434020	M389	25R2537	
33.78	Middleport	\$7,780	\$34,440	\$42,220	\$125,000	R	Sep	Residence	1	1933327003	M442	25R2947	
35.09	Middleport	\$4,550	\$28,790	\$33,340	\$95,000	R	Sep	Residence	1	1932427001	P63	25R3123	
35.54	Middleport	\$5,370	\$30,170	\$35,540	\$100,000	R	Jan	Residence	1	1933382013	M20	25R0152	
35.93	Middleport	\$2,790	\$36,010	\$38,800	\$108,001	I	Mar	Residence	1	1932376022	M152	25R1056	
40.42	Middleport	\$9,890	\$28,510	\$38,400	\$95,000	R	Mar	Residence	1	1932376018	M143	25R1019	
41.34	Middleport	\$12,616	\$20,458	\$33,074	\$80,000	C	Dec	Retail	1	1932412001	M650	25R4221	
41.57	Middleport	\$6,460	\$29,080	\$35,540	\$85,500	R	Nov	Residence	1	1933152031	M601	25R3914	
42.37	Middleport	\$2,020	\$21,920	\$23,940	\$56,500	R	Mar	Residence	1	1932305026	M149	25R1038	
42.86	Middleport	\$9,850	\$15,010	\$24,860	\$58,000	R	Sep	Residence	1	1905100008	M516	25R3419	
46.33	Middleport	\$1,900	\$17,790	\$19,690	\$42,500	R	Dec	Residence	2	1932179016	M628	25R4078	
47.62	Middleport	\$14,148	\$12,519	\$26,667	\$56,000	C	Apr	Commercial	1	1933352021	M197	25R1324	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L1519793640

**Middleport**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
48.63	Middleport	\$10,040	\$48,320	\$58,360	\$120,000	R	Sep	Residence	1	1932487012	M486	25R3238	
52.51	Middleport	\$6,420	\$11,960	\$18,380	\$35,000	R	Aug	Residence	1	1933381011	M388	25R2534	
60.55	Middleport	\$1,430	\$10,680	\$12,110	\$20,000	R	Oct	Residence	1	1933301014	M517	25R3447	
78.32	Middleport	\$3,360	\$18,570	\$21,930	\$28,000	R	Aug	Residence	1	1932432003	M416	25R2713	

Total Records in Group: **48**

# Sales Ratio Version 1 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L1519793640

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.45	Belmont	\$8,460	\$1,890	\$10,350	\$189,900	R	Apr	Residence	1	2605428016	M203	25R1357	
6.80	Douglas	\$2,041	\$14,268	\$16,309	\$240,000	C	Oct	Commercial	1	1731360011	M571	25R3702	
8.38	Sheldon	\$2,500	\$11,330	\$13,830	\$165,000	R	Nov	Residence	1	2702255002	M612	25R3958	
9.61	Douglas	\$830	\$7,720	\$8,550	\$89,000	C	May	Residence	1	1731380005	P23	25R1487	
11.33	Artesia	\$1,599	\$12,283	\$13,882	\$122,575	C	Apr	Retail	1	2926330002	M179	25R1242	
11.39	Pigeon Grove	\$4,097	\$27,806	\$31,903	\$280,000	C	Jul	Commercial	1	3801377035	M326	25R2094	
11.78	Pigeon Grove	\$2,575	\$44,550	\$47,125	\$400,000	C	Jul	Commercial	1	3813100004	M325	25R2092	
13.78	Pigeon Grove	\$4,430	\$16,240	\$20,670	\$150,000	R	Feb	Residence	1	3801403003	M100	25R0729	
14.76	Martinton	\$9,810	\$18,240	\$28,050	\$190,000	R	Nov	Residence	1	1102200004	M618	25R4011	
14.80	Crescent	\$14,980	\$51,612	\$66,592	\$449,900	R	Aug	Residence	2	2528100002	M408	25R2685	
14.86	Pigeon Grove	\$7,230	\$10,300	\$17,530	\$118,000	R	Oct	Residence	1	3801302021	M567	25R3686	
15.11	Sheldon	\$1,460	\$19,040	\$20,500	\$135,683	R	Sep	Residence	1	2702407002	M455	25R3029	
15.29	Artesia	\$10,030	\$29,430	\$39,460	\$258,000	R	Jan	Residence	1	3117200005	M30	25R0208	
15.60	Danforth	\$4,680	\$0	\$4,680	\$30,000	R	Jul	Land/Lot	1	1724478009	M345	25R2239	
15.85	Papineau	\$2,760	\$40,830	\$43,590	\$275,000	R	Sep	Residence	1	0434476001	M472	25R3147	
16.47	Artesia	\$4,130	\$16,460	\$20,590	\$125,000	R	Dec	Residence	1	2926331013	M630	25R4094	
16.93	Belmont	\$4,760	\$26,140	\$30,900	\$182,500	R	Oct	Residence	1	2607480018	M572	25R3704	
16.99	Sheldon	\$10,080	\$16,600	\$26,680	\$157,000	R	Nov	Residence	1	2709100003	M646	25R4197	
17.22	Martinton	\$2,830	\$27,300	\$30,130	\$175,000	R	Dec	Residence	1	1216155001	M675	25R4371	
17.33	Martinton	\$2,960	\$21,300	\$24,260	\$140,000	R	Apr	Residence	1	1216155020	M199	25R1336	
17.45	Ridgeland	\$3,580	\$18,930	\$22,510	\$129,000	R	Jun	Residence	1	2906127005	M293	25R1928	
17.56	Danforth	\$2,280	\$30,200	\$32,480	\$185,000	C	May	Apartment	2	1718226011	M218	25R1453	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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Letter ID: L1519793640

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
17.86	Sheldon	\$1,410	\$3,590	\$5,000	\$28,000	R	Dec	Residence	1	2702129003	M658	25R4271	
18.04	Sheldon	\$5,880	\$46,900	\$52,780	\$292,500	R	Dec	Residence	1	2717200009	M639	25R4150	
18.18	Artesia	\$4,180	\$26,440	\$30,620	\$168,400	R	Nov	Residence	1	2926336007	M598	25R3894	
18.58	Pigeon Grove	\$5,080	\$25,110	\$30,190	\$162,500	R	Jun	Residence	1	3812127011	M306	25R1979	
19.34	Sheldon	\$2,390	\$17,530	\$19,920	\$103,000	R	Jul	Residence	1	2702270008	M403	25R2632	
19.61	Beaverville	\$2,250	\$32,860	\$35,110	\$179,000	R	Sep	Residence	1	0536429008	M495	25R3292	
19.70	Belmont	\$5,570	\$2,310	\$7,880	\$40,000	R	Mar	Residence	1	2604102018	M136	25R0977	
20.13	Beaver	\$2,610	\$60,810	\$63,420	\$315,000	R	Jan	Residence	1	1334400006	M2	25R0014	
20.19	Artesia	\$2,400	\$32,320	\$34,720	\$172,000	R	Aug	Residence	2	2926401011	M382	25R2512	
20.21	Belmont	\$2,230	\$22,000	\$24,230	\$119,900	R	May	Residence	1	2629252004	M227	25R1528	
20.51	Fountain Creek	\$6,260	\$49,940	\$56,200	\$274,000	R	Sep	Residence	2	3924400004	M468	25R3125	
20.82	Onarga	\$20,230	\$47,450	\$67,680	\$325,000	R	Jul	Residence	1	2407300002	M379	25R2498	
20.83	Artesia	\$8,220	\$23,020	\$31,240	\$150,000	R	Dec	Residence	1	2926331014	M656	25R4263	
21.47	Pigeon Grove	\$5,080	\$44,310	\$49,390	\$230,000	R	Jun	Residence	1	3801302002	M266	25R1775	
22.35	Pigeon Grove	\$2,130	\$24,690	\$26,820	\$120,000	R	Apr	Residence	1	3801338019	M222	25R1469	
22.44	Belmont	\$2,710	\$42,140	\$44,850	\$199,900	R	Oct	Residence	1	2614400001	M526	25R3494	
22.47	Ridgeland	\$1,281	\$11,080	\$12,361	\$55,000	C	Dec	Commercial	1	2906130008	M677	25R4380	
22.50	Artesia	\$3,780	\$25,200	\$28,980	\$128,800	R	May	Residence	1	2926251007	M257	25R1725	
22.56	Douglas	\$5,460	\$30,630	\$36,090	\$160,000	R	Oct	Residence	1	1731180002	M539	25R3545	
22.77	Danforth	\$10,090	\$30,890	\$40,980	\$180,000	R	Oct	Residence	1	1702300003	M556	25R3629	
22.87	Crescent	\$6,830	\$54,920	\$61,750	\$270,000	R	Sep	Residence	1	2505110005	M466	25R3119	
23.60	Douglas	\$3,540	\$0	\$3,540	\$15,000	R	Jun	Land/Lot	1	1725228017	M321	25R2073	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
23.62	Iroquois	\$1,800	\$26,540	\$28,340	\$120,000	R	Oct	Residence	1	1832381003	M541	25R3549	
23.77	Onarga	\$9,340	\$67,910	\$77,250	\$325,000	R	Aug	Residence	1	2319427014	M445	25R2981	
24.22	Douglas	\$7,720	\$45,560	\$53,280	\$220,000	R	Aug	Residence	1	1631452009	M423	25R2776	
24.24	Danforth	\$4,630	\$28,820	\$33,450	\$138,000	R	Sep	Residence	1	1718228009	M467	25R3121	
24.27	Douglas	\$6,590	\$47,160	\$53,750	\$221,500	R	Feb	Residence	1	1731331012	M118	25R0828	
24.32	Pigeon Grove	\$2,830	\$51,880	\$54,710	\$225,000	R	Oct	Residence	1	3801177015	M524	25R3482	
24.49	Onarga	\$1,520	\$24,680	\$26,200	\$107,000	R	Aug	Residence	1	2224401005	M386	25R2520	
24.50	Sheldon	\$5,880	\$0	\$5,880	\$24,000	R	Aug	Other	1	2702233002	M409	25R2686	
25.06	Onarga	\$3,410	\$16,140	\$19,550	\$78,000	R	May	Residence	2	2330201006	M234	25R1568	
25.10	Pigeon Grove	\$5,050	\$62,720	\$67,770	\$270,000	R	May	Residence	1	3812201010	M224	25R1484	
25.50	Belmont	\$4,770	\$36,000	\$40,770	\$159,900	R	Jul	Residence	1	2607476011	M346	25R2241	
25.60	Onarga	\$7,440	\$25,840	\$33,280	\$130,000	R	Jun	Residence	1	2319254025	M297	25R1940	
25.85	Pigeon Grove	\$7,080	\$27,820	\$34,900	\$135,000	R	Apr	Residence	1	3801302039	M162	25R1138	
26.18	Onarga	\$8,150	\$26,140	\$34,290	\$131,000	R	Oct	Residence	1	2319335009	M574	25R3718	
26.43	Onarga	\$3,850	\$43,060	\$46,910	\$177,500	R	Apr	Residence	1	2224433003	M176	25R1229	
26.59	Martinton	\$7,480	\$52,730	\$60,210	\$226,400	R	Dec	Residence	1	1208100002	M641	25R4156	
26.68	Douglas	\$8,810	\$37,210	\$46,020	\$172,500	R	Jan	Residence	1	1731328007	P37	25R2081	
26.80	Pigeon Grove	\$3,160	\$16,270	\$19,430	\$72,500	R	Jul	Residence	1	3801335001	M337	25R2167	
27.05	Ridgeland	\$4,740	\$37,190	\$41,930	\$155,000	R	Oct	Residence	2	2906207005	M514	25R3409	
27.07	Martinton	\$10,470	\$50,690	\$61,160	\$225,900	R	Aug	Residence	1	1216179009	M436	25R2889	
27.18	Martinton	\$2,730	\$82,880	\$85,610	\$315,000	R	Jul	Residence	1	1216101027	M384	25R2516	
27.20	Belmont	\$9,940	\$96,430	\$106,370	\$391,000	R	Aug	Residence	1	2604376037	M397	25R2616	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
27.32	Pigeon Grove	\$3,640	\$28,600	\$32,240	\$118,000	R	Dec	Residence	1	3801301010	M636	25R4137	
27.80	Beaver	\$1,420	\$36,660	\$38,080	\$137,000	R	Aug	Residence	1	1328155005	M433	25R2856	
27.81	Martinton	\$12,190	\$64,290	\$76,480	\$275,000	R	Jun	Residence	2	1128226026	M292	25R1926	
28.01	Danforth	\$5,800	\$55,540	\$61,340	\$219,000	R	Oct	Residence	1	1718231004	M546	25R3564	
28.07	Belmont	\$9,800	\$28,100	\$37,900	\$135,000	R	Sep	Residence	1	2605276010	M493	25R3286	
28.16	Belmont	\$12,260	\$67,990	\$80,250	\$285,000	R	Jan	Residence	1	2605279021	M50	25R0364	
28.34	Belmont	\$9,070	\$40,530	\$49,600	\$175,000	R	Mar	Residence	1	2605428025	M140	25R1005	
28.65	Belmont	\$11,490	\$42,380	\$53,870	\$188,000	R	Aug	Residence	1	2604201005	M430	25R2842	
28.68	Artesia	\$5,010	\$42,310	\$47,320	\$165,000	R	May	Residence	1	2926328011	M336	25R2162	
28.88	Belmont	\$7,540	\$76,800	\$84,340	\$292,000	R	Jun	Residence	1	2604302018	M273	25R1808	
28.91	Douglas	\$8,400	\$42,190	\$50,590	\$175,000	R	Jun	Residence	1	2406178008	M314	25R2016	
28.93	Douglas	\$3,980	\$29,290	\$33,270	\$115,000	R	Apr	Residence	1	1731335003	M161	25R1134	
28.98	Belmont	\$5,320	\$25,110	\$30,430	\$105,000	R	Sep	Residence	1	2605205014	M469	25R3134	
29.16	Douglas	\$5,930	\$29,060	\$34,990	\$120,000	R	Sep	Residence	1	1731377012	M456	25R3031	
29.18	Pigeon Grove	\$5,320	\$30,570	\$35,890	\$123,000	R	Sep	Residence	1	3801303017	M458	25R3051	
29.18	Belmont	\$19,920	\$67,610	\$87,530	\$300,000	R	Aug	Residence	1	2604126010	M432	25R2854	
29.21	Martinton	\$4,320	\$29,580	\$33,900	\$116,050	R	Aug	Residence	1	1216158002	M427	25R2818	
29.40	Sheldon	\$3,310	\$33,440	\$36,750	\$125,000	C	Oct	Residence	1	2702230004	M593	25R3867	
29.43	Sheldon	\$5,300	\$31,490	\$36,790	\$125,000	R	Jan	Residence	1	2702277014	M16	25R0136	
29.78	Beaverville	\$2,300	\$45,350	\$47,650	\$160,000	R	Sep	Residence	2	0536427005	M498	25R3308	
30.04	Artesia	\$4,360	\$36,490	\$40,850	\$136,000	R	Nov	Residence	1	2926330019	M605	25R3922	
30.40	Belmont	\$4,210	\$71,800	\$76,010	\$250,000	R	Sep	Residence	1	2607477018	M441	25R2944	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
30.41	Belmont	\$2,440	\$38,310	\$40,750	\$134,000	R	Mar	Residence	1	2605226013	M135	25R0973	
30.76	Onarga	\$10,550	\$72,500	\$83,050	\$270,000	R	May	Residence	1	2319276007	M237	25R1597	
31.28	Onarga	\$35,850	\$0	\$35,850	\$114,625	R	Nov	Land/Lot	15	2319378013	M611	25R3956	
31.66	Artesia	\$5,530	\$34,010	\$39,540	\$124,900	R	May	Residence	1	2926180012	M241	25R1620	
31.87	Sheldon	\$1,200	\$20,310	\$21,510	\$67,500	R	Mar	Residence	1	2702185001	M155	25R1103	
32.21	Sheldon	\$3,820	\$19,370	\$23,190	\$72,000	R	Mar	Residence	1	2702427023	M189	25R1285	
32.40	Pigeon Grove	\$4,470	\$36,030	\$40,500	\$125,000	R	Oct	Residence	1	3801176028	M527	25R3495	
32.85	Belmont	\$4,950	\$43,010	\$47,960	\$146,000	R	Nov	Residence	1	2607477013	M600	25R3910	
32.95	Artesia	\$9,270	\$122,510	\$131,780	\$400,000	R	Jun	Residence	1	2929200009	M316	25R2030	
33.25	Belmont	\$12,080	\$76,030	\$88,110	\$265,000	R	Jul	Residence	1	2604377001	M333	25R2128	
33.42	Martinton	\$3,290	\$4,230	\$7,520	\$22,500	R	Oct	Residence	1	1233356008	M594	25R3880	
33.47	Douglas	\$4,680	\$60,590	\$65,270	\$195,000	R	Nov	Residence	1	2306300002	M619	25R4024	
35.48	Belmont	\$3,330	\$46,340	\$49,670	\$140,000	R	May	Residence	1	2605278024	M214	25R1426	
36.03	Pigeon Grove	\$4,430	\$17,190	\$21,620	\$60,000	R	Nov	Residence	1	3801338011	M623	25R4046	
37.46	Crescent	\$5,750	\$95,380	\$101,130	\$270,000	R	Jul	Residence	1	2505137001	M343	25R2217	
37.57	Danforth	\$2,630	\$0	\$2,630	\$7,000	R	Jan	Land/Lot	1	1724478018	P2	25R0315	
37.79	Pigeon Grove	\$6,320	\$48,670	\$54,990	\$145,500	R	Aug	Residence	1	3801102013	M383	25R2514	
38.31	Pigeon Grove	\$3,400	\$10,010	\$13,410	\$35,000	R	Mar	Other	1	3801178015	M156	25R1104	
38.85	Sheldon	\$2,510	\$25,770	\$28,280	\$72,800	R	Oct	Residence	1	2702101005	M507	25R3353	
39.41	Belmont	\$6,760	\$23,780	\$30,540	\$77,500	R	Apr	Residence	1	2604102012	M216	25R1434	
39.91	Sheldon	\$478	\$919	\$1,397	\$3,500	C	Jan	Commercial	1	2702269008	M52	25R0371	
41.62	Belmont	\$14,150	\$48,280	\$62,430	\$150,000	R	Aug	Residence	1	2604152002	M404	25R2663	

# Sales Ratio Version 1 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
42.50	Pigeon Grove	\$10,720	\$66,630	\$77,350	\$182,000	R	Jan	Residence	1	3812201005	M4	25R0023	
42.64	Sheldon	\$3,390	\$35,260	\$38,650	\$90,640	R	May	Residence	1	2702233001	M231	25R1557	
43.02	Concord	\$3,510	\$18,000	\$21,510	\$50,000	R	Aug	Residence	1	2015414001	M428	25R2821	
44.96	Sheldon	\$2,340	\$10,250	\$12,590	\$28,000	R	Sep	Residence	1	2702428015	M444	25R2974	
45.13	Belmont	\$15,040	\$16,550	\$31,590	\$70,000	R	Apr	Residence	1	2604104011	M164	25R1150	
51.78	Douglas	\$9,320	\$0	\$9,320	\$18,000	R	Jul	Land/Lot	2	2204104004	M369	25R2413	
52.13	Sheldon	\$2,400	\$5,420	\$7,820	\$15,000	R	Apr	Residence	1	2702326004	M198	25R1326	
52.39	Sheldon	\$5,650	\$31,020	\$36,670	\$70,000	R	Nov	Residence	1	2702204025	M589	25R3819	
56.43	Douglas	\$7,300	\$9,630	\$16,930	\$30,000	R	May	Residence	1	1731331013	M260	25R1752	
58.16	Sheldon	\$10,300	\$135,100	\$145,400	\$250,000	R	Sep	Residence	1	2703400017	M453	25R3020	
66.50	Martinton	\$13,910	\$19,340	\$33,250	\$50,000	R	Sep	Other	1	1232476010	M488	25R3253	
72.97	Douglas	\$3,210	\$18,680	\$21,890	\$30,000	R	Jun	Residence	1	1631481009	M296	25R1939	
96.19	Douglas	\$7,980	\$30,980	\$38,960	\$40,505	R	Jul	Residence	1	1731402001	M331	25R2124	
96.31	Douglas	\$10,280	\$27,280	\$37,560	\$39,000	R	Sep	Residence	1	1631454001	M470	25R3136	
114.31	Onarga	\$3,430	\$36,580	\$40,010	\$35,000	R	Apr	Residence	1	2319378024	M207	25R1374	
123.00	Sheldon	\$12,300	\$0	\$12,300	\$10,000	R	Jul	Land/Lot	1	2706426001	P46	25R2462	
125.30	Sheldon	\$16,360	\$10,580	\$26,940	\$21,500	R	Aug	Residence	1	2702129015	M405	25R2678	
132.32	Sheldon	\$6,570	\$38,420	\$44,990	\$34,000	R	Sep	Residence	1	2702452010	M499	25R3310	
142.67	Beaver	\$1,930	\$8,770	\$10,700	\$7,500	R	Oct	Residence	1	1328306006	M555	25R3628	
194.50	Sheldon	\$3,890	\$0	\$3,890	\$2,000	R	May	Land/Lot	1	2702205002	M285	25R1862	
286.00	Ash Grove	\$1,430	\$0	\$1,430	\$500	R	Apr	Land/Lot	1	3125204015	P25	25R1545	

Total Records in Group: 131

# Sales Ratio Version 1 Detail List

Iroquois County 2025



**Date:** 13-Apr-2026

**Letter ID:** L1519793640

Grouped Townships:

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

<b>Number of Documents:</b>	<b>291</b>
<b>Number of Documents After Trimming:</b>	<b>291</b>
<b>Number of Trimmed Documents:</b>	<b>0</b>



# Sales Ratio Version 1 Report

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L0982922728

Class	Adj. Median	Median	Coeff Disp	Sales	Quartile 1	Quartile 3	Ratio Range	PRD	95% Confidence Interval (Median)		Coeff Conc	PMAD	Mean	
<b>County Totals</b>														
County	30.20	27.51	48.60	291	21.37	34.91	280.65	1.27	26.33	-	28.88	26.46	23.05	33.91
Improved	30.14	27.45	42.90	281	21.27	34.01	248.25	1.21	26.28	-	28.49	28.11	22.88	32.21
Unimproved	37.80	34.43	164.64	10	24.28	140.88	270.40	2.29	-----	-	-----	30.00	40.93	81.89
<b>Loda</b>														
Township	30.60	27.75	29.48	32	21.55	31.75	82.37	1.10	22.77	-	30.14	28.13	18.18	28.68
Improved	30.26	27.45	30.33	31	21.37	31.96	82.37	1.10	22.77	-	29.85	29.03	19.60	28.60
Unimproved	34.30	31.11	0.00	1	-----	-----	0.00	1.00	-----	-	-----	100.00	0.00	31.11
<b>Middleport</b>														
Township	28.99	26.84	35.76	48	21.61	35.83	72.73	1.13	24.73	-	31.98	33.33	27.35	30.01
Improved	28.99	26.84	35.76	48	21.61	35.83	72.73	1.13	24.73	-	31.98	33.33	27.35	30.01
Unimproved	-----	-----	-----	0	-----	-----	-----	-----	-----	-	-----	-----	-----	-----
<b>Ashkum MT</b>														
Township	31.29	27.83	32.31	55	23.01	33.17	146.53	1.10	25.92	-	29.47	32.73	17.82	30.63
Improved	31.29	27.83	32.31	55	23.01	33.17	146.53	1.10	25.92	-	29.47	32.73	17.82	30.63
Unimproved	-----	-----	-----	0	-----	-----	-----	-----	-----	-	-----	-----	-----	-----
<b>Lovejoy MT</b>														
Township	35.18	31.22	78.29	25	20.56	49.55	243.25	1.55	20.64	-	41.47	20.00	34.43	46.41
Improved	35.18	31.22	78.29	25	20.56	49.55	243.25	1.55	20.64	-	41.47	20.00	34.43	46.41
Unimproved	-----	-----	-----	0	-----	-----	-----	-----	-----	-	-----	-----	-----	-----

# Sales Ratio Version 1 Report

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L0982922728

Class	Adj. Median	Median	Coeff Disp	Sales	Quartile 1	Quartile 3	Ratio Range	PRD	95% Confidence Interval (Median)			Coeff Conc	PMAD	Mean
<b>All Others</b>														
Township	29.56	27.20	57.43	131	20.51	33.42	280.55	1.37	25.10	-	28.91	27.48	23.42	35.62
Improved	29.49	27.13	44.34	122	20.21	32.88	137.22	1.23	25.06	-	28.68	28.69	23.21	31.79
Unimproved	40.83	37.57	165.71	9	24.05	158.75	270.40	2.43	-----	-	-----	11.11	37.82	87.54

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, Belmont, Concord, Crescent, Danforth, Douglas, Fountain Creek, Iroquois, Martinton, Onarga, Papineau, Pigeon Grove, Ridgeland, Sheldon

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

## Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
8.43	Ashkum	\$9,350	\$6,450	\$15,800	\$187,500	R	May	Residence	1	1028279003	M244	25R1630	
11.01	Chebalse	\$1,160	\$17,010	\$18,170	\$165,000	C	Dec	Commercial	1	1003182002	M670	25R4331	
14.76	Milks Grove	\$5,150	\$38,690	\$43,840	\$297,000	R	Nov	Residence	1	0812100002	M586	25R3775	
15.87	Chebalse	\$3,480	\$21,430	\$24,910	\$157,000	R	Dec	Residence	1	0314228004	M662	25R4281	
15.88	Chebalse	\$12,530	\$35,430	\$47,960	\$302,000	R	Nov	Residence	1	1001400005	M637	25R4056	
16.03	Ashkum	\$5,590	\$27,270	\$32,860	\$205,000	R	Feb	Residence	1	1116353001	M95	25R0711	
16.70	Ashkum	\$10,290	\$25,610	\$35,900	\$215,000	R	Oct	Residence	1	1028257006	M561	25R3649	
17.92	Chebalse	\$5,100	\$27,150	\$32,250	\$180,000	R	Dec	Residence	1	1003327001	M644	25R4165	
18.60	Ashkum	\$4,690	\$32,500	\$37,190	\$200,000	R	Jul	Residence	1	1028127013	M368	25R2403	
18.88	Chebalse	\$2,040	\$47,530	\$49,570	\$262,500	R	Jun	Residence	1	1107200002	M335	25R2152	
21.36	Chebalse	\$6,450	\$50,150	\$56,600	\$265,000	R	Oct	Residence	1	1003401006	M562	25R3654	
22.28	Chebalse	\$12,300	\$63,240	\$75,540	\$339,000	R	Jan	Residence	1	0434252031	M49	25R0362	
22.88	Chebalse	\$2,060	\$15,670	\$17,730	\$77,500	C	Aug	Residence	1	1003255002	M421	25R2743	
23.01	Chebalse	\$6,450	\$21,620	\$28,070	\$122,000	R	May	Residence	1	1003403004	M315	25R2020	
23.48	Ashkum	\$6,080	\$47,930	\$54,010	\$230,000	R	Aug	Residence	1	1028326022	M434	25R2858	
23.68	Chebalse	\$7,970	\$57,150	\$65,120	\$275,000	R	Sep	Residence	1	0314255013	M473	25R3149	
24.75	Chebalse	\$9,250	\$53,120	\$62,370	\$252,000	R	Feb	Residence	1	1003253007	M107	25R0771	
25.77	Chebalse	\$3,480	\$57,920	\$61,400	\$238,240	R	Apr	Residence	1	1003430003	M182	25R1253	
25.89	Chebalse	\$10,500	\$67,170	\$77,670	\$300,000	R	Jun	Residence	2	1001300004	M288	25R1904	
25.92	Chebalse	\$6,760	\$32,120	\$38,880	\$150,000	R	May	Residence	1	1003476001	M247	25R1652	
26.11	Chebalse	\$6,820	\$68,910	\$75,730	\$290,000	R	Jun	Residence	1	1003252006	M344	25R2219	
26.21	Chebalse	\$7,050	\$49,300	\$56,350	\$215,000	R	Nov	Residence	1	1003276020	M573	25R3715	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

## Ashkum MT

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
26.91	Chebalse	\$9,410	\$50,900	\$60,310	\$224,119	R	Oct	Residence	1	0314130004	M551	25R3605	
26.97	Ashkum	\$12,840	\$38,950	\$51,790	\$192,000	R	Feb	Residence	2	1028280003	P9	25R0614	
26.98	Chebalse	\$2,860	\$36,240	\$39,100	\$144,900	R	Jul	Residence	1	0314229013	M372	25R2436	
27.08	Chebalse	\$8,710	\$52,220	\$60,930	\$225,000	R	Apr	Residence	1	0314201003	M217	25R1436	
27.73	Ashkum	\$7,830	\$53,170	\$61,000	\$220,000	R	Oct	Residence	1	1028180007	M559	25R3639	
27.83	Chebalse	\$1,380	\$18,660	\$20,040	\$72,000	R	Jun	Residence	1	0314201022	M317	25R2048	
27.98	Ashkum	\$10,820	\$66,130	\$76,950	\$275,000	R	Sep	Residence	1	1028208020	M438	25R2919	
28.00	Ashkum	\$9,500	\$50,420	\$59,920	\$214,000	R	Sep	Residence	1	1028279005	M490	25R3279	
28.02	Chebalse	\$5,050	\$73,370	\$78,420	\$279,900	R	Apr	Residence	1	1003204003	M163	25R1142	
28.49	Chebalse	\$8,910	\$51,480	\$60,390	\$212,000	R	May	Residence	1	0314129013	M271	25R1804	
29.37	Chebalse	\$6,450	\$37,020	\$43,470	\$148,000	R	Aug	Residence	1	1003410002	M419	25R2736	
29.46	Chebalse	\$5,830	\$51,620	\$57,450	\$195,025	R	Feb	Residence	1	0314253002	M126	25R0887	
29.47	Chebalse	\$6,120	\$43,980	\$50,100	\$170,000	I	Oct	Residence	1	1003381017	M568	25R3693	
31.04	Chebalse	\$4,920	\$63,370	\$68,290	\$220,000	R	May	Residence	1	0314253004	M228	25R1538	
32.27	Chebalse	\$16,750	\$148,780	\$165,530	\$513,000	R	Oct	Residence	1	0326200008	M529	25R3501	
32.59	Ashkum	\$6,640	\$69,940	\$76,580	\$235,000	R	Jun	Residence	1	1028101006	M359	25R2305	
32.77	Ashkum	\$12,070	\$130,470	\$142,540	\$435,000	R	Dec	Residence	3	1128305001	M671	25R4345	
32.79	Ashkum	\$11,690	\$19,460	\$31,150	\$95,000	R	Jul	Residence	1	1028129010	M365	25R2386	
32.88	Chebalse	\$14,310	\$64,610	\$78,920	\$240,000	R	Sep	Residence	2	1003276009	M491	25R3282	
33.17	Chebalse	\$2,500	\$25,030	\$27,530	\$83,000	R	Aug	Residence	1	1003401001	M439	25R2927	
34.75	Chebalse	\$6,620	\$19,440	\$26,060	\$75,000	R	Sep	Residence	1	0314202005	M478	25R3183	
35.45	Chebalse	\$13,080	\$43,640	\$56,720	\$160,000	R	Aug	Residence	1	1003253029	M435	25R2863	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**Ashkum MT**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
36.30	Ashkum	\$8,790	\$65,630	\$74,420	\$205,000	R	Aug	Residence	1	1028253003	M390	25R2539	
40.02	Ashkum	\$15,670	\$74,370	\$90,040	\$225,000	R	Sep	Residence	1	1028177003	M485	25R3236	
40.78	Chebalse	\$4,340	\$52,750	\$57,090	\$140,000	R	Dec	Residence	1	0434252026	M653	25R4249	
40.83	Ashkum	\$5,610	\$10,720	\$16,330	\$40,000	R	Sep	Residence	1	1028180011	M474	25R3167	
40.94	Chebalse	\$4,370	\$52,950	\$57,320	\$140,000	R	Jul	Residence	1	1003410008	M370	25R2416	
41.24	Ashkum	\$8,430	\$51,370	\$59,800	\$145,000	R	May	Residence	1	1028180019	M229	25R1553	
42.09	Ashkum	\$10,080	\$126,720	\$136,800	\$325,000	R	Feb	Residence	1	1131300004	M96	25R0713	
42.73	Ashkum	\$4,470	\$71,170	\$75,640	\$177,000	R	Apr	Residence	2	1029300004	M195	25R1321	
43.54	Ashkum	\$7,320	\$36,000	\$43,320	\$99,500	R	May	Residence	1	1028252002	P29	25R1700	
53.66	Chebalse	\$9,290	\$65,840	\$75,130	\$140,000	R	Jun	Residence	1	1003256002	M268	25R1790	
154.96	Chebalse	\$7,000	\$32,670	\$39,670	\$25,600	R	Sep	Residence	1	1003276004	M500	25R3313	Y

Total Records in Group: **55**

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**Loda**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.35	Loda	\$2,840	\$8,130	\$10,970	\$205,000	R	Aug	Residence	1	3628211004	M393	25R2576	
14.74	Loda	\$12,960	\$15,050	\$28,010	\$190,000	R	Aug	Residence	1	3620327003	M422	25R2773	
15.98	Loda	\$17,630	\$27,580	\$45,210	\$283,000	R	Jan	Residence	1	3619429004	M56	25R0384	
17.06	Loda	\$23,290	\$44,090	\$67,380	\$395,000	R	Oct	Residence	2	3617378009	M584	25R3761	
18.85	Loda	\$2,140	\$29,910	\$32,050	\$170,000	R	Apr	Residence	1	3628208011	M200	25R1343	
19.76	Loda	\$12,960	\$35,260	\$48,220	\$244,000	R	Jun	Residence	1	3617378013	M338	25R2169	
19.97	Loda	\$28,830	\$70,230	\$99,060	\$496,000	R	Sep	Residence	1	3620126024	M463	25R3101	
21.37	Loda	\$6,190	\$42,650	\$48,840	\$228,500	R	Nov	Residence	2	3619277006	M613	25R3964	
22.07	Loda	\$3,310	\$33,970	\$37,280	\$168,900	R	Sep	Residence	2	3628131002	M457	25R3045	
22.77	Loda	\$65,580	\$56,220	\$121,800	\$535,000	R	Apr	Residence	1	3620356024	M221	25R1461	
23.14	Loda	\$10,960	\$42,240	\$53,200	\$229,900	R	Nov	Residence	1	3629104025	M615	25R3982	
23.54	Loda	\$19,960	\$37,940	\$57,900	\$246,000	R	Nov	Residence	2	3629104037	M599	25R3895	
24.12	Loda	\$4,310	\$58,400	\$62,710	\$260,000	R	Jun	Residence	1	3618476042	M313	25R2009	
25.69	Loda	\$41,710	\$136,870	\$178,580	\$695,000	R	Aug	Residence	1	3617352002	M426	25R2813	
26.13	Loda	\$4,240	\$42,790	\$47,030	\$180,000	R	May	Residence	1	3618476029	M253	25R1692	
27.45	Loda	\$7,000	\$85,650	\$92,650	\$337,500	R	Dec	Residence	1	3619228020	M663	25R4300	
28.05	Loda	\$23,630	\$118,030	\$141,660	\$505,000	R	Jun	Residence	1	3617329009	M275	25R1826	
28.90	Loda	\$45,410	\$69,330	\$114,740	\$397,000	R	Aug	Residence	1	3617380008	M449	25R2997	
29.34	Loda	\$7,320	\$42,550	\$49,870	\$170,000	R	Feb	Residence	2	3619230009	M62	25R0413	
29.70	Loda	\$23,230	\$83,690	\$106,920	\$360,000	R	Oct	Residence	1	3620157018	M570	25R3698	
29.85	Loda	\$20,550	\$64,520	\$85,070	\$285,000	R	May	Residence	1	3620305012	M232	25R1565	
30.14	Loda	\$2,250	\$55,020	\$57,270	\$190,000	R	Jan	Residence	2	3618451005	M15	25R0117	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**Loda**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
30.73	Loda	\$1,130	\$51,110	\$52,240	\$170,000	R	Jul	Residence	1	3618427004	M360	25R2353	
31.11	Loda	\$2,800	\$0	\$2,800	\$9,000	R	Jul	Land/Lot	2	3618452024	M348	25R2244	
31.96	Loda	\$61,510	\$66,290	\$127,800	\$399,900	R	Jun	Residence	1	3620181001	P35	25R2064	
32.86	Loda	\$2,510	\$39,880	\$42,390	\$129,000	R	Apr	Residence	1	3619278006	M159	25R1123	
34.91	Loda	\$1,480	\$62,920	\$64,400	\$184,500	R	Jul	Residence	1	3618428028	M354	25R2269	
35.99	Loda	\$26,870	\$54,110	\$80,980	\$225,000	R	Jul	Residence	1	3620308001	M361	25R2360	
37.95	Loda	\$3,200	\$78,390	\$81,590	\$215,000	C	Apr	Residence	1	3619276038	M191	25R1302	
43.61	Loda	\$2,050	\$30,660	\$32,710	\$75,000	R	Mar	Residence	1	3621456002	M130	25R0935	
46.94	Loda	\$29,990	\$73,270	\$103,260	\$220,000	R	Nov	Residence	1	3620181028	M602	25R3916	
87.72	Loda	\$1,500	\$20,430	\$21,930	\$25,000	R	Jun	Residence	1	3628107009	M291	25R1924	

Total Records in Group: **32**

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

## Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.59	Middleport	\$1,430	\$3,370	\$4,800	\$85,900	R	Sep	Residence	1	1933303018	M501	25R3317	
9.08	Middleport	\$680	\$6,540	\$7,220	\$79,500	R	Mar	Residence	1	1933351011	M145	25R1022	
12.16	Middleport	\$10,082	\$23,965	\$34,047	\$280,000	C	Feb	Residence	4	1932330013	M91	25R0693	
15.22	Middleport	\$2,030	\$14,560	\$16,590	\$109,000	R	Mar	Residence	1	1932107009	M154	25R1101	
15.24	Middleport	\$2,310	\$14,020	\$16,330	\$107,120	R	Feb	Residence	1	1932109001	M75	25R0497	
16.81	Middleport	\$3,872	\$52,944	\$56,816	\$338,000	C	Oct	Apartment (6+)	1	1932278012	M575	25R3720	
18.00	Middleport	\$1,460	\$5,740	\$7,200	\$40,000	R	Dec	Industrial	1	1905353001	M647	25R4218	
18.67	Middleport	\$7,430	\$25,150	\$32,580	\$174,503	R	Jul	Residence	1	1933331002	M332	25R2125	
19.05	Middleport	\$1,610	\$17,440	\$19,050	\$100,000	R	Feb	Residence	1	1932352025	M81	25R0556	
19.10	Middleport	\$3,340	\$32,930	\$36,270	\$189,900	R	Sep	Residence	1	1932462016	M496	25R3294	
20.98	Middleport	\$3,710	\$8,460	\$12,170	\$58,000	R	Jun	Residence	1	1932152004	M318	25R2063	
21.17	Middleport	\$8,220	\$32,010	\$40,230	\$190,000	R	Jun	Residence	1	1933355037	M385	25R2518	
22.94	Middleport	\$3,000	\$18,770	\$21,770	\$94,900	R	Mar	Residence	1	1933355019	M133	25R0945	
24.21	Middleport	\$1,290	\$5,490	\$6,780	\$28,000	R	Sep	Residence	1	1933358014	P60	25R3034	
24.33	Middleport	\$3,080	\$10,060	\$13,140	\$54,000	R	Apr	Residence	1	1933330001	M178	25R1240	
24.46	Middleport	\$2,010	\$6,550	\$8,560	\$35,000	R	Oct	Residence	1	1931286005	M534	25R3522	
24.73	Middleport	\$4,010	\$27,620	\$31,630	\$127,900	R	Jan	Residence	1	1933301003	M19	25R0150	
24.91	Middleport	\$2,570	\$22,090	\$24,660	\$99,000	R	Dec	Residence	1	1933327008	M643	25R4162	
24.99	Middleport	\$1,680	\$15,050	\$16,730	\$66,950	R	Feb	Residence	1	1932304005	M138	25R0986	
25.00	Middleport	\$10,040	\$37,580	\$47,620	\$190,500	R	May	Residence	1	1933358029	M220	25R1458	
25.16	Middleport	\$10,590	\$43,510	\$54,100	\$215,000	R	Oct	Residence	1	1933355030	M585	25R3766	
25.62	Middleport	\$13,530	\$50,510	\$64,040	\$250,000	R	Jun	Residence	2	1931426004	M339	25R2173	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

## Middleport

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
26.28	Middleport	\$2,430	\$18,570	\$21,000	\$79,900	R	Jul	Residence	1	1933326004	M355	25R2273	
26.33	Middleport	\$3,760	\$25,070	\$28,830	\$109,500	I	Feb	Residence	1	1905353012	M106	25R0760	
27.34	Middleport	\$3,050	\$22,290	\$25,340	\$92,700	R	May	Residence	1	1932278008	M219	25R1456	
27.49	Middleport	\$5,010	\$10,180	\$15,190	\$55,250	R	Jul	Residence	1	1933330005	M378	25R2487	
27.51	Middleport	\$17,200	\$70,820	\$88,020	\$320,000	R	May	Residence	1	1933454004	M245	25R1635	
28.21	Middleport	\$3,980	\$24,230	\$28,210	\$100,000	R	Jul	Residence	1	1932305017	M349	25R2245	
28.97	Middleport	\$3,980	\$13,400	\$17,380	\$60,000	R	Dec	Residence	1	1932305012	M676	25R4379	
30.84	Middleport	\$4,510	\$41,750	\$46,260	\$150,000	R	Mar	Residence	1	1932279020	M168	25R1175	
31.98	Middleport	\$410	\$13,980	\$14,390	\$45,000	R	Oct	Residence	1	1933353008	M564	25R3678	
31.98	Middleport	\$6,950	\$41,010	\$47,960	\$149,950	R	Dec	Residence	1	1933331013	M634	25R4105	
33.50	Middleport	\$2,170	\$38,370	\$40,540	\$121,000	R	Aug	Residence	1	1932434020	M389	25R2537	
33.78	Middleport	\$7,780	\$34,440	\$42,220	\$125,000	R	Sep	Residence	1	1933327003	M442	25R2947	
35.09	Middleport	\$4,550	\$28,790	\$33,340	\$95,000	R	Sep	Residence	1	1932427001	P63	25R3123	
35.54	Middleport	\$5,370	\$30,170	\$35,540	\$100,000	R	Jan	Residence	1	1933382013	M20	25R0152	
35.93	Middleport	\$2,790	\$36,010	\$38,800	\$108,001	I	Mar	Residence	1	1932376022	M152	25R1056	
40.42	Middleport	\$9,890	\$28,510	\$38,400	\$95,000	R	Mar	Residence	1	1932376018	M143	25R1019	
41.34	Middleport	\$12,616	\$20,458	\$33,074	\$80,000	C	Dec	Retail	1	1932412001	M650	25R4221	
41.57	Middleport	\$6,460	\$29,080	\$35,540	\$85,500	R	Nov	Residence	1	1933152031	M601	25R3914	
42.37	Middleport	\$2,020	\$21,920	\$23,940	\$56,500	R	Mar	Residence	1	1932305026	M149	25R1038	
42.86	Middleport	\$9,850	\$15,010	\$24,860	\$58,000	R	Sep	Residence	1	1905100008	M516	25R3419	
46.33	Middleport	\$1,900	\$17,790	\$19,690	\$42,500	R	Dec	Residence	2	1932179016	M628	25R4078	
47.62	Middleport	\$14,148	\$12,519	\$26,667	\$56,000	C	Apr	Commercial	1	1933352021	M197	25R1324	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**Middleport**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
48.63	Middleport	\$10,040	\$48,320	\$58,360	\$120,000	R	Sep	Residence	1	1932487012	M486	25R3238	
52.51	Middleport	\$6,420	\$11,960	\$18,380	\$35,000	R	Aug	Residence	1	1933381011	M388	25R2534	
60.55	Middleport	\$1,430	\$10,680	\$12,110	\$20,000	R	Oct	Residence	1	1933301014	M517	25R3447	
78.32	Middleport	\$3,360	\$18,570	\$21,930	\$28,000	R	Aug	Residence	1	1932432003	M416	25R2713	

Total Records in Group: **48**

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
5.45	Belmont	\$8,460	\$1,890	\$10,350	\$189,900	R	Apr	Residence	1	2605428016	M203	25R1357	
6.80	Douglas	\$2,041	\$14,268	\$16,309	\$240,000	C	Oct	Commercial	1	1731360011	M571	25R3702	
8.38	Sheldon	\$2,500	\$11,330	\$13,830	\$165,000	R	Nov	Residence	1	2702255002	M612	25R3958	
9.61	Douglas	\$830	\$7,720	\$8,550	\$89,000	C	May	Residence	1	1731380005	P23	25R1487	
10.35	Lovejoy	\$2,039	\$9,342	\$11,381	\$110,000	C	Sep	Commercial	3	4014403002	M494	25R3290	
11.33	Artesia	\$1,599	\$12,283	\$13,882	\$122,575	C	Apr	Retail	1	2926330002	M179	25R1242	
11.39	Pigeon Grove	\$4,097	\$27,806	\$31,903	\$280,000	C	Jul	Commercial	1	3801377035	M326	25R2094	
11.78	Pigeon Grove	\$2,575	\$44,550	\$47,125	\$400,000	C	Jul	Commercial	1	3813100004	M325	25R2092	
13.78	Pigeon Grove	\$4,430	\$16,240	\$20,670	\$150,000	R	Feb	Residence	1	3801403003	M100	25R0729	
14.76	Martinton	\$9,810	\$18,240	\$28,050	\$190,000	R	Nov	Residence	1	1102200004	M618	25R4011	
14.76	Lovejoy	\$860	\$12,420	\$13,280	\$90,000	R	Sep	Residence	1	4014255011	M506	25R3350	
14.80	Crescent	\$14,980	\$51,612	\$66,592	\$449,900	R	Aug	Residence	2	2528100002	M408	25R2685	
14.86	Pigeon Grove	\$7,230	\$10,300	\$17,530	\$118,000	R	Oct	Residence	1	3801302021	M567	25R3686	
15.11	Sheldon	\$1,460	\$19,040	\$20,500	\$135,683	R	Sep	Residence	1	2702407002	M455	25R3029	
15.29	Artesia	\$10,030	\$29,430	\$39,460	\$258,000	R	Jan	Residence	1	3117200005	M30	25R0208	
15.60	Danforth	\$4,680	\$0	\$4,680	\$30,000	R	Jul	Land/Lot	1	1724478009	M345	25R2239	
15.85	Papineau	\$2,760	\$40,830	\$43,590	\$275,000	R	Sep	Residence	1	0434476001	M472	25R3147	
16.47	Artesia	\$4,130	\$16,460	\$20,590	\$125,000	R	Dec	Residence	1	2926331013	M630	25R4094	
16.93	Belmont	\$4,760	\$26,140	\$30,900	\$182,500	R	Oct	Residence	1	2607480018	M572	25R3704	
16.99	Sheldon	\$10,080	\$16,600	\$26,680	\$157,000	R	Nov	Residence	1	2709100003	M646	25R4197	
17.22	Martinton	\$2,830	\$27,300	\$30,130	\$175,000	R	Dec	Residence	1	1216155001	M675	25R4371	
17.33	Martinton	\$2,960	\$21,300	\$24,260	\$140,000	R	Apr	Residence	1	1216155020	M199	25R1336	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
17.45	Ridgeland	\$3,580	\$18,930	\$22,510	\$129,000	R	Jun	Residence	1	2906127005	M293	25R1928	
17.56	Danforth	\$2,280	\$30,200	\$32,480	\$185,000	C	May	Apartment	2	1718226011	M218	25R1453	
17.86	Sheldon	\$1,410	\$3,590	\$5,000	\$28,000	R	Dec	Residence	1	2702129003	M658	25R4271	
18.04	Sheldon	\$5,880	\$46,900	\$52,780	\$292,500	R	Dec	Residence	1	2717200009	M639	25R4150	
18.18	Artesia	\$4,180	\$26,440	\$30,620	\$168,400	R	Nov	Residence	1	2926336007	M598	25R3894	
18.58	Pigeon Grove	\$5,080	\$25,110	\$30,190	\$162,500	R	Jun	Residence	1	3812127011	M306	25R1979	
18.87	Milford	\$4,110	\$22,310	\$26,420	\$140,000	R	May	Residence	1	3315231036	M223	25R1482	
19.24	Milford	\$2,730	\$29,020	\$31,750	\$165,000	R	Oct	Residence	1	3315204001	M547	25R3567	
19.34	Sheldon	\$2,390	\$17,530	\$19,920	\$103,000	R	Jul	Residence	1	2702270008	M403	25R2632	
19.61	Beaverville	\$2,250	\$32,860	\$35,110	\$179,000	R	Sep	Residence	1	0536429008	M495	25R3292	
19.70	Belmont	\$5,570	\$2,310	\$7,880	\$40,000	R	Mar	Residence	1	2604102018	M136	25R0977	
20.13	Beaver	\$2,610	\$60,810	\$63,420	\$315,000	R	Jan	Residence	1	1334400006	M2	25R0014	
20.19	Artesia	\$2,400	\$32,320	\$34,720	\$172,000	R	Aug	Residence	2	2926401011	M382	25R2512	
20.21	Belmont	\$2,230	\$22,000	\$24,230	\$119,900	R	May	Residence	1	2629252004	M227	25R1528	
20.26	Milford	\$2,340	\$25,010	\$27,350	\$135,000	R	Oct	Residence	1	3315230004	M532	25R3517	
20.47	Milford	\$4,330	\$40,710	\$45,040	\$220,000	R	Oct	Residence	1	3315229007	M520	25R3457	
20.51	Fountain Creek	\$6,260	\$49,940	\$56,200	\$274,000	R	Sep	Residence	2	3924400004	M468	25R3125	
20.64	Milford	\$2,060	\$8,260	\$10,320	\$50,000	R	Jun	Residence	1	3314251005	M305	25R1977	
20.82	Onarga	\$20,230	\$47,450	\$67,680	\$325,000	R	Jul	Residence	1	2407300002	M379	25R2498	
20.83	Artesia	\$8,220	\$23,020	\$31,240	\$150,000	R	Dec	Residence	1	2926331014	M656	25R4263	
21.47	Pigeon Grove	\$5,080	\$44,310	\$49,390	\$230,000	R	Jun	Residence	1	3801302002	M266	25R1775	
21.88	Milford	\$970	\$17,630	\$18,600	\$85,000	R	May	Residence	1	3315227020	M255	25R1715	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
22.35	Pigeon Grove	\$2,130	\$24,690	\$26,820	\$120,000	R	Apr	Residence	1	3801338019	M222	25R1469	
22.44	Belmont	\$2,710	\$42,140	\$44,850	\$199,900	R	Oct	Residence	1	2614400001	M526	25R3494	
22.47	Ridgeland	\$1,281	\$11,080	\$12,361	\$55,000	C	Dec	Commercial	1	2906130008	M677	25R4380	
22.50	Artesia	\$3,780	\$25,200	\$28,980	\$128,800	R	May	Residence	1	2926251007	M257	25R1725	
22.56	Douglas	\$5,460	\$30,630	\$36,090	\$160,000	R	Oct	Residence	1	1731180002	M539	25R3545	
22.77	Danforth	\$10,090	\$30,890	\$40,980	\$180,000	R	Oct	Residence	1	1702300003	M556	25R3629	
22.87	Crescent	\$6,830	\$54,920	\$61,750	\$270,000	R	Sep	Residence	1	2505110005	M466	25R3119	
23.60	Douglas	\$3,540	\$0	\$3,540	\$15,000	R	Jun	Land/Lot	1	1725228017	M321	25R2073	
23.62	Iroquois	\$1,800	\$26,540	\$28,340	\$120,000	R	Oct	Residence	1	1832381003	M541	25R3549	
23.77	Onarga	\$9,340	\$67,910	\$77,250	\$325,000	R	Aug	Residence	1	2319427014	M445	25R2981	
24.22	Douglas	\$7,720	\$45,560	\$53,280	\$220,000	R	Aug	Residence	1	1631452009	M423	25R2776	
24.24	Danforth	\$4,630	\$28,820	\$33,450	\$138,000	R	Sep	Residence	1	1718228009	M467	25R3121	
24.27	Douglas	\$6,590	\$47,160	\$53,750	\$221,500	R	Feb	Residence	1	1731331012	M118	25R0828	
24.32	Pigeon Grove	\$2,830	\$51,880	\$54,710	\$225,000	R	Oct	Residence	1	3801177015	M524	25R3482	
24.49	Onarga	\$1,520	\$24,680	\$26,200	\$107,000	R	Aug	Residence	1	2224401005	M386	25R2520	
24.50	Sheldon	\$5,880	\$0	\$5,880	\$24,000	R	Aug	Other	1	2702233002	M409	25R2686	
25.06	Onarga	\$3,410	\$16,140	\$19,550	\$78,000	R	May	Residence	2	2330201006	M234	25R1568	
25.10	Pigeon Grove	\$5,050	\$62,720	\$67,770	\$270,000	R	May	Residence	1	3812201010	M224	25R1484	
25.20	Milford	\$3,580	\$34,200	\$37,780	\$149,900	R	Sep	Residence	1	3314176002	M502	25R3319	
25.50	Belmont	\$4,770	\$36,000	\$40,770	\$159,900	R	Jul	Residence	1	2607476011	M346	25R2241	
25.60	Onarga	\$7,440	\$25,840	\$33,280	\$130,000	R	Jun	Residence	1	2319254025	M297	25R1940	
25.85	Pigeon Grove	\$7,080	\$27,820	\$34,900	\$135,000	R	Apr	Residence	1	3801302039	M162	25R1138	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
26.18	Onarga	\$8,150	\$26,140	\$34,290	\$131,000	R	Oct	Residence	1	2319335009	M574	25R3718	
26.43	Onarga	\$3,850	\$43,060	\$46,910	\$177,500	R	Apr	Residence	1	2224433003	M176	25R1229	
26.59	Martinton	\$7,480	\$52,730	\$60,210	\$226,400	R	Dec	Residence	1	1208100002	M641	25R4156	
26.63	Stockland	\$2,510	\$61,400	\$63,910	\$240,000	R	Jul	Residence	1	3433300024	M400	25R2628	
26.68	Douglas	\$8,810	\$37,210	\$46,020	\$172,500	R	Jan	Residence	1	1731328007	P37	25R2081	
26.80	Pigeon Grove	\$3,160	\$16,270	\$19,430	\$72,500	R	Jul	Residence	1	3801335001	M337	25R2167	
27.05	Ridgeland	\$4,740	\$37,190	\$41,930	\$155,000	R	Oct	Residence	2	2906207005	M514	25R3409	
27.07	Martinton	\$10,470	\$50,690	\$61,160	\$225,900	R	Aug	Residence	1	1216179009	M436	25R2889	
27.18	Martinton	\$2,730	\$82,880	\$85,610	\$315,000	R	Jul	Residence	1	1216101027	M384	25R2516	
27.20	Belmont	\$9,940	\$96,430	\$106,370	\$391,000	R	Aug	Residence	1	2604376037	M397	25R2616	
27.32	Pigeon Grove	\$3,640	\$28,600	\$32,240	\$118,000	R	Dec	Residence	1	3801301010	M636	25R4137	
27.80	Beaver	\$1,420	\$36,660	\$38,080	\$137,000	R	Aug	Residence	1	1328155005	M433	25R2856	
27.81	Martinton	\$12,190	\$64,290	\$76,480	\$275,000	R	Jun	Residence	2	1128226026	M292	25R1926	
28.01	Danforth	\$5,800	\$55,540	\$61,340	\$219,000	R	Oct	Residence	1	1718231004	M546	25R3564	
28.07	Belmont	\$9,800	\$28,100	\$37,900	\$135,000	R	Sep	Residence	1	2605276010	M493	25R3286	
28.16	Belmont	\$12,260	\$67,990	\$80,250	\$285,000	R	Jan	Residence	1	2605279021	M50	25R0364	
28.34	Belmont	\$9,070	\$40,530	\$49,600	\$175,000	R	Mar	Residence	1	2605428025	M140	25R1005	
28.65	Belmont	\$11,490	\$42,380	\$53,870	\$188,000	R	Aug	Residence	1	2604201005	M430	25R2842	
28.68	Artesia	\$5,010	\$42,310	\$47,320	\$165,000	R	May	Residence	1	2926328011	M336	25R2162	
28.88	Belmont	\$7,540	\$76,800	\$84,340	\$292,000	R	Jun	Residence	1	2604302018	M273	25R1808	
28.91	Douglas	\$8,400	\$42,190	\$50,590	\$175,000	R	Jun	Residence	1	2406178008	M314	25R2016	
28.93	Douglas	\$3,980	\$29,290	\$33,270	\$115,000	R	Apr	Residence	1	1731335003	M161	25R1134	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
28.98	Belmont	\$5,320	\$25,110	\$30,430	\$105,000	R	Sep	Residence	1	2605205014	M469	25R3134	
29.16	Douglas	\$5,930	\$29,060	\$34,990	\$120,000	R	Sep	Residence	1	1731377012	M456	25R3031	
29.18	Belmont	\$19,920	\$67,610	\$87,530	\$300,000	R	Aug	Residence	1	2604126010	M432	25R2854	
29.18	Pigeon Grove	\$5,320	\$30,570	\$35,890	\$123,000	R	Sep	Residence	1	3801303017	M458	25R3051	
29.21	Martinton	\$4,320	\$29,580	\$33,900	\$116,050	R	Aug	Residence	1	1216158002	M427	25R2818	
29.40	Sheldon	\$3,310	\$33,440	\$36,750	\$125,000	C	Oct	Residence	1	2702230004	M593	25R3867	
29.43	Sheldon	\$5,300	\$31,490	\$36,790	\$125,000	R	Jan	Residence	1	2702277014	M16	25R0136	
29.48	Stockland	\$6,340	\$11,350	\$17,690	\$60,000	R	Jul	Residence	1	3531100002	M381	25R2504	
29.78	Beaverville	\$2,300	\$45,350	\$47,650	\$160,000	R	Sep	Residence	2	0536427005	M498	25R3308	
30.04	Artesia	\$4,360	\$36,490	\$40,850	\$136,000	R	Nov	Residence	1	2926330019	M605	25R3922	
30.40	Belmont	\$4,210	\$71,800	\$76,010	\$250,000	R	Sep	Residence	1	2607477018	M441	25R2944	
30.41	Belmont	\$2,440	\$38,310	\$40,750	\$134,000	R	Mar	Residence	1	2605226013	M135	25R0973	
30.76	Onarga	\$10,550	\$72,500	\$83,050	\$270,000	R	May	Residence	1	2319276007	M237	25R1597	
31.19	Milford	\$1,620	\$32,690	\$34,310	\$110,000	R	Jun	Residence	1	3315227003	M284	25R1860	
31.22	Milford	\$3,310	\$54,450	\$57,760	\$185,000	R	Mar	Residence	1	3315251002	M148	25R1028	
31.28	Onarga	\$35,850	\$0	\$35,850	\$114,625	R	Nov	Land/Lot	15	2319378013	M611	25R3956	
31.66	Artesia	\$5,530	\$34,010	\$39,540	\$124,900	R	May	Residence	1	2926180012	M241	25R1620	
31.87	Sheldon	\$1,200	\$20,310	\$21,510	\$67,500	R	Mar	Residence	1	2702185001	M155	25R1103	
32.21	Sheldon	\$3,820	\$19,370	\$23,190	\$72,000	R	Mar	Residence	1	2702427023	M189	25R1285	
32.40	Pigeon Grove	\$4,470	\$36,030	\$40,500	\$125,000	R	Oct	Residence	1	3801176028	M527	25R3495	
32.85	Belmont	\$4,950	\$43,010	\$47,960	\$146,000	R	Nov	Residence	1	2607477013	M600	25R3910	
32.95	Artesia	\$9,270	\$122,510	\$131,780	\$400,000	R	Jun	Residence	1	2929200009	M316	25R2030	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
33.25	Belmont	\$12,080	\$76,030	\$88,110	\$265,000	R	Jul	Residence	1	2604377001	M333	25R2128	
33.42	Martinton	\$3,290	\$4,230	\$7,520	\$22,500	R	Oct	Residence	1	1233356008	M594	25R3880	
33.47	Douglas	\$4,680	\$60,590	\$65,270	\$195,000	R	Nov	Residence	1	2306300002	M619	25R4024	
33.68	Prairie Green	\$7,680	\$1,750	\$9,430	\$28,000	R	Sep	Residence	1	4104200003	M553	25R3610	
34.23	Milford	\$5,700	\$49,060	\$54,760	\$160,000	R	May	Residence	1	3314154001	M238	25R1600	
35.48	Belmont	\$3,330	\$46,340	\$49,670	\$140,000	R	May	Residence	1	2605278024	M214	25R1426	
36.03	Pigeon Grove	\$4,430	\$17,190	\$21,620	\$60,000	R	Nov	Residence	1	3801338011	M623	25R4046	
36.18	Milford	\$2,080	\$34,100	\$36,180	\$100,000	R	Oct	Residence	1	3310453006	M505	25R3348	
37.46	Crescent	\$5,750	\$95,380	\$101,130	\$270,000	R	Jul	Residence	1	2505137001	M343	25R2217	
37.57	Danforth	\$2,630	\$0	\$2,630	\$7,000	R	Jan	Land/Lot	1	1724478018	P2	25R0315	
37.79	Pigeon Grove	\$6,320	\$48,670	\$54,990	\$145,500	R	Aug	Residence	1	3801102013	M383	25R2514	
37.90	Milford	\$2,530	\$67,590	\$70,120	\$185,000	R	Mar	Residence	1	3304200023	M116	25R0825	
38.31	Pigeon Grove	\$3,400	\$10,010	\$13,410	\$35,000	R	Mar	Other	1	3801178015	M156	25R1104	
38.85	Sheldon	\$2,510	\$25,770	\$28,280	\$72,800	R	Oct	Residence	1	2702101005	M507	25R3353	
39.41	Belmont	\$6,760	\$23,780	\$30,540	\$77,500	R	Apr	Residence	1	2604102012	M216	25R1434	
39.91	Sheldon	\$478	\$919	\$1,397	\$3,500	C	Jan	Commercial	1	2702269008	M52	25R0371	
41.47	Milford	\$830	\$11,610	\$12,440	\$30,000	R	Jan	Residence	1	3315434001	M117	25R0827	
41.62	Belmont	\$14,150	\$48,280	\$62,430	\$150,000	R	Aug	Residence	1	2604152002	M404	25R2663	
42.50	Pigeon Grove	\$10,720	\$66,630	\$77,350	\$182,000	R	Jan	Residence	1	3812201005	M4	25R0023	
42.64	Sheldon	\$3,390	\$35,260	\$38,650	\$90,640	R	May	Residence	1	2702233001	M231	25R1557	
43.02	Concord	\$3,510	\$18,000	\$21,510	\$50,000	R	Aug	Residence	1	2015414001	M428	25R2821	
44.05	Milford	\$6,180	\$37,830	\$44,010	\$99,900	R	Nov	Residence	1	3315231035	M620	25R4025	

# Sales Ratio Version 2 Detail List

Iroquois County 2025



Date: 13-Apr-2026

Letter ID: L2056664552

**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
44.96	Sheldon	\$2,340	\$10,250	\$12,590	\$28,000	R	Sep	Residence	1	2702428015	M444	25R2974	
45.13	Belmont	\$15,040	\$16,550	\$31,590	\$70,000	R	Apr	Residence	1	2604104011	M164	25R1150	
51.78	Douglas	\$9,320	\$0	\$9,320	\$18,000	R	Jul	Land/Lot	2	2204104004	M369	25R2413	
52.13	Sheldon	\$2,400	\$5,420	\$7,820	\$15,000	R	Apr	Residence	1	2702326004	M198	25R1326	
52.39	Sheldon	\$5,650	\$31,020	\$36,670	\$70,000	R	Nov	Residence	1	2702204025	M589	25R3819	
55.04	Milford	\$6,030	\$57,270	\$63,300	\$115,000	R	Jun	Residence	1	3315226035	M367	25R2399	
56.43	Douglas	\$7,300	\$9,630	\$16,930	\$30,000	R	May	Residence	1	1731331013	M260	25R1752	
58.16	Sheldon	\$10,300	\$135,100	\$145,400	\$250,000	R	Sep	Residence	1	2703400017	M453	25R3020	
66.50	Martinton	\$13,910	\$19,340	\$33,250	\$50,000	R	Sep	Other	1	1232476010	M488	25R3253	
71.14	Milford	\$3,940	\$1,040	\$4,980	\$7,000	I	Jan	Land/Lot	2	3314304002	M36	25R0251	
71.36	Milford	\$1,550	\$16,290	\$17,840	\$25,000	R	Sep	Residence	1	3315202016	M471	25R3138	
72.97	Douglas	\$3,210	\$18,680	\$21,890	\$30,000	R	Jun	Residence	1	1631481009	M296	25R1939	
73.98	Lovejoy	\$1,677	\$7,867	\$9,544	\$12,900	C	Feb	Commercial	1	4014276008	M101	25R0731	
96.19	Douglas	\$7,980	\$30,980	\$38,960	\$40,505	R	Jul	Residence	1	1731402001	M331	25R2124	
96.31	Douglas	\$10,280	\$27,280	\$37,560	\$39,000	R	Sep	Residence	1	1631454001	M470	25R3136	
114.31	Onarga	\$3,430	\$36,580	\$40,010	\$35,000	R	Apr	Residence	1	2319378024	M207	25R1374	
117.39	Milford	\$1,210	\$9,120	\$10,330	\$8,800	R	Jul	Residence	1	3314163009	M366	25R2397	
123.00	Sheldon	\$12,300	\$0	\$12,300	\$10,000	R	Jul	Land/Lot	1	2706426001	P46	25R2462	
125.30	Sheldon	\$16,360	\$10,580	\$26,940	\$21,500	R	Aug	Residence	1	2702129015	M405	25R2678	
132.32	Sheldon	\$6,570	\$38,420	\$44,990	\$34,000	R	Sep	Residence	1	2702452010	M499	25R3310	Y
142.67	Beaver	\$1,930	\$8,770	\$10,700	\$7,500	R	Oct	Residence	1	1328306006	M555	25R3628	Y
194.50	Sheldon	\$3,890	\$0	\$3,890	\$2,000	R	May	Land/Lot	1	2702205002	M285	25R1862	Y

# Sales Ratio Version 2 Detail List

Iroquois County 2025



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**All Others**

Sales Ratio	Township	Land AV	Building AV	Total AV	Net Consideration	Class	Month	Current Use	Parcels	PIN	Tab No	Doc No	Trim
253.60	Milford	\$1,620	\$23,740	\$25,360	\$10,000	R	Dec	Residence	1	3314127011	M669	25R4329	Y
286.00	Ash Grove	\$1,430	\$0	\$1,430	\$500	R	Apr	Land/Lot	1	3125204015	P25	25R1545	Y

Total Records in Group: **156**

Grouped Townships:

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

**Number of Documents: 291**

**Number of Documents After Trimming: 285**

**Number of Trimmed Documents: 6**