

RESIDENTIAL LAND ANALYSIS FOR 2026

ANALYSIS FOR SUBDIVISION/LAND TABLES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when So/d/Adj. S.	Cur. Appraisal	Land Residua	1st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq/Actual Fron	ECF Area	Liber/Page	Land Table	Class		
<b>LAKEFRONT PARCELS SECTIONS 2, 7 &amp; 8</b>																							
<b>S. 2</b>																							
11-002-004-20	1266 PORT AUSTI	11/01/24	\$540,000	WD	03-ARM'S LEN	\$540,000	\$178,300	33.02	\$398,603	\$372,455	\$231,058	59.2	280.8	0.32	0.32	\$6,287	\$1,156,693	\$26.55	50.00	LK02	1860.531	LAKEFRONT - SEC 2	
11-002-003-00	Port Austin vl	05/20/22	\$269,900	WD	03-Arm's Leng	\$269,900	\$84,300	31.23		\$269,900	\$219,283	50.0	283.0	0.32	0.32	\$5,398	\$843,438	\$19.36	50.00	LK02			
										\$642,355		109.2				\$5,880							
<p style="text-align: center;"><b>Will use \$5,400 as most current vl sale indicator</b></p> <p style="text-align: center;">This level is supported with residuals showing higher near \$6,000</p>																							
<b>S. 7</b>																							
11-007-034-00	3128 SHORE	07/19/23	\$559,000	WD	03-ARM'S LEN	\$559,000	\$198,700	35.55	\$572,557	\$236,417	\$249,974	46.3	213.0	0.23	0.23	\$5,107	\$1,019,039	\$23.39	50.00	LK07	1822.794	LAKEFRONT - SEC 7	
11-007-037-00	3122 SHORE	08/10/23	\$555,000	WD	03-ARM'S LEN	\$555,000	\$191,400	34.49	\$561,279	\$248,994	\$255,273	47.3	214.0	0.25	0.25	\$5,267	\$1,004,008	\$23.05	50.00	LK07	1824.527	LAKEFRONT - SEC 7	
11-007-196-00	3320 PORT AUSTI	12/07/23	\$585,000	WD	03-ARM'S LEN	\$585,000	\$192,800	32.96	\$565,191	\$281,624	\$261,815	48.5	259.0	0.30	0.30	\$5,809	\$948,229	\$21.77	50.00	LK07	1834.582	LAKEFRONT - SEC 7	
11-002-003-00	Port Austin vl	05/20/22	\$269,900	WD	03-Arm's Leng	\$269,900	\$84,300	31.23		\$269,900	\$219,283	50.0	283.0	0.32	0.32	\$5,398	\$843,438	\$19.36	50.00	LK02			
										\$1,036,935		192.0			\$	5,399							
<p style="text-align: center;"><b>Will use \$5,400</b></p>																							
<b>S. 8</b>																							
11-008-049-00	2784 BAY	05/02/24	\$791,000	WD	03-ARM'S LEN	\$791,000	\$327,900	41.45	\$730,707	\$366,293	\$306,000	60.0	140.0	0.19	0.19	\$6,105	\$1,897,891	\$43.57	60.00	LK08	1845.147	LAKEFRONT - SEC 8	
11-002-003-00	Port Austin vl	05/20/22	\$269,900	WD	03-Arm's Leng	\$269,900	\$84,300	31.23		\$269,900	\$219,283	50.0	283.0	0.32	0.32	\$5,398	\$843,438	\$19.36	50.00	LK02			
11-008-051-00	Bay Dr vl	10/30/19	\$346,000	WD	03-Arm's Leng	\$346,000	\$159,300		retired comb	\$346,000		60.0	140.0	0.19	0.19	\$5,767							
										\$982,193		170.0				\$5,778							
<p style="text-align: center;">5,600 with vl only</p> <p style="text-align: center;"><b>Will use \$5,800 as most current vl sale indicator</b> Bay Dr</p> <p style="text-align: center;"><b>Will use \$5,400 for nearby PA rd w 1/2 near S 7</b></p>																							
<b>SECTION 2 - PORT AUSTIN RD SOUTH SIDE</b>																							
11-008-037-20	2969 PORT AUSTI	03/28/23	\$68,000	PTA	03-ARM'S LEN	\$68,000	\$22,300	32.79	\$69,939	\$28,744	\$30,683	115.8	344.0	0.99	0.97	\$248	\$29,152	\$0.67	124.81	008NL	1812.21	R-SECTION 401	NON LAKE
11-002-092-00	1487 PORT AUSTI	05/26/25	\$210,000	WD	03-ARM'S LEN	\$210,000	\$65,000	30.95	\$149,858	\$81,362	\$21,220	151.6	190.0	0.87	0.87	\$537	\$93,305	\$2.14	200.00	002NL	1878.124	R-SECTION 401	NON LAKE
11-008-063-62	2633 PORT AUSTI	11/07/23	\$363,500	WD	03-ARM'S LEN	\$363,500	\$149,800	41.21	\$389,576	\$93,924	\$64,000	320.0	524.0	3.89	3.89	\$119	\$9,744	\$0.22	320.00	008NL	1832.15	R-WOODDEE 401	PORT AUSTIN RD
										\$371,687		1,386.8				\$268							
<p style="text-align: center;"><b>\$268 Will use \$265 for S. 2 Non lake as this is similar to S. 8 Non Lake</b></p>																							
<b>THOMPSON PARK SUB - PORT AUSTIN RD</b>																							
11-007-257-00	7006 OAK BEACH	10/25/23	\$36,000	WD	03-ARM'S LEN	\$36,000	\$13,300	36.94	\$26,512	\$25,688	\$16,200	50.0	150.0	0.17	0.17	\$514	\$149,349	\$3.43	50.00	007NL	1831.057	R-SECTION 401	THOMPSON PARK
11-007-117-00	PORT AUSTIN	11/01/23	\$15,000	WD	03-ARM'S LEN	\$15,000	\$9,800	65.33	\$19,602	\$15,000	\$19,602	60.5	150.0	0.24	0.24	\$248	\$63,291	\$1.45	68.70	007NL	1831.523	R-SECTION 402	THOMPSON PARK
										\$40,688		110.5				\$368							
<p style="text-align: center;">see below for additional sales analysis</p>																							
<b>PORT AUSTIN ROAD SOUTH SIDE PROPERTIES</b>																							
11-008-037-20	2969 PORT AUSTI	03/28/23	\$68,000	PTA	03-ARM'S LEN	\$68,000	\$22,300	32.79	\$68,064	\$30,692	\$30,104	115.8	344.0	0.99	0.97	\$265	\$31,128	\$0.71	124.81	008NL	1812.21	R-SECTION 401	NON LAKE
11-007-129-00	3083 PORT AUSTI	06/25/24	\$35,000	WD	03-ARM'S LEN	\$35,000	\$14,000	40.00	\$32,081	\$30,808	\$27,889	75.8	150.0	0.34	0.34	\$407	\$89,558	\$2.06	100.00	007NL	1869.276	R-SECTION 402	THOMPSON PARK
11-007-241-00	3209 PORT AUSTI	09/06/24	\$56,000	WD	03-ARM'S LEN	\$56,000	\$22,500	40.18	\$52,795	\$31,094	\$27,889	75.8	150.0	0.34	0.34	\$410	\$90,390	\$2.08	100.00	007NL	1855.505	R-SECTION 401	THOMPSON PARK
11-007-124-00	3101 PORT AUSTI	05/02/25	\$77,500	WD	03-ARM'S LEN	\$77,500	\$23,100	29.81	\$52,122	\$43,778	\$18,400	50.0	150.0	0.17	0.17	\$876	\$254,523	\$5.84	50.00	007NL	1876.679	R-SECTION 401	THOMPSON PARK
11-007-117-00	PORT AUSTIN	11/01/23	\$15,000	WD	03-ARM'S LEN	\$15,000	\$9,800	65.33	\$25,816	\$15,000	\$22,264	60.5	150.0	0.24	0.24	\$248	\$63,291	\$1.45	68.70	007NL	1831.523	R-SECTION 402	THOMPSON PARK
										\$151,372		377.9				\$401							
<p style="text-align: center;"><b>\$401 Use \$400 for S. 7 NL</b></p> <p style="text-align: center;"><b>Use \$265 for S. 8 NL</b></p>																							
<b>HURON DUNES OFF LAKE PROPERTIES</b>																							
11-008-099-00	SANDHILL	06/18/24	\$65,000	WD	03-ARM'S LEN	\$65,000	\$18,800	28.92	\$37,500	\$65,000	\$37,500	75.0	150.0	0.26	0.26	\$867	\$251,938	\$5.78	75.00	008HD	1848.528	R-SECTION 402	SANDHILL DR
<p style="text-align: center;"><b>Use \$867 for HD off water</b></p>																							
<b>KRUM SUB LOTS</b>																							
11-016-058-00	2291 WEAVER	04/11/24	\$140,000	PTA	19-MULTI PAR	\$140,000	\$52,800	37.71	\$141,208	\$23,265	\$24,473	203.9	420.0	0.97	0.45	\$114	\$24,109	\$0.55	200.00	KRUM	1843.444	T-WOODDEE KRUM SUB	
11-016-082-00	2234 WEAVER	06/07/24	\$55,000	WD	03-ARM'S LEN	\$55,000	\$15,000	27.27	\$55,010	\$13,932	\$11,330	103.0	130.0	0.31	0.31	\$135	\$36,873	\$0.85	103.00	KRUM	1848.73	T-WOODDEE KRUM STND DEPTH	
11-016-090-00	2202 WEAVER	10/24/23	\$125,000	WD	03-ARM'S LEN	\$125,000	\$47,400	37.92	\$128,037	\$14,136	\$17,173	156.1	130.0	0.62	0.62	\$91	\$22,985	\$0.53	206.00	KRUM	1831.129	T-WOODDEE KRUM STND DEPTH	
										\$51,333		463.1				\$111							
<p style="text-align: center;"><b>Will use \$110 for Krum Sub &amp; Krum Stnd Depth</b></p>																							
11-018-080-30	ACORN	05/10/23	\$23,000	WD	03-ARM'S LEN	\$23,000	\$9,200	40.00	\$23,073	\$23,000	\$23,073	104.9	226.0	0.55	0.55	\$219	\$42,202	\$0.97	105.00	401PR	1814.752	S-WOODDEE 402	RIVER / ACORN
11-018-044-20	SAND	12/03/24	\$34,500	OTH	03-ARM'S LEN	\$34,500	\$12,900	37.39	\$29,879	\$34,500	\$29,879	135.8	308.0	1.05	1.05	\$254	\$32,888	\$0.76	151.77	401PR	1862.706	S-WOODDEE 402	RIVER / ACORN
										\$57,500		240.7				\$239							
<p style="text-align: center;"><b>\$240 / FF River / Acorn</b></p>																							
11-018-045-68	WEAVER	08/03/23	\$30,000	WD	03-ARM'S LEN	\$30,000	\$13,300	44.33	\$30,338	\$30,000	\$30,338	151.7	523.2	2.00	2.00	\$198	\$15,000	\$0.34	166.50	401MB	1824.26	S-WOODDEE 402	SAND/WEAVER
<p style="text-align: center;"><b>\$200 / FF Sand / Weaver</b></p>																							
<b>S-WOODDED RESIDENTIAL ACREAGE &amp; PINNEBOG RIVER PROPERTIES - VACANT LAND SALES FOR METES &amp; BOUNDS ACREAGE FOR 2026</b>																							
11-018-032-00	SAND	06/22/23	\$20,000	WD	03-ARM'S LEN	\$20,000	\$13,100	65.50	\$28,376	\$20,000	\$28,376	149.3	154.9	0.78	0.78	\$134	\$25,575	\$0.59	220.00	018NR	1820.626	S-WOODDEE 402	SAND/WEAVER
11-016-009-50	RED OAK	03/03/22	\$22,500	WD	03-ARM'S LEN	\$22,500	\$11,600	51.56	\$21,375	\$22,500	\$21,375	0.0	0.0	0.95	0.95	#DIV/0!	\$23,684	\$0.54	0.00	401PR	1778.93	R-RES PINN 402	
11-018-080-30	ACORN vacant	05/10/23	\$23,000	WD	03-ARM'S LEN	\$23,000	\$9,200	40.00	\$19,926	\$23,000	\$19,926	104.9	226.0	0.55	0.55	\$219	\$42,202	\$0.97	105.00	401PR	1814.752	S-WOODDEE 402	RIVER / ACORN
11-017-044-00	2575 WEAVER	12/28/22	\$90,000	WD	03-ARM'S LEN	\$90,000	\$36,900	41.00	\$88,698	\$20,867	\$19,565	0.0	0.0	0.91	0.91	#DIV/0!	\$22,931	\$0.53	0.00	401MB	1804.222	S-WOODDEE 401	
11-018-044-20	SAND	12/03/24	\$34,500	OTH	03-ARM'S LEN	\$34,500	\$12,900	37.39	\$29,879	\$34,500	\$29,879	135.8	308.0	1.05	1.05	\$254	\$32,888	\$0.76	151.77	401PR	1862.706	S-WOODDEE 402	RIVER / ACORN
										\$120,867		4.24				\$29,456							
<p style="text-align: center;"><b>1 Ac = \$28,000</b></p> <p style="text-align: center;"><b>\$28,533</b></p>																							
11-018-003-40	WEAVER	12/29/23	\$25,000	WD	03-ARM'S LEN	\$25,000	\$12,000	48.00	\$24,048	\$25,000	\$24,048	0.0	0.0	1.51	1.51	#DIV/0!	\$16,600	\$0.38	0.00	401MB	1836.366	S-WOODDEE 402	
11-008-063-80	Loosemore	09/24/21	\$29,000	WD						\$29,000		1.84				\$15,761							
11-018-045-68	WEAVER	08/03/23	\$30,000	WD	03-ARM'S LEN	\$30,000	\$13,300	44.33	\$28,821	\$30,000	\$28,821	151.7	523.2	2.00	2.00	\$198	\$15,000	\$0.34	166.50	401MB	1824.26	S-WOODDEE 402	SAND/WEAVER
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD	03-ARM'S LEN	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272	1.78	1.78			\$16,816							
										\$114,000		7.13				\$15,908							

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11-017-031-10	WEAVER	10/27/22	\$60,000	WD	03-ARM'S LEN	\$60,000	\$0	0.00	\$54,320	\$60,000	\$54,320	0.0	0.0	3.88	3.88	#DIV/0!	\$15,464	\$0.36	0.00	401PR	1799.685	R-RES PINN 402
11-017-031-10	WEAVER	04/11/25	\$74,000	MLC	03-ARM'S LEN	\$74,000	\$27,300	36.89	\$54,680	\$74,000	\$54,680	0.0	0.0	3.88	3.88	#DIV/0!	\$19,072	\$0.44	0.00	401PR	1873.111	R-RES PINN 402
11-008-113-00	2771 PORT AUSTI	02/28/25	\$240,000	WD	03-ARM'S LEN	\$240,000	\$101,000	42.08	\$252,671	\$34,179	\$35,000	0.0	0.0	3.00	3.00	#DIV/0!	\$11,393	\$0.26	0.00	008CO	1869.382	R-SECTION 401
									\$256,179							16.97	\$15,096					Seasons Condo
11-008-113-00	2771 PORT AUSTI	02/28/25	\$240,000	WD	03-ARM'S LEN	\$240,000	\$101,000	42.08	\$252,671	\$34,179	\$35,000	0.0	0.0	3.00	3.00	#DIV/0!	\$11,393	\$0.26	0.00	008CO	1869.382	R-SECTION 401
																						Seasons Condo
																						For Season's Condo will use 3 ac Rate M&B best land value indicator
11-017-031-10	WEAVER	10/27/22	\$60,000	WD	03-ARM'S LEN	\$60,000	\$0	0.00	\$54,320	\$60,000	\$54,320	0.0	0.0	3.88	3.88	#DIV/0!	\$15,464	\$0.36	0.00	401PR	1799.685	R-RES PINN 402
11-017-031-10	WEAVER	04/11/25	\$74,000	MLC	03-ARM'S LEN	\$74,000	\$27,300	36.89	\$54,680	\$74,000	\$54,680	0.0	0.0	3.88	3.88	#DIV/0!	\$19,072	\$0.44	0.00	401PR	1873.111	R-RES PINN 402
11-017-032-10	WEAVER	11/09/22	\$65,000	WD	03-ARM'S LEN	\$65,000	\$0	0.00	\$56,800	\$65,000	\$56,800	0.0	0.0	4.20	4.20	#DIV/0!	\$15,476	\$0.36	0.00	401PR	1801.351	R-RES PINN 402
11-017-028-35	WEAVER	09/22/23	\$54,000	WD	03-ARM'S LEN	\$54,000	\$20,900	38.70	\$57,400	\$54,000	\$57,400	0.0	0.0	4.35	4.35	#DIV/0!	\$12,414	\$0.28	0.00		1828.359	R-RES PINN 402
									\$253,000							16.31	\$15,512					4 ac = \$60,000
11-010-015-50	7100 KENNEDY	11/22/22	\$199,900	WD	03-ARM'S LEN	\$199,900	\$71,500	35.77	\$181,555	\$73,480	\$55,135	0.0	0.0	5.79	5.79	#DIV/0!	\$12,691	\$0.29	0.00	401MB	1801.651	S-WOODEE 401
11-018-003-10	SAND	07/07/23	\$70,000	WD	03-ARM'S LEN	\$70,000	\$19,700	28.14	\$55,200	\$70,000	\$55,200	0.0	0.0	5.80	5.80	#DIV/0!	\$12,069	\$0.28	0.00	401MB	1821.414	S-WOODEE 402
11-018-003-25	LOOSEMORE	10/31/22	\$64,900	WD	03-ARM'S LEN	\$64,900	\$14,300	22.03	\$59,295	\$64,900	\$59,295	0.0	0.0	6.43	6.43	#DIV/0!	\$10,093	\$0.23	0.00	401MB	1799.787	S-WOODEE 402
13-013-159-50	6765 OAK BEACH	08/04/21	\$192,750	WD	03-ARM'S LEN	\$192,750	\$66,800	34.66	\$198,823	\$70,927	\$77,000	0.0	0.0	7.00	7.00	#DIV/0!	\$10,132	\$0.23	0.00	M&B13	1754.431	M&B SECTI 402
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD	03-ARM'S LEN	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OLP18	1836/456	M&B SECTI 402
									\$379,307							33.34	\$11,377					5 ac = \$70,000 6 ac = \$78,000 7 ac = \$84,000
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD	03-ARM'S LEN	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OLP18	1836/456	M&B SECTI 402
13-023-002-08	CHAMPAGNE	08/21/23	\$65,000	WD	03-ARM'S LEN	\$65,000	\$15,000	23.08	\$75,010	\$65,000	\$75,010	0.0	0.0	10.01	10.01	#DIV/0!	\$6,494	\$0.15	0.00	RURR	1825/468	M&B SECTI 402
11-011-005-50	SAND	06/23/23	\$90,000	WD	03-ARM'S LEN	\$90,000	\$21,000	23.33	\$80,000	\$90,000	\$80,000	0.0	0.0	10.00	10.00	#DIV/0!	\$9,000	\$0.21	0.00	401MB	1820.581	T-WOODEE 402
11-018-005-00	LOOSEMORE	06/27/24	\$134,500	WD	03-ARM'S LEN	\$134,500	\$40,800	30.33	\$81,500	\$134,500	\$81,500	0.0	0.0	10.30	10.30	#DIV/0!	\$13,058	\$0.30	0.00	401MB	1849.488	S-WOODEE 402
									\$389,500							38.63	\$10,083					10 ac = \$100,000
11-018-045-65	OAK BEACH & WE	08/15/23	\$110,000	WD	03-ARM'S LEN	\$110,000	\$29,700	27.00	\$93,300	\$110,000	\$93,300	0.0	0.0	12.66	12.66	#DIV/0!	\$8,689	\$0.20	0.00	401MB	1827.746	S-WOODEE 402
13-016-024-00	TRAIL	04/18/24	\$164,900	WD	03-ARM'S LEN	\$164,900	\$32,900	19.95	\$107,400	\$164,900	\$107,400	0.0	0.0	12.90	12.90	#DIV/0!	\$12,783	\$0.29	0.00	M&B16	1843.785	M&B SECTI 402
									\$953,900							94.50	\$10,094					
13-013-125-01	CHAMPAGNE & S	08/30/24	\$117,500	WD	03-ARM'S LEN	\$117,500	\$0	0.00	\$127,520	\$117,500	\$127,520	0.0	0.0	16.88	16.88	#DIV/0!	\$6,961	\$0.16	0.00	M&B13	1854.723	M&B SECTI 001
11-018-045-65	WEAVER	08/15/23	\$110,000	WD	03-ARM'S LEN	\$110,000	\$29,700	27.00	\$93,300	\$110,000	\$93,300	0.0	0.0	12.66	12.66	#DIV/0!	\$8,689	\$0.20	0.00	401MB	1827.746	S-WOODEE 402
13-016-024-00	TRAIL	04/18/24	\$164,900	WD	03-ARM'S LEN	\$164,900	\$32,900	19.95	\$107,400	\$164,900	\$107,400	0.0	0.0	12.90	12.90	#DIV/0!	\$12,783	\$0.29	0.00	M&B16	1843.785	M&B SECTI 402
									\$392,400							42.44	\$9,246					
11-010-015-00	7050 KENNEDY	08/30/23	\$279,900	WD	03-ARM'S LEN	\$279,900	\$108,000	38.59	\$197,137	\$246,078	\$163,315	0.0	0.0	42.21	42.21	#DIV/0!	\$5,830	\$0.13	0.00	401MB	1827.25	S-WOODEE 401
									\$246,078							42.21	\$5,830					40 AC = \$5,800
11-032-009-00	N PINNEBOG	05/30/24	\$635,510	WD	03-ARM'S LEN	\$635,510	\$148,800	23.41	\$641,350	\$635,510	\$629,850	0.0	0.0	75.96	38.00	#DIV/0!	\$8,366	\$0.19	0.00	101AG	1847.391	A-AGRICUL 001
13-019-110-20	SAND	02/12/24	\$80,000	WD	03-ARM'S LEN	\$80,000	\$18,600	23.25	\$77,500	\$80,000	\$77,500	0.0	0.0	13.00	13.00	#DIV/0!	\$6,154	\$0.14	0.00	MB19-	1839/57	M&B SECTI 402

USING ABOVE SALES OF VACANT ACREAGE IN LAKE & HUME TOWNSHIPS THE FOLLOWING LAND RATE TABLES WILL BE USED:

S-WOODED RESIDENTIAL & PINNEBOG RIVER PROPERTIES

ACRES	RATE	\$ / Ac
1	\$28,000	\$28,000.00
1.5	\$30,500	\$20,333.33
2	\$33,000	\$16,500.00
2.5	\$38,000	\$15,200.00
3	\$45,000	\$15,000.00
4	\$60,000	\$15,000.00
5	\$70,000	\$14,000.00
6		#VALUE!
7	\$84,000	\$12,000.00
10	\$100,000	\$10,000.00
15	\$127,500	\$8,500.00
20	\$160,000	\$8,000.00
25	\$187,500	\$7,500.00
30	\$210,000	\$7,000.00
40	\$230,000	\$5,750.00
50	\$250,000	\$5,000.00
100	\$400,000	\$4,000.00

T-WOODED RESIDENTIAL - LOW/WET

ACRES	RATE	\$ / Ac
1	\$12,000	\$12,000.00
1.5	\$15,000	\$10,000.00
2	\$16,000	\$8,000.00
2.5	\$18,000	\$7,200.00
3	\$21,000	\$7,000.00
4	\$24,000	\$6,000.00
5	\$30,000	\$6,000.00
7	\$35,000	\$5,000.00
10	\$42,000	\$4,200.00
15	\$52,500	\$3,500.00
20	\$60,000	\$3,000.00
25	\$75,000	\$3,000.00
30	\$90,000	\$3,000.00
40	\$120,000	\$3,000.00
50	\$150,000	\$3,000.00
100	\$250,000	\$2,500.00

RURAL RESIDENTIAL ACREAGE

Farm / Woods / Ag splits / Rural lots

Acres	Value	used	\$ / sq ft	\$ / acre
1	\$ 13,068.00	\$ 13,100.00	\$ 0.30	\$ 13,068.00
1.5	\$ 16,335.00	\$ 16,300.00	\$ 0.25	\$ 10,890.00
2	\$ 18,295.20	\$ 18,300.00	\$ 0.21	\$ 9,147.60
2.5	\$ 21,780.00	\$ 21,800.00	\$ 0.20	\$ 8,712.00
3	\$ 26,136.00	\$ 26,200.00	\$ 0.20	\$ 8,712.00
4	\$ 33,105.60	\$ 33,100.00	\$ 0.19	\$ 8,276.40
5	\$ 37,026.00	\$ 37,000.00	\$ 0.17	\$ 7,405.20
7	\$ 51,836.40	\$ 51,800.00	\$ 0.17	\$ 7,405.20
10	\$ 69,696.00	\$ 69,700.00	\$ 0.16	\$ 6,969.60
15	\$ 104,544.00	\$ 104,500.00	\$ 0.16	\$ 6,969.60
20	\$ 121,968.00	\$ 122,000.00	\$ 0.14	\$ 6,098.40
25	\$ 141,570.00	\$ 141,600.00	\$ 0.13	\$ 5,662.80
30	\$ 156,816.00	\$ 156,800.00	\$ 0.12	\$ 5,227.20
40	\$ 191,664.00	\$ 191,700.00	\$ 0.11	\$ 4,791.60
50	\$ 217,800.00	\$ 217,800.00	\$ 0.10	\$ 4,356.00
100	\$ 348,480.00	\$ 348,500.00	\$ 0.08	\$ 3,484.80

Parcel Number	Sale Date	Sale Price	Residual Acres	\$ / Acre	Residual Sq Ft	\$ / Sq Ft
11-012-011-10	2/5/2024	\$ 12,500.00	0.844	\$ 14,810	36,765	\$ 0.34
06-003-017-00	12/11/2023	\$ 10,000.00	0.889	\$ 11,249	38,725	\$ 0.26



AG SALES ANALYSIS FOR 2026 ROLL						TOTAL ACRES	VALUE TO TILE & OTHER LAND IMPROVE-	VALUE TO BLDGS & OTHER	VALUE TO ALL BLDGS WITH ECF	RESIDUAL TO LAND	TOTAL ASSESS-ABLE ACRES	EQUIV. ACRES ASSUMING G. Woods is 100% & Woods is 30% of #1	PRICE PER #1 ACRE WITH WOODS
Class	Parcel Number	Grantor	GRANTEE	Sale Date	Sale Price								
102	11-033-002-00	STEIN ADAM & NICOLE TRUST	MAURER DANIEL J & MELANIE J	4/21/2023	230,000	38	8,000	-	-	222,000	37.22	22.16	10,018
101	13-032-011-55	DUFTY PEGGY ANN	SMITH DENSON & LEANNE	11/8/2023	526,440	38.87	14,400	19,949	14,291	497,749	37.87	36.84	13,511
102	13-025-009-00&036-008-00	MOORE MARGARET & ETAL	T L BUSHEY FARMS	2/23/2024	1,130,000	115.54	57,800	-	-	1,072,200	109.93	102.886	10,421
					<b>HUME</b>	<b>2,686,440</b>	<b>269.91</b>	<b>118,200</b>	<b>-</b>	<b>- 1,791,949</b>	<b>185.02</b>	<b>161.886</b>	<b>11,069</b>

Will use \$11,100 for #1 ground