

2025 LAND RURAL RESIDENTIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
10-4900-0041-00-7	07/28/22	\$10,000	\$3,300	33.00	\$6,561	\$10,000	\$6,561	0.30	0.30	\$33,557	RURAL RESIDENTIAL
10-4900-0007-00-3	05/17/22	\$9,000	\$3,300	36.67	\$9,669	\$9,000	\$9,669	0.30	0.30	\$29,605	RURAL RESIDENTIAL
10-4960-0345-01-0	08/17/22	\$17,500	\$3,600	20.57	\$10,528	\$17,500	\$10,528	0.33	0.33	\$52,870	RURAL RESIDENTIAL
22-0008-0031-09-4	09/15/22	\$122,900	\$38,900	31.65	\$110,877	\$22,861	\$10,838	0.38	0.38	\$60,161	RURAL RESIDENTIAL
10-4250-0023-00-1	10/21/22	\$25,000	\$4,600	18.40	\$31,093	\$25,000	\$31,093	0.42	0.42	\$60,241	RURAL RESIDENTIAL
04-0019-0021-01-1	07/31/23	\$126,500	\$58,200	46.01	\$129,680	\$8,560	\$11,740	0.42	0.42	\$20,381	RURAL RESIDENTIAL
04-0020-0031-00-1	08/11/23	\$125,000	\$57,500	46.00	\$127,882	\$9,745	\$12,627	0.43	0.43	\$22,454	RURAL RESIDENTIAL
10-4470-0017-00-8	10/28/22	\$35,500	\$5,000	14.08	\$34,015	\$35,500	\$34,015	0.45	0.45	\$78,194	RURAL RESIDENTIAL
10-0021-0001-05-0	01/19/24	\$15,000	\$6,600	44.00	\$35,484	\$15,000	\$35,484	0.47	0.47	\$31,646	RURAL RESIDENTIAL
04-0029-0003-08-7	06/03/22	\$219,000	\$57,700	26.35	\$210,550	\$22,647	\$14,197	0.51	0.51	\$44,406	RURAL RESIDENTIAL
22-0005-0013-06-0	11/15/22	\$82,300	\$28,400	34.51	\$70,621	\$24,114	\$12,435	0.55	0.55	\$43,844	RURAL RESIDENTIAL
10-0890-0009-00-3	11/30/22	\$230,000	\$95,800	41.65	\$248,186	\$25,944	\$44,130	0.59	0.59	\$44,048	RURAL RESIDENTIAL
04-0900-0010-01-5	08/18/22	\$120,000	\$53,300	44.42	\$124,709	\$15,767	\$20,476	0.60	0.60	\$26,278	RURAL RESIDENTIAL
04-0015-0014-00-3	10/03/22	\$81,000	\$36,700	118.39	\$37,704	\$11,144	\$17,848	0.63	0.63	\$17,577	RURAL RESIDENTIAL
02-7110-0002-00-0	08/31/22	\$340,000	\$103,800	30.53	\$322,279	\$41,256	\$23,535	0.70	0.70	\$58,937	RURAL RESIDENTIAL
10-0034-0001-07-8	01/06/23	\$169,900	\$74,800	44.03	\$175,050	\$17,305	\$22,455	0.71	0.71	\$24,511	RURAL RESIDENTIAL
02-0012-0022-02-9	11/22/23	\$351,900	\$129,500	36.84	\$259,520	\$116,524	\$24,544	0.73	0.73	\$159,622	RURAL RESIDENTIAL
04-0002-0012-04-1	03/20/23	\$200,000	\$66,000	33.00	\$164,854	\$56,441	\$21,295	0.76	0.76	\$74,264	RURAL RESIDENTIAL
04-0002-0012-05-0	07/29/22	\$250,000	\$80,800	32.32	\$201,654	\$69,641	\$21,295	0.76	0.76	\$91,633	RURAL RESIDENTIAL
10-0014-0010-08-1	07/17/23	\$17,700	\$9,400	53.11	\$24,809	\$17,700	\$24,809	0.78	0.78	\$22,692	RURAL RESIDENTIAL
10-2600-0007-00-3	03/26/24	\$16,500	\$9,600	58.18	\$25,445	\$16,500	\$25,445	0.80	0.80	\$20,625	RURAL RESIDENTIAL
05-0003-0013-03-2	11/18/22	\$195,000	\$79,600	40.82	\$159,210	\$74,601	\$38,811	0.81	0.81	\$92,100	RURAL RESIDENTIAL
02-0010-0014-02-0	01/11/24	\$132,000	\$53,600	40.61	\$117,443	\$42,799	\$28,242	0.84	0.84	\$50,951	RURAL RESIDENTIAL
05-0117-0009-03-1	12/02/22	\$105,000	\$44,300	42.19	\$88,666	\$43,214	\$26,880	0.84	0.84	\$51,445	RURAL RESIDENTIAL
10-0032-0008-09-2	04/01/22	\$279,500	\$0	0.00	\$259,139	\$47,746	\$27,385	0.86	0.86	\$55,454	RURAL RESIDENTIAL
10-3120-0011-00-9	06/19/23	\$180,000	\$68,700	38.17	\$150,825	\$57,005	\$27,830	0.88	0.88	\$65,149	RURAL RESIDENTIAL
10-0036-0016-09-8	07/27/23	\$13,750	\$10,900	79.27	\$28,943	\$13,750	\$28,943	0.91	0.91	\$15,110	RURAL RESIDENTIAL
05-0003-0010-03-0	11/14/23	\$235,000	\$91,800	39.06	\$183,548	\$80,572	\$29,120	0.91	0.91	\$88,541	RURAL RESIDENTIAL
04-0034-0002-09-5	05/09/22	\$225,000	\$85,100	37.82	\$211,407	\$42,499	\$28,906	0.93	0.93	\$45,698	RURAL RESIDENTIAL
05-0003-0003-03-7	09/08/23	\$129,000	\$48,900	37.91	\$97,740	\$61,340	\$30,080	0.94	0.94	\$65,255	RURAL RESIDENTIAL
10-2600-0008-00-0	05/26/23	\$21,900	\$11,400	52.05	\$30,216	\$21,900	\$30,216	0.95	0.95	\$23,053	RURAL RESIDENTIAL
04-0018-0013-04-4	02/10/24	\$36,000	\$10,300	28.61	\$28,018	\$36,000	\$28,018	0.98	0.98	\$36,923	RURAL RESIDENTIAL
04-0010-0007-00-6	06/24/22	\$60,000	\$54,400	90.67	\$71,137	\$17,700	\$28,837	1.00	1.00	\$17,700	RURAL RESIDENTIAL
02-0001-0011-01-3	07/18/23	\$95,000	\$52,800	55.58	\$109,496	\$11,729	\$26,225	1.00	1.00	\$11,729	RURAL RESIDENTIAL
05-0005-0001-11-1	09/15/23	\$25,000	\$16,000	64.00	\$32,000	\$25,000	\$32,000	1.00	1.00	\$25,000	RURAL RESIDENTIAL
05-7280-0001-00-4	03/08/24	\$191,500	\$99,900	52.17	\$199,769	\$31,215	\$39,484	1.03	1.03	\$30,306	RURAL RESIDENTIAL
04-0032-0007-03-1	09/19/23	\$140,000	\$57,100	40.79	\$141,486	\$28,785	\$30,271	1.08	1.08	\$26,653	RURAL RESIDENTIAL
04-0125-0001-08-8	06/16/23	\$207,799	\$65,200	31.38	\$150,133	\$90,257	\$32,591	1.08	1.08	\$83,571	RURAL RESIDENTIAL
10-0033-0019-08-4	06/01/22	\$25,000	\$11,400	45.60	\$32,420	\$25,000	\$32,420	1.09	1.09	\$22,936	RURAL RESIDENTIAL
10-0027-0053-02-4	07/27/22	\$185,000	\$96,600	52.22	\$190,577	\$26,843	\$32,420	1.09	1.09	\$24,627	RURAL RESIDENTIAL
04-0034-0010-06-3	08/22/23	\$240,000	\$94,600	39.42	\$206,316	\$64,296	\$30,612	1.10	1.10	\$58,451	RURAL RESIDENTIAL
30-0011-0017-02-9	04/01/22	\$320,000	\$116,500	36.41	\$288,107	\$66,410	\$34,517	1.10	1.10	\$60,373	RURAL RESIDENTIAL
02-0012-0021-01-4	09/22/23	\$442,000	\$168,200	38.05	\$411,765	\$65,111	\$34,876	1.14	1.14	\$57,115	RURAL RESIDENTIAL
22-0011-0025-01-0	11/02/22	\$125,000	\$37,400	29.92	\$95,226	\$57,986	\$28,212	1.17	1.17	\$49,561	RURAL RESIDENTIAL
22-0003-0010-02-9	09/12/23	\$98,000	\$52,500	53.57	\$100,544	\$24,187	\$26,731	1.18	1.18	\$20,497	RURAL RESIDENTIAL
						\$1,644,094		35.53	\$46,273	1 ACRE RATE USED	

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04-0025-0004-04-8	05/12/22	\$187,000	\$54,200	28.98	\$177,119	\$45,411	\$35,530	1.21	1.21	\$37,530	RURAL RESIDENTIAL
04-0028-0012-25-8	09/23/22	\$385,000	\$139,500	36.23	\$355,401	\$65,621	\$36,022	1.27	1.27	\$51,670	RURAL RESIDENTIAL
04-0020-0032-00-8	05/15/23	\$190,000	\$84,500	44.47	\$192,175	\$34,005	\$36,180	1.30	1.30	\$26,118	RURAL RESIDENTIAL
04-0011-0005-14-1	08/30/22	\$380,000	\$13,000	3.42	\$357,406	\$58,983	\$36,389	1.33	1.33	\$44,348	RURAL RESIDENTIAL
04-0020-0028-02-7	09/21/22	\$29,000	\$12,500	43.10	\$39,050	\$29,000	\$37,687	1.34	1.34	\$21,642	RURAL RESIDENTIAL
10-0890-0031-00-9	06/06/22	\$11,000	\$14,800	134.55	\$29,567	\$11,000	\$29,567	1.34	0.64	\$8,191	RURAL RESIDENTIAL
02-0015-0021-12-4	09/20/23	\$373,800	\$139,100	37.21	\$340,690	\$69,866	\$36,756	1.35	1.35	\$51,753	RURAL RESIDENTIAL
02-0011-0002-01-1	08/25/23	\$250,000	\$94,800	37.92	\$231,735	\$55,290	\$37,025	1.38	1.38	\$40,065	RURAL RESIDENTIAL
04-0020-0010-01-2	03/28/23	\$120,000	\$39,800	33.17	\$104,704	\$51,832	\$36,536	1.42	1.42	\$36,501	RURAL RESIDENTIAL
04-0002-0001-04-0	05/31/23	\$275,000	\$110,600	40.22	\$249,579	\$64,679	\$39,258	1.49	1.49	\$43,409	RURAL RESIDENTIAL
02-0015-0020-02-1	08/31/23	\$280,000	\$145,300	51.89	\$293,079	\$25,020	\$38,099	1.50	1.50	\$16,680	RURAL RESIDENTIAL
10-0028-0009-00-7	06/23/23	\$225,000	\$78,100	34.71	\$170,911	\$90,368	\$36,279	1.61	1.61	\$56,234	RURAL RESIDENTIAL
04-0034-0002-03-6	04/14/23	\$155,000	\$58,200	37.55	\$135,695	\$59,367	\$40,062	1.64	1.64	\$36,199	RURAL RESIDENTIAL
								18.18	36,323.95	\$54,486	
1.5 ACRE RATE USED											

22-0008-0020-00-9	05/12/23	\$125,000	\$48,900	39.12	\$109,880	\$46,942	\$31,822	1.75	1.75	\$26,824	RURAL RESIDENTIAL
02-0002-0024-00-8	08/23/23	\$235,000	\$86,100	36.64	\$174,465	\$84,642	\$24,107	1.84	1.84	\$46,001	RURAL RESIDENTIAL
05-0014-0006-03-1	08/07/23	\$185,000	\$89,900	48.59	\$193,799	\$29,101	\$37,900	1.90	1.90	\$15,316	RURAL RESIDENTIAL
04-0001-0006-04-3	11/22/23	\$250,000	\$96,200	38.48	\$210,468	\$80,333	\$40,801	1.92	1.92	\$41,840	RURAL RESIDENTIAL
02-0014-0006-10-1	08/01/23	\$43,900	\$17,600	40.09	\$43,784	\$43,900	\$43,784	2.00	2.00	\$21,950	RURAL RESIDENTIAL
05-0009-0010-03-2	05/04/23	\$223,000	\$108,500	48.65	\$217,083	\$43,917	\$38,000	2.00	2.00	\$21,959	RURAL RESIDENTIAL
02-0002-0021-08-4	06/27/23	\$415,000	\$149,200	35.95	\$367,393	\$92,385	\$44,778	2.06	2.06	\$44,847	RURAL RESIDENTIAL
10-7150-0039-00-4	04/03/23	\$280,000	\$111,500	39.82	\$241,746	\$79,698	\$41,444	2.13	2.13	\$37,417	RURAL RESIDENTIAL
								15.60	32,110.13	\$64,220	

2 ACRE RATE USED											
04-0008-0003-09-2	08/17/22	\$229,000	\$68,900	30.09	\$201,021	\$82,412	\$54,433	2.33	2.33	\$35,370	RURAL RESIDENTIAL
22-0008-0021-02-1	07/14/23	\$230,000	\$90,400	39.30	\$188,812	\$80,183	\$38,995	2.36	0.68	\$33,976	RURAL RESIDENTIAL
10-0027-0015-04-1	05/09/23	\$170,000	\$74,500	43.82	\$155,731	\$50,259	\$35,990	2.46	2.46	\$20,430	RURAL RESIDENTIAL
05-0109-0001-14-5	07/14/22	\$200,000	\$85,500	42.75	\$171,066	\$71,164	\$42,230	2.47	2.47	\$28,811	RURAL RESIDENTIAL
04-0001-0002-05-6	09/05/23	\$349,900	\$136,500	39.01	\$286,173	\$115,673	\$51,946	2.56	1.45	\$45,185	RURAL RESIDENTIAL
02-0003-0012-02-4	07/25/22	\$375,000	\$106,100	28.29	\$366,025	\$62,088	\$53,113	2.63	2.63	\$23,608	RURAL RESIDENTIAL
05-0103-0001-42-0	09/22/22	\$70,000	\$22,100	31.57	\$44,150	\$70,000	\$44,150	2.65	2.65	\$26,415	RURAL RESIDENTIAL
								17.46	30,456.99	\$76,142	

2.5 ACRE RATE USED											
04-0016-0004-17-1	05/20/22	\$395,000	\$102,900	26.05	\$368,863	\$76,695	\$50,558	2.83	2.83	\$27,101	RURAL RESIDENTIAL
10-0013-0016-09-9	05/16/23	\$249,900	\$105,000	42.02	\$219,811	\$73,009	\$42,920	2.96	2.96	\$24,665	RURAL RESIDENTIAL
02-0011-0009-07-5	08/19/22	\$65,000	\$21,400	32.92	\$55,852	\$65,000	\$55,852	2.97	2.97	\$21,886	RURAL RESIDENTIAL
05-0004-0007-15-4	08/17/22	\$245,000	\$81,300	33.18	\$162,658	\$130,342	\$48,000	3.00	3.00	\$43,447	RURAL RESIDENTIAL
04-5500-0012-00-1	12/14/22	\$375,000	\$120,100	32.03	\$305,607	\$126,327	\$56,934	3.03	3.03	\$41,706	RURAL RESIDENTIAL
05-0115-0009-43-0	11/23/22	\$235,000	\$100,000	42.55	\$199,951	\$85,929	\$50,880	3.36	3.36	\$25,574	RURAL RESIDENTIAL
04-0016-0010-01-0	03/24/23	\$177,000	\$64,600	36.50	\$170,382	\$63,597	\$56,979	3.41	3.41	\$18,650	RURAL RESIDENTIAL
02-0022-0015-05-4	05/19/22	\$512,500	\$209,100	40.80	\$501,483	\$74,920	\$63,903	3.47	3.47	\$21,591	RURAL RESIDENTIAL
04-0017-0004-04-7	12/22/22	\$225,000	\$72,800	32.36	\$204,753	\$82,007	\$61,760	3.56	3.56	\$23,036	RURAL RESIDENTIAL
								28.59	27,207.18	\$81,622	

3 ACRE RATE USED

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04-0032-0003-02-8	11/17/22	\$355,000	\$117,300	33.04	\$288,887	\$129,182	\$63,069	3.94	3.94	\$32,787	RURAL RESIDENTIAL
05-0109-0003-11-0	08/11/22	\$590,000	\$288,300	48.86	\$576,558	\$71,332	\$57,890	4.21	4.21	\$16,943	RURAL RESIDENTIAL
04-0020-0012-09-1	05/26/22	\$425,000	\$128,600	30.26	\$375,352	\$117,176	\$67,528	4.30	4.30	\$27,250	RURAL RESIDENTIAL
04-0010-0026-06-0	05/11/22	\$75,000	\$19,400	25.87	\$66,838	\$75,000	\$66,838	4.50	4.50	\$16,667	RURAL RESIDENTIAL
02-0011-0009-14-0	02/01/23	\$71,250	\$0	0.00	\$74,629	\$71,250	\$74,629	4.58	4.58	\$15,557	RURAL RESIDENTIAL
								21.53	21,548.54	\$86,194	

4 ACRE RATE USED

10-0032-0014-35-0	08/02/23	\$285,000	\$0	0.00	\$205,880	\$141,249	\$62,129	4.74	4.74	\$29,831	RURAL RESIDENTIAL
04-0035-0003-03-0	09/11/23	\$380,000	\$106,800	28.11	\$255,922	\$195,141	\$71,063	4.90	4.90	\$39,825	RURAL RESIDENTIAL
22-0008-0009-12-9	12/15/23	\$232,500	\$120,900	52.00	\$271,869	\$27,671	\$67,040	4.94	4.94	\$5,601	RURAL RESIDENTIAL
22-0002-0001-00-5	11/20/23	\$228,000	\$90,700	39.78	\$205,226	\$95,133	\$72,359	5.00	5.00	\$19,027	RURAL RESIDENTIAL
22-0005-0011-05-0	11/28/22	\$98,000	\$0	0.00	\$75,327	\$98,000	\$75,327	5.00	5.00	\$19,600	RURAL RESIDENTIAL
22-0006-0005-02-0	10/31/22	\$150,000	\$68,800	45.87	\$184,577	\$37,044	\$71,621	5.00	5.00	\$7,409	RURAL RESIDENTIAL
22-0006-0009-03-3	09/19/22	\$165,000	\$69,400	42.06	\$177,856	\$62,471	\$75,327	5.00	5.00	\$12,494	RURAL RESIDENTIAL
22-0018-0003-01-0	10/27/23	\$482,500	\$168,300	34.88	\$378,480	\$179,347	\$75,327	5.00	5.00	\$35,869	RURAL RESIDENTIAL
02-0012-0020-04-2	11/09/23	\$458,000	\$187,500	40.94	\$476,123	\$57,897	\$76,020	5.00	5.00	\$11,579	RURAL RESIDENTIAL
04-0003-0008-02-6	06/24/22	\$140,000	\$34,000	24.29	\$162,508	\$49,144	\$71,652	5.00	5.00	\$9,829	RURAL RESIDENTIAL
04-0010-0009-02-5	10/13/23	\$325,000	\$127,600	39.26	\$301,591	\$94,165	\$70,756	5.00	5.00	\$18,833	RURAL RESIDENTIAL
05-0002-0008-01-4	11/30/22	\$245,000	\$102,000	41.63	\$203,987	\$106,013	\$65,000	5.00	4.99	\$21,203	RURAL RESIDENTIAL
22-0035-0016-03-3	07/29/22	\$160,000	\$72,600	45.38	\$185,353	\$49,384	\$74,737	5.28	5.28	\$9,353	RURAL RESIDENTIAL
05-0116-0008-30-0	04/21/22	\$79,350	\$32,900	41.46	\$65,725	\$79,350	\$65,725	5.29	5.29	\$15,000	RURAL RESIDENTIAL
10-0012-0001-04-2	08/08/23	\$385,000	\$180,500	46.88	\$377,492	\$73,869	\$66,361	5.42	5.42	\$13,629	RURAL RESIDENTIAL
30-0014-0034-13-1	11/16/23	\$415,000	\$166,800	40.19	\$360,691	\$137,606	\$83,297	5.78	5.78	\$23,807	RURAL RESIDENTIAL
04-0020-0008-01-8	09/28/23	\$450,000	\$133,800	29.73	\$314,433	\$211,558	\$75,991	6.00	6.00	\$35,260	RURAL RESIDENTIAL
05-0120-0006-01-6	11/10/23	\$225,000	\$82,900	36.84	\$165,745	\$122,881	\$63,626	6.19	6.19	\$19,852	RURAL RESIDENTIAL
								93.54	19,435.75	\$97,179	

5 ACRE RATE USED

22-0007-0016-04-6	10/13/23	\$428,000	\$125,500	29.32	\$294,393	\$229,985	\$96,378	7.00	7.00	\$32,855	RURAL RESIDENTIAL
10-0029-0001-10-1	11/16/22	\$328,000	\$84,200	25.67	\$227,691	\$182,162	\$81,853	7.12	7.12	\$25,585	RURAL RESIDENTIAL
05-0121-0001-03-0	01/17/24	\$68,000	\$21,400	31.47	\$42,866	\$68,000	\$42,866	7.28	7.28	\$9,341	RURAL RESIDENTIAL
05-0121-0001-03-0	07/29/22	\$69,000	\$17,700	25.65	\$35,467	\$69,000	\$35,467	7.28	7.28	\$9,478	RURAL RESIDENTIAL
22-0009-0005-09-0	10/13/22	\$370,000	\$103,800	28.05	\$205,721	\$243,249	\$78,970	7.42	6.39	\$32,783	RURAL RESIDENTIAL
04-0032-0013-05-8	02/02/24	\$310,000	\$150,500	48.55	\$349,636	\$48,661	\$88,297	7.80	7.80	\$6,239	RURAL RESIDENTIAL
04-0020-0019-01-0	12/09/22	\$400,000	\$110,700	27.68	\$358,625	\$129,281	\$87,906	7.94	7.94	\$16,282	RURAL RESIDENTIAL
02-0012-0028-00-1	08/12/22	\$355,000	\$142,300	40.08	\$405,380	\$55,085	\$105,465	8.50	8.50	\$6,481	RURAL RESIDENTIAL
02-0015-0004-16-0	05/05/22	\$110,000	\$50,000	45.45	\$99,663	\$104,052	\$93,715	8.50	7.50	\$12,241	RURAL RESIDENTIAL
05-0008-0013-10-6	03/29/24	\$470,000	\$191,100	40.66	\$382,180	\$181,375	\$93,555	8.55	8.55	\$21,213	RURAL RESIDENTIAL
								77.39	16,938.23	\$118,568	

7 ACRE RATE USED

02-0022-0006-04-7	05/31/23	\$459,900	\$166,700	36.25	\$421,141	\$149,473	\$110,714	9.23	9.23	\$16,194	RURAL RESIDENTIAL
04-0028-0014-08-0	04/14/23	\$126,400	\$59,100	46.76	\$117,960	\$126,400	\$117,960	9.96	9.95	\$12,691	RURAL RESIDENTIAL
10-0012-0016-05-8	12/21/22	\$410,000	\$149,700	36.51	\$328,874	\$174,926	\$93,800	10.00	10.00	\$17,493	RURAL RESIDENTIAL
22-0006-0004-02-3	03/23/23	\$95,000	\$39,100	41.16	\$128,869	\$95,000	\$128,869	10.04	10.04	\$9,462	RURAL RESIDENTIAL

2025 LAND RURAL RESIDENTIAL

22-0008-0005-14-0	02/24/23	\$479,000	\$132,200	27.60	\$385,765	\$224,091	\$130,856	10.12	10.12	\$22,143	RURAL RESIDENTIAL
10-0034-0014-10-2	09/15/23	\$97,000	\$48,500	50.00	\$117,005	\$97,000	\$117,005	10.14	10.14	\$9,566	RURAL RESIDENTIAL
22-0008-0027-10-0	06/30/23	\$360,000	\$159,100	44.19	\$328,982	\$161,558	\$130,540	10.80	5.44	\$14,959	RURAL RESIDENTIAL
05-0015-0012-02-0	08/29/22	\$139,500	\$43,100	30.90	\$86,175	\$139,500	\$86,175	10.95	10.95	\$12,740	RURAL RESIDENTIAL
10-0023-0007-07-0	05/25/22	\$200,000	\$0	0.00	\$134,768	\$190,306	\$125,074	11.51	11.51	\$16,534	RURAL RESIDENTIAL
\$1,358,254								92.75	14,644.25	\$146,442	
10 ACRE RATE USED											
04-0022-0014-02-2	06/17/22	\$149,900	\$89,200	59.51	\$235,784	\$36,259	\$122,143	14.04	14.04	\$2,583	RURAL RESIDENTIAL
22-0007-0008-01-9	10/24/22	\$405,000	\$139,100	34.35	\$387,071	\$168,725	\$150,796	15.00	15.00	\$11,248	RURAL RESIDENTIAL
05-0004-0007-20-1	02/17/23	\$280,000	\$111,100	39.68	\$222,126	\$161,946	\$104,072	15.57	15.57	\$10,401	RURAL RESIDENTIAL
04-0020-0002-11-0	08/31/22	\$87,120	\$0	0.00	\$132,304	\$87,120	\$132,304	15.84	15.84	\$5,500	RURAL RESIDENTIAL
04-0002-0005-04-5	12/13/22	\$445,000	\$103,400	23.24	\$262,050	\$317,302	\$134,352	16.25	16.25	\$19,526	RURAL RESIDENTIAL
04-0023-0002-10-3	07/27/23	\$185,000	\$68,300	36.92	\$168,876	\$185,000	\$168,876	16.40	16.40	\$11,280	RURAL RESIDENTIAL
04-0033-0001-18-0	11/30/23	\$700,000	\$257,700	36.81	\$538,585	\$296,102	\$134,687	17.52	12.47	\$16,901	RURAL RESIDENTIAL
10-0022-0018-07-4	06/16/22	\$450,000	\$165,900	36.87	\$373,082	\$232,406	\$155,488	18.43	18.43	\$12,610	RURAL RESIDENTIAL
\$1,484,860								129.05	11,506.08	\$172,591	
15 ACRE RATE USED											
22-0007-0020-05-1	11/10/22	\$320,000	\$134,300	41.97	\$391,313	\$107,327	\$178,640	19.81	19.81	\$5,418	RURAL RESIDENTIAL
10-0024-0007-00-1	04/10/23	\$140,000	\$74,900	53.50	\$161,819	\$140,000	\$160,000	20.00	20.00	\$7,000	RURAL RESIDENTIAL
02-0015-0009-00-1	11/02/22	\$540,000	\$195,200	36.15	\$503,072	\$194,662	\$157,734	20.00	20.00	\$9,733	RURAL RESIDENTIAL
22-0001-0016-01-0	12/21/23	\$280,000	\$0	0.00	\$189,292	\$280,000	\$189,292	20.01	20.01	\$13,993	RURAL RESIDENTIAL
22-0001-0016-02-0	01/12/24	\$260,000	\$0	0.00	\$189,292	\$260,000	\$189,292	20.01	20.01	\$12,994	RURAL RESIDENTIAL
\$981,989								99.83	9,836.61	\$196,732	
20 ACRE RATE USED											
04-0020-0024-03-0	06/10/22	\$185,000	\$49,700	26.86	\$157,946	\$185,000	\$157,946	22.00	22.00	\$8,409	RURAL RESIDENTIAL
05-0015-0016-05-1	03/10/23	\$200,000	\$96,600	48.30	\$193,240	\$200,000	\$193,240	29.56	29.56	\$6,766	RURAL RESIDENTIAL
05-0116-0008-26-6	03/05/24	\$255,000	\$92,700	36.35	\$185,393	\$255,000	\$185,393	22.55	22.55	\$11,308	RURAL RESIDENTIAL
05-0104-0009-20-0	12/27/22	\$1,175,000	\$535,200	45.55	\$1,070,423	\$271,177	\$166,600	23.80	23.80	\$11,394	RURAL RESIDENTIAL
\$911,177								97.91	9,306.27	\$232,657	
25 ACRE RATE USED											
05-0015-0016-05-1	03/10/23	\$200,000	\$96,600	48.30	\$193,240	\$200,000	\$193,240	29.56	29.56	\$6,766	RURAL RESIDENTIAL
22-0035-0012-16-0	04/15/22	\$319,000	\$118,100	37.02	\$236,111	\$319,000	\$236,111	31.46	21.59	\$10,140	RURAL RESIDENTIAL
05-0116-0006-17-0	02/01/24	\$450,000	\$114,200	25.38	\$228,498	\$450,000	\$228,498	32.07	32.07	\$14,032	RURAL RESIDENTIAL
10-0028-0016-00-3	08/31/22	\$370,000	\$230,700	62.35	\$461,386	\$188,474	\$279,860	36.10	15.00	\$5,221	RURAL RESIDENTIAL
\$1,157,474								129.19	8,959.47	\$268,784	
30 ACRE RATE USED											
10-0028-0017-00-0	08/31/22	\$370,000	\$230,700	62.35	\$461,386	\$188,474	\$279,860	36.10	21.10	\$5,221	RURAL RESIDENTIAL
05-0116-0008-36-0	03/22/24	\$500,000	\$162,600	32.52	\$325,061	\$500,000	\$325,061	39.35	28.46	\$12,706	RURAL RESIDENTIAL
\$688,474								75.45	9,124.90	\$364,996	283000
40 ACRE RATE USED											

2025 LAND RURAL RESIDENTIAL

02-0027-0016-00-1	11/06/23	\$625,000	\$204,900	32.78	\$492,849	\$351,013	\$218,862	59.00	30.00	\$5,949	RURAL RESIDENTIAL
										\$297,469	
										50 ACRE RATE USED	

2025 LAND CLEVELAND VILLAGE

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
02-1100-0002-00-0	11/23/21	\$199,500	\$83,400	41.80	\$225,511	\$38,369	\$61,380	0.33	0.33	\$116,270	\$2.67	CLEVELAND SUBS
02-1100-0008-00-8	09/19/22	\$212,000	\$92,300	43.54	\$241,312	\$43,508	\$68,820	0.37	0.37	\$117,589	\$2.70	CLEVELAND SUBS
02-1100-0019-00-0	12/09/21	\$231,000	\$81,900	35.45	\$224,071	\$71,309	\$61,380	0.33	0.33	\$216,088	\$4.96	CLEVELAND SUBS
02-7260-0009-00-7	12/17/21	\$194,250	\$74,300	38.25	\$206,487	\$72,604	\$81,841	0.44	0.44	\$165,009	\$3.79	CLEVELAND SUBS
02-7260-0015-00-7	02/24/23	\$305,000	\$104,200	34.16	\$259,861	\$103,939	\$55,800	0.30	0.30	\$346,463	\$7.95	CLEVELAND SUBS
Totals:		\$1,141,750	\$436,100		\$1,157,242	\$329,729	\$329,221	1.77	1.77			
			Sale. Ratio =>	38.20				Average		Average		
			Std. Dev. =>	4.01				per Net Acre=>	186,287.57	per SqFt=>	\$4.28	

2025 LAND SINGER LAKE

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
02-0013-0006-02-1	05/27/22	\$135,000	\$26,100	19.33	\$60,436	\$135,000	\$60,436	258.0	19.4	1.96	1.96	\$523	\$69,054	\$1.59	315 SINGER LAKE FRONT
02-0013-0006-07-2	11/17/23	\$575,000	\$187,000	32.52	\$439,098	\$192,170	\$56,268	54.0	424.0	0.64	0.53	\$3,559	\$302,154	\$6.94	315 SINGER LAKE FRONT
02-0013-0006-16-1	02/17/23	\$798,000	\$197,400	24.74	\$483,770	\$418,430	\$104,200	100.0	513.0	1.18	1.18	\$4,184	\$355,204	\$8.15	315 SINGER LAKE FRONT
02-7110-0007-00-1	08/22/23	\$800,000	\$166,100	20.76	\$469,729	\$476,151	\$145,880	140.0	296.0	0.95	0.95	\$3,401	\$500,685	\$11.49	315 SINGER LAKE FRONT
02-7110-0009-00-4	05/15/24	\$500,000	\$187,500	37.50	\$371,488	\$259,804	\$131,292	126.0	228.0	0.66	0.66	\$2,062	\$393,642	\$9.04	315 SINGER LAKE FRONT
Totals:		\$2,808,000	\$764,100		\$1,824,521	\$1,481,555	\$498,076	678.0		5.38	5.27				
			Sale. Ratio =>	27.21			Average			Average				Average	
			Std. Dev. =>	7.80			per FF=>	\$2,185		per Net Acre=>	275,381.97			per SqFt=>	\$6.32
								2025 Rate Used							

2025 LAND VILLAGE

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
30-0011-0031-18-8	09/20/21	\$209,900	\$84,800	40.40	\$167,950	\$83,108	\$41,158	0.81	0.57	\$102,224	\$2.35	VILLAGE OF BARODA
30-0340-0015-02-0	01/05/23	\$157,500	\$54,300	34.48	\$122,055	\$42,153	\$6,708	0.20	0.20	\$210,765	\$4.84	VILLAGE OF BARODA
30-0340-0018-01-0	07/26/21	\$175,000	\$53,600	30.63	\$111,723	\$71,205	\$7,928	0.24	0.24	\$301,716	\$6.93	VILLAGE OF BARODA
30-0340-0019-01-6	07/09/21	\$206,000	\$74,100	35.97	\$158,208	\$61,208	\$13,416	0.40	0.40	\$153,020	\$3.51	VILLAGE OF BARODA
30-0340-0021-00-2	04/07/23	\$185,000	\$74,600	40.32	\$148,375	\$43,333	\$6,708	0.20	0.20	\$216,665	\$4.97	VILLAGE OF BARODA
30-0340-0038-00-2	01/14/22	\$215,000	\$79,100	36.79	\$200,563	\$21,145	\$6,708	0.20	0.20	\$105,725	\$2.43	VILLAGE OF BARODA
30-0710-0033-00-4	01/27/23	\$110,000	\$49,400	44.91	\$100,024	\$16,684	\$6,708	0.20	0.20	\$83,420	\$1.92	VILLAGE OF BARODA
30-0710-0061-01-6	04/28/23	\$195,000	\$68,000	34.87	\$148,641	\$59,511	\$13,152	0.39	0.39	\$151,814	\$3.49	VILLAGE OF BARODA
30-0820-0018-00-9	04/09/21	\$147,000	\$60,900	41.43	\$127,581	\$26,127	\$6,708	0.20	0.20	\$130,635	\$3.00	VILLAGE OF BARODA
30-1890-0010-01-0	07/14/21	\$225,000	\$0	0.00	\$157,958	\$84,126	\$17,084	0.51	0.51	\$165,277	\$3.79	VILLAGE OF BARODA
30-6000-0001-00-6	09/28/22	\$195,000	\$83,300	42.72	\$179,405	\$26,431	\$10,836	0.32	0.32	\$81,830	\$1.88	VILLAGE OF BARODA
30-6000-0003-00-9	08/18/23	\$262,626	\$83,000	31.60	\$167,888	\$105,574	\$10,836	0.32	0.32	\$326,854	\$7.50	VILLAGE OF BARODA
30-6000-0006-00-8	12/27/24	\$245,000	\$129,600	52.90	\$226,211	\$29,800	\$11,011	0.33	0.33	\$90,854	\$2.09	VILLAGE OF BARODA
30-6000-0017-00-0	01/05/24	\$275,000	\$102,100	37.13	\$211,923	\$73,913	\$10,836	0.32	0.32	\$228,833	\$5.25	VILLAGE OF BARODA
Totals:		\$2,803,026	\$996,800		\$2,228,505	\$744,318	\$169,797	4.65	4.40			
				Sale. Ratio ==>	35.56				Average		Average	
				Std. Dev. ==>	11.86				per Net Acre==>	160,171.72	per SqFt==>	\$3.68
2025 Rate Used												

2025 LAND VILLAGE SUBS

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
30-1700-0003-00-6	02/21/22	\$399,900	\$155,800	38.96	\$393,910	\$26,458	\$20,468	0.30	0.30	#DIV/0!	\$87,320	\$2.00	VILLAGE SUBS
30-1700-0004-00-2	04/01/21	\$295,000	\$103,700	35.15	\$267,313	\$48,094	\$20,407	0.30	0.30	#DIV/0!	\$159,252	\$3.66	VILLAGE SUBS
30-1700-0008-00-8	01/31/22	\$330,000	\$11,300	3.42	\$301,558	\$58,876	\$30,434	0.45	0.45	#DIV/0!	\$130,545	\$3.00	VILLAGE SUBS
30-1700-0009-00-4	01/17/22	\$334,900	\$19,400	5.79	\$341,007	\$24,468	\$30,575	0.45	0.45	#DIV/0!	\$54,013	\$1.24	VILLAGE SUBS
30-1700-0012-00-5	04/15/22	\$334,900	\$79,700	23.80	\$311,553	\$63,921	\$40,574	0.60	0.60	#DIV/0!	\$106,358	\$2.44	VILLAGE SUBS
30-4500-0002-00-3	04/18/22	\$27,000	\$9,600	35.56	\$25,885	\$27,000	\$25,885	0.38	0.38	#DIV/0!	\$70,496	\$1.62	VILLAGE SUBS
30-4500-0004-00-6	04/18/22	\$27,000	\$9,700	35.93	\$26,040	\$27,000	\$26,040	0.39	0.39	\$266	\$69,948	\$1.61	VILLAGE SUBS
Totals:		\$1,748,700	\$389,200		\$1,667,266	\$275,817	\$194,383	2.88	2.88				
			Sale. Ratio =>	22.26			Average				Average		
			Std. Dev. =>	15.07			per Net Acre=>	95,803.06			per SqFt=>	\$2.20	
2025 Rate Used													

2025 LAND AGRICULTURAL

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	TILL EXT	2ND RESID	Net Acres	Total Acres	Dollars/Acre	Land Table
22-0010-0022-05-0	CLEVELAND	12/08/23	WD	\$310,000	\$292,723	\$194,856	\$97,867	31.57	31.57	\$9,272	AG
22-0011-0011-01-8	13493 CLEVELAND	01/18/24	WD	\$405,000	\$141,388	\$133,375	\$8,013	22.90	22.90	\$6,174	AG
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	WD	\$395,000	\$275,181	\$155,324	\$119,857	30.00	30.00	\$9,173	AG
22-0010-0023-00-0	13536 CLEVELAND	01/08/21	WD	\$385,000	\$175,210	\$150,800	\$24,410	34.50	34.50	\$5,079	AG
22-0011-0015-07-0	1660 W GLENDORA	06/01/21	WD	\$175,888	\$60,398	\$168,520	(\$108,122)	24.81	24.82	\$2,425	AG
22-0025-0006-00-6	GARDNER	03/23/23	WD	\$220,000	\$220,000	\$122,992	\$97,008	20.00	20.00	\$11,000	AG
22-0035-0009-11-0	GARDNER	04/28/22	WD	\$194,160	\$194,160	\$199,327	(\$5,167)	32.36	32.36	\$6,000	AG
22-0031-0004-04-1	MILL	06/05/23	WD	\$200,000	\$200,000	\$246,030	(\$46,030)	40.13	40.13	\$4,984	AG
22-0029-0010-01-1	W ELM VALLEY	07/29/22	WD	\$40,000	\$40,000	\$105,967	(\$65,967)	20.00	20.00	\$2,000	AG
22-0029-0012-05-0	PARDEE	11/08/24	WD	\$465,000	\$465,000	\$339,662	\$125,338	57.70	57.70	\$8,059	AG
22-0021-0003-03-9	W WARREN WOODS	06/16/22	WD	\$172,000	\$172,000	\$178,163	(\$6,163)	41.00	41.00	\$4,195	AG
22-0008-0009-02-1	SAWYER	10/29/24	WD	\$412,500	\$412,500	\$372,242	\$40,258	5.00	6.00	\$82,500	AG
								\$139,276			
22-0008-0002-00-1	SAWYER	11/18/24	WD	\$70,000	\$70,000			10.50	10.50	\$6,667	AG
02-0022-0006-15-0	MILLER RD	01/08/21		\$190,000	\$190,000			25.00	25.00	\$7,600	AG
02-0002-0001-02-0	W LINCO	12/28/22		\$360,000	\$360,000			37.00	37.00	\$9,780	AG
22-0008-0006-00-6	WEE CHIK	04/23/21	WD	\$90,000	\$90,000			12.00	12.00	\$7,500	AG
02-0010-0012-04-3	CLEVELAND	12/10/21		\$100,000	\$100,000			20.00	20.00	\$5,000	AG
22-0011-0016-01-0	13085 CLEVELAND	04/28/22	WD	\$132,000	\$132,000			17.65	17.65	\$7,479	AG
22-0029-0010-02-0	15636 PARDEE	12/05/22	WD	\$221,850	\$221,850			29.58	29.58	\$7,500	AG
Totals:				\$4,538,398	\$1,163,850			511.80	512.71		

TILL	RATE/TILL	NON TILL	BS
25.843		2	1
17.689		3.68	1
20.6		8	1
20		11.407	1
21.687			1.5

46.77 \$2,977.89 RATE USED FOR NONTILLABLE (\$2977 ROUNDED)
\$1,300.00 RATE USED FOR WET

8.975	\$7,799.44
24.923	\$7,623.48
35.45	\$10,155.15
11.875	\$7,578.95
19.5	\$5,128.21
17.65	\$7,478.75
28.747	\$7,717.33
147.12	

\$7,910.89 RATE USED FOR TILLABLE (\$7900 ROUNDED)

02-0015-0003-02-9	HOLDEN RD	09/21/22		\$150,000	\$150,000			17.00	17.00	\$8,824	AG	13.587	\$11,039.96
02-0013-0004-10-0	W LEMON CREEK	11/02/21	WD	\$77,660	\$77,660			6.77	6.78	\$11,478	AG	6.776	\$11,461.04
22-0028-0009-06-0	PARDEE	07/05/22	WD	\$144,000	\$144,000			20.00	20.00	\$7,200	AG	17.682	\$8,143.88

2025 LAND COMMERCIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/Acre	Dollars/SqFt	Rate Group 1
30-0011-0031-36-0	04/06/23	\$130,000	\$30,700	23.62	\$61,457	\$91,229	\$22,686	184.0	0.0	\$496	\$152,812	\$3.51	MAIN FF
30-0710-0056-00-4	01/18/21	\$116,000	\$37,500	32.33	\$78,930	\$101,785	\$64,715	174.5	264.0	\$583	\$192,410	\$4.42	MAIN FF
05-0008-0007-02-5	07/29/22	\$183,000	\$76,200	41.64	\$152,360	\$84,880	\$54,240	120.0	200.0	\$707	\$154,047	\$3.54	MAIN FF
05-0106-0003-03-8	02/28/20	\$161,000	\$60,100	37.33	\$120,102	\$64,787	\$23,889	200.0	0.0	\$324	\$11,779	\$0.27	MAIN FF
10-0022-0011-14-0	03/07/22	\$374,900	\$72,700	19.39	\$174,666	\$273,056	\$72,822	760.0	0.0	\$359	\$56,300	\$1.29	MAIN ST FF
10-0022-0011-14-0	03/30/23	\$500,000	\$74,400	14.88	\$174,666	\$398,156	\$72,822	760.0	0.0	\$524	\$82,094	\$1.88	MAIN ST FF
						\$1,013,893		2,198.5					
										\$461	ROUNDED		
										\$450	2025 RATE USED FOR MAIN		
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$156,712	\$11,288	\$38,000	180.6	290.0	\$63	\$11,288	\$0.26	OFF FF
02-0011-0027-01-4	10/18/24	\$155,000	\$77,300	49.87	\$151,860	\$39,265	\$36,125	180.6	290.0	\$217	\$39,304	\$0.90	OFF FF
34-4450-0002-00-1	09/13/22	\$180,000	\$69,100	38.39	\$152,270	\$56,338	\$28,608	200.0	0.0	\$282	\$31,143	\$0.71	OFF FF
34-4450-0005-00-1	05/04/23	\$195,000	\$53,100	27.23	\$110,097	\$114,297	\$29,394	200.0	0.0	\$571	\$57,263	\$1.31	OFF FF
10-0022-0010-11-0	10/08/21	\$41,400	\$0	0.00	\$73,590	\$41,400	\$73,590	223.0	163.0	\$186	\$49,640	\$1.14	OFF FF
						\$262,588		984.2					
										\$267	ROUNDED		
										\$250	2025 RATE USED FOR OFF		

2025 LAND INDUSTRIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
30-0011-0012-13-2	05/29/20	\$12,000	\$15,100	125.83	\$33,480	\$12,000	\$33,480	1.24	1.24	\$9,677	\$0.22	INDUSTRIAL
05-0001-0001-06-0	01/21/20	\$144,774	\$82,600	57.05	\$165,166	\$144,774	\$165,166	34.47	34.47	\$4,200	\$0.10	INDUSTRIAL
54-0007-0102-02-3	07/09/21	\$65,000	\$13,800	21.23	\$25,800	\$65,000	\$23,980	3.74	3.90	\$17,389	\$0.40	INDUSTRIAL
05-0106-0001-04-0	08/27/21	\$680,000	\$334,200	49.15	\$668,304	\$680,000	\$668,304	15.00	15.00	\$45,333	\$1.04	INDUSTRIAL
05-0106-0003-08-0	03/01/21	\$202,475	\$75,800	37.44	\$151,673	\$202,475	\$151,673	31.15	31.15	\$6,500	\$0.15	INDUSTRIAL
30-9425-0014-13-0	06/23/22	\$30,000	\$20,200	67.33	\$36,000	\$30,000	\$36,000	2.00	2.00	\$15,000	\$0.34	INDUSTRIAL
Totals:		\$1,134,249	\$541,700		\$1,080,423	\$1,134,249	\$1,078,603	87.60	87.76			
			Sale. Ratio =>	47.76						Average		
			Std. Dev. =>	36.13						per SqFt=>	\$0.30	