

2026 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
02-0013-0015-06-3	10/24/24	\$3,000	\$3,400	113.33	\$8,261	\$3,000	\$8,261	0.20	0.20	\$15,000
10-1900-0017-00-2	07/10/24	\$15,000	\$11,200	74.67	\$22,327	\$15,000	\$22,327	0.30	0.30	\$50,336
10-6760-0020-01-0	04/15/24	\$100,000	\$52,300	52.30	\$106,227	\$7,883	\$14,110	0.34	0.34	\$23,050
10-0001-0011-08-5	09/20/24	\$130,000	\$71,800	55.23	\$136,035	\$21,687	\$27,722	0.37	0.37	\$58,614
04-0019-0021-01-1	07/31/23	\$126,500	\$58,200	46.01	\$129,511	\$10,468	\$13,479	0.42	0.42	\$24,924
04-0020-0031-00-1	08/11/23	\$125,000	\$57,500	46.00	\$127,799	\$11,699	\$14,498	0.43	0.43	\$26,956
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
04-0029-0019-21-8	05/29/24	\$15,000	\$6,500	43.33	\$14,890	\$15,000	\$14,890	0.48	0.48	\$31,250
10-0026-0008-01-2	07/18/24	\$240,000	\$120,900	50.38	\$238,494	\$38,218	\$36,712	0.49	0.49	\$77,996
10-0032-0008-06-8	03/24/25	\$284,000	\$120,200	42.32	\$313,618	\$28,970	\$58,588	0.50	0.50	\$57,940
04-0012-0001-06-3	06/03/24	\$135,000	\$71,500	52.96	\$142,836	\$8,778	\$16,614	0.50	0.50	\$17,556
10-0014-0010-08-1	07/17/23	\$17,700	\$9,400	53.11	\$32,180	\$17,700	\$32,180	0.78	0.78	\$22,692
10-2600-0007-00-3	03/26/24	\$16,500	\$9,600	58.18	\$33,005	\$16,500	\$33,005	0.80	0.80	\$20,625
02-0022-0015-02-0	04/12/24	\$135,000	\$61,600	45.63	\$127,547	\$32,648	\$25,195	0.80	0.80	\$40,810
10-4250-0018-01-0	09/03/24	\$15,000	\$13,000	86.67	\$33,830	\$15,000	\$33,830	0.82	0.82	\$18,293
02-0010-0014-02-0	01/11/24	\$132,000	\$53,600	40.61	\$128,723	\$37,972	\$34,695	0.84	0.84	\$45,205
10-3120-0001-00-3	06/28/24	\$300,000	\$130,600	43.53	\$267,197	\$67,912	\$35,109	0.85	0.85	\$79,803
10-3120-0011-00-9	06/19/23	\$180,000	\$68,700	38.17	\$157,463	\$58,636	\$36,099	0.88	0.88	\$67,013
05-0003-0007-01-6	10/21/24	\$210,000	\$89,600	42.67	\$179,185	\$70,991	\$40,176	0.89	0.89	\$79,765
05-0003-0010-03-0	11/14/23	\$235,000	\$106,600	45.36	\$213,135	\$62,944	\$41,079	0.91	0.91	\$69,169
05-0024-0004-05-2	04/12/23	\$257,000	\$110,300	42.92	\$220,584	\$77,947	\$41,531	0.92	0.92	\$84,725
05-0003-0003-03-7	09/08/23	\$129,000	\$59,300	45.97	\$118,520	\$52,913	\$42,433	0.94	0.94	\$56,290
10-2600-0008-00-0	05/26/23	\$21,900	\$11,400	52.05	\$39,193	\$21,900	\$39,193	0.95	0.95	\$23,053
04-0018-0013-04-4	02/10/24	\$36,000	\$10,300	28.61	\$32,169	\$36,000	\$32,169	0.98	0.98	\$36,923
04-0019-0003-00-4	09/20/24	\$170,000	\$86,500	50.88	\$175,870	\$28,493	\$34,363	0.99	0.99	\$28,927
10-0023-0001-21-8	10/25/24	\$175,000	\$93,800	53.60	\$194,638	\$21,618	\$41,256	1.00	1.00	\$21,618
04-0003-0023-00-9	05/08/24	\$80,000	\$34,800	43.50	\$73,267	\$41,018	\$34,285	1.00	1.00	\$41,018
04-0021-0006-05-6	06/07/24	\$340,000	\$169,600	49.88	\$339,526	\$36,091	\$35,617	1.00	1.00	\$36,091
05-0005-0001-11-1	09/15/23	\$25,000	\$22,600	90.40	\$45,142	\$25,000	\$45,142	1.00	1.00	\$25,000
30-0011-0017-01-1	03/04/25	\$165,000	\$72,700	44.06	\$173,309	\$37,964	\$46,273	1.00	1.00	\$37,964
04-4570-0009-00-6	04/28/23	\$20,000	\$15,500	77.50	\$39,431	\$20,000	\$39,431	1.02	1.02	\$19,666
04-0009-0019-25-0	02/26/25	\$300,000	\$115,200	38.40	\$264,131	\$75,817	\$39,948	1.02	1.02	\$74,330
04-5400-0005-00-0	08/22/24	\$16,500	\$17,400	105.45	\$40,188	\$16,500	\$40,188	1.03	1.07	\$16,051
05-7280-0001-00-4	03/08/24	\$191,500	\$101,700	53.11	\$203,362	\$33,755	\$45,617	1.03	1.03	\$32,772
05-0013-0006-04-1	08/28/24	\$284,900	\$149,300	52.40	\$298,575	\$32,258	\$45,933	1.05	1.05	\$30,722
04-0032-0007-03-1	09/19/23	\$140,000	\$57,100	40.79	\$143,758	\$30,997	\$34,755	1.08	1.08	\$28,701
04-0125-0001-08-8	06/16/23	\$207,799	\$65,200	31.38	\$152,862	\$92,357	\$37,420	1.08	1.08	\$85,516
04-0034-0010-06-3	08/22/23	\$240,000	\$94,600	39.42	\$208,249	\$66,898	\$35,147	1.10	1.10	\$60,816
02-0012-0021-01-4	09/22/23	\$442,000	\$168,200	38.05	\$392,753	\$92,495	\$43,248	1.14	1.14	\$81,136
10-4470-0013-02-9	12/17/24	\$310,000	\$133,000	42.90	\$273,145	\$81,627	\$44,772	1.15	1.15	\$71,042
05-0003-0013-06-7	07/18/24	\$265,000	\$104,400	39.40	\$208,777	\$103,897	\$47,674	1.16	1.16	\$89,566
10-0014-0008-10-8	06/06/24	\$200,200	\$82,900	41.41	\$175,546	\$70,157	\$45,503	1.18	1.18	\$59,455
04-0009-0013-01-1	12/16/24	\$103,000	\$42,800	41.55	\$87,979	\$43,860	\$28,839	1.18	1.18	\$37,169
22-0003-0010-02-9	09/12/23	\$98,000	\$52,500	53.57	\$108,327	\$24,187	\$34,514	1.18	1.18	\$20,497
22-0003-0010-02-9	02/12/25	\$145,000	\$51,100	35.24	\$109,382	\$71,197	\$35,579	1.18	1.18	\$60,336
02-0014-0001-12-5	08/22/24	\$396,000	\$180,500	45.58	\$365,663	\$74,279	\$43,942	1.19	1.19	\$62,419

2026 Land Rural Residential

											\$1,865,231	39.61	\$47,092	1.00	47092
											1 ACRE RATE				
22-0035-0014-07-0	08/09/24	\$172,500	\$87,700	50.84	\$180,083	\$29,684	\$37,267	1.30	1.30	\$22,834					
04-0020-0032-00-8	05/15/23	\$190,000	\$84,500	44.47	\$195,780	\$36,258	\$42,038	1.30	1.30	\$27,848					
05-0103-0001-11-1	03/21/25	\$10,000	\$25,300	253.00	\$50,522	\$10,000	\$50,522	1.34	1.34	\$7,463					
02-0034-0012-06-7	12/23/24	\$579,900	\$253,300	43.68	\$509,478	\$116,448	\$46,026	1.34	1.34	\$86,901					
04-0001-0006-09-4	11/22/24	\$130,000	\$79,400	61.08	\$161,921	\$7,947	\$39,868	1.35	1.35	\$5,887					
04-0030-0013-01-9	02/03/25	\$410,000	\$165,400	40.34	\$375,338	\$79,697	\$45,035	1.35	1.35	\$59,035					
02-0015-0021-12-4	09/20/23	\$373,800	\$139,100	37.21	\$327,351	\$92,614	\$46,165	1.35	1.35	\$68,603					
02-0011-0002-01-1	03/15/24	\$270,000	\$94,800	35.11	\$227,445	\$89,136	\$46,581	1.38	1.38	\$64,591					
22-0033-0002-11-0	12/20/24	\$52,000	\$17,200	33.08	\$47,888	\$52,000	\$47,888	1.43	1.43	\$36,364					
04-4570-0003-00-8	11/15/24	\$25,000	\$20,000	80.00	\$46,103	\$25,000	\$46,103	1.48	1.48	\$16,949					
04-0002-0001-04-0	05/31/23	\$275,000	\$110,600	40.22	\$252,986	\$68,335	\$46,321	1.49	1.49	\$45,862					
04-0017-0011-04-3	08/30/24	\$229,900	\$97,700	42.50	\$199,956	\$74,707	\$44,763	1.50	1.50	\$49,805					
10-0021-0001-01-7	03/28/24	\$230,000	\$108,600	47.22	\$272,681	\$11,960	\$54,641	1.63	1.63	\$7,342					
04-0034-0002-03-6	04/14/23	\$155,000	\$58,200	37.55	\$141,697	\$60,882	\$47,579	1.64	1.64	\$37,123					
30-0014-0004-06-0	10/07/24	\$42,500	\$19,000	44.71	\$48,109	\$42,500	\$48,109	1.65	1.65	\$25,758					
04-0023-0007-01-6	11/19/24	\$215,000	\$98,600	45.86	\$201,907	\$60,211	\$47,118	1.68	1.68	\$35,840					
											\$857,379	23.21	\$36,946	1.50	55420
											1 1/2 ACRE RATE				
22-0008-0020-00-9	05/12/23	\$125,000	\$48,900	39.12	\$127,485	\$46,942	\$49,427	1.75	1.75	\$26,824					
22-0008-0065-01-1	12/13/24	\$162,000	\$82,400	50.86	\$181,977	\$34,861	\$54,838	1.75	1.75	\$19,921					
10-4700-0013-00-1	10/06/23	\$80,000	\$15,100	18.88	\$56,376	\$80,000	\$56,376	1.77	1.77	\$45,198					
10-0036-0008-06-1	07/17/23	\$180,000	\$62,200	34.56	\$150,924	\$85,698	\$56,622	1.79	1.79	\$47,876					
02-0013-0010-14-2	07/26/24	\$315,000	\$146,400	46.48	\$299,971	\$68,150	\$53,121	1.80	1.80	\$37,861					
02-0002-0024-00-8	08/23/23	\$235,000	\$86,100	36.64	\$201,043	\$64,846	\$30,889	1.84	1.84	\$35,242					
05-0105-0013-02-7	06/26/23	\$335,000	\$151,900	45.34	\$303,850	\$94,224	\$63,074	1.87	1.87	\$50,387					
05-0014-0006-03-1	08/07/23	\$185,000	\$119,100	64.38	\$238,202	\$10,685	\$63,887	1.90	1.90	\$5,624					
04-0001-0006-04-3	11/22/23	\$250,000	\$96,200	38.48	\$216,099	\$82,655	\$48,754	1.92	1.92	\$43,049					
05-0103-0007-14-4	07/27/23	\$26,500	\$85,200	321.51	\$64,699	\$26,500	\$64,699	1.93	1.93	\$13,731					
02-0003-0001-01-4	10/10/23	\$186,000	\$62,500	33.60	\$152,895	\$82,900	\$49,795	1.99	1.99	\$41,658					
04-0011-0002-04-5	07/12/24	\$155,000	\$69,700	44.97	\$147,480	\$61,164	\$53,644	2.00	2.00	\$30,582					
05-0009-0010-03-2	05/04/23	\$223,000	\$133,700	59.96	\$267,361	\$22,234	\$66,595	2.00	2.00	\$11,117					
02-0014-0006-10-1	08/01/23	\$43,900	\$17,600	40.09	\$56,369	\$43,900	\$56,369	2.00	2.00	\$21,950					
02-0002-0021-08-4	06/27/23	\$415,000	\$149,200	35.95	\$357,797	\$114,306	\$57,103	2.06	2.06	\$55,488					
02-0022-0006-08-0	03/28/25	\$50,000	\$17,800	35.60	\$48,793	\$50,000	\$48,793	2.07	2.07	\$24,155					
05-0003-0003-17-7	07/26/23	\$224,900	\$97,000	43.13	\$194,076	\$98,120	\$67,296	2.08	2.08	\$47,173					
02-0012-0020-06-9	02/05/25	\$349,900	\$140,700	40.21	\$335,817	\$80,687	\$66,604	2.10	2.10	\$38,422					
10-7150-0039-00-4	04/03/23	\$280,000	\$111,500	39.82	\$258,317	\$82,798	\$61,115	2.13	2.13	\$38,872					
02-0024-0003-01-0	11/26/24	\$300,000	\$160,600	53.53	\$327,941	\$30,875	\$58,816	2.20	2.20	\$14,034					
05-0024-0003-07-2	05/15/24	\$69,000	\$34,300	49.71	\$68,523	\$69,000	\$68,523	2.22	2.22	\$31,081					
											\$1,330,545	41.17	\$32,318	2.00	64637
											2 ACRE RATE				
10-4700-0016-00-0	04/22/24	\$700,000	\$288,900	41.27	\$593,574	\$169,744	\$63,318	2.28	2.28	\$74,449					
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					
02-0012-0022-01-1	11/15/24	\$336,500	\$149,600	44.46	\$305,874	\$91,522	\$60,896	2.37	2.37	\$38,617					
05-0103-0001-41-0	05/06/24	\$35,850	\$35,000	97.63	\$70,012	\$35,850	\$70,012	2.39	2.39	\$15,000					

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10-0027-0015-04-1	05/09/23	\$170,000	\$74,500	43.82	\$153,968	\$52,022	\$35,990	2.46	2.46	\$21,147
05-0023-0002-10-8	04/05/24	\$399,000	\$197,700	49.55	\$395,394	\$74,319	\$70,713	2.47	2.47	\$30,089
02-0002-0021-14-9	05/03/24	\$71,000	\$24,800	34.93	\$59,587	\$71,000	\$59,587	2.50	2.50	\$28,400
22-0008-0021-06-4	06/01/23	\$239,000	\$110,500	46.23	\$276,713	\$32,063	\$69,776	2.50	2.50	\$12,825
22-0007-0022-03-8	08/23/24	\$180,000	\$88,000	48.89	\$186,711	\$31,086	\$37,797	2.51	2.51	\$12,385
02-0003-0014-04-3	09/30/24	\$349,900	\$116,700	33.35	\$240,827	\$173,167	\$64,094	2.61	2.61	\$66,348
02-0012-0001-04-8	05/19/23	\$336,000	\$155,700	46.34	\$375,816	\$24,716	\$64,532	2.64	2.64	\$9,362
					\$835,672			27.09		\$30,848
									2.50	77120
2 1/2 ACRE RATE										
10-0013-0006-03-4	04/12/24	\$285,000	\$139,800	49.05	\$276,791	\$53,266	\$45,057	2.80	2.80	\$19,024
02-0015-0002-04-9	09/18/23	\$458,000	\$133,800	29.21	\$324,508	\$201,531	\$68,039	2.88	2.88	\$69,976
10-0023-0018-23-4	05/11/23	\$275,000	\$138,300	50.29	\$319,557	\$29,109	\$73,666	2.92	2.92	\$9,969
10-0013-0016-09-9	05/16/23	\$249,900	\$105,000	42.02	\$218,575	\$74,245	\$42,920	2.96	2.96	\$25,083
05-0121-0006-13-8	06/28/24	\$150,000	\$101,500	67.67	\$202,910	\$26,017	\$78,927	2.97	2.97	\$8,760
04-0029-0004-05-9	11/13/24	\$353,700	\$177,000	50.04	\$368,407	\$58,162	\$72,869	3.00	3.00	\$19,387
10-0033-0011-01-0	10/28/24	\$35,000	\$0	0.00	\$70,030	\$35,000	\$70,030	3.02	3.02	\$11,589
05-0103-0001-43-0	05/24/24	\$42,000	\$40,400	96.19	\$80,884	\$42,000	\$80,884	3.12	3.12	\$13,462
05-0103-0001-44-0	07/12/24	\$45,000	\$41,000	91.11	\$82,091	\$45,000	\$82,091	3.22	3.22	\$13,975
04-0012-0001-03-9	06/07/24	\$307,550	\$124,100	40.35	\$264,143	\$119,374	\$75,967	3.30	3.30	\$36,174
05-0103-0001-46-0	06/24/24	\$46,000	\$42,000	91.30	\$84,022	\$46,000	\$84,022	3.38	3.38	\$13,609
					\$2,401,048			87.75		\$27,362
									3.00	82087
3 ACRE RATE										
05-0002-0002-04-1	11/01/24	\$200,000	\$111,600	55.80	\$223,290	\$62,905	\$86,195	3.56	3.56	\$17,670
05-0008-0016-07-5	03/03/25	\$35,000	\$45,400	129.71	\$90,725	\$28,061	\$83,786	3.36	3.36	\$8,351
04-0035-0006-05-0	03/07/25	\$450,000	\$192,400	42.76	\$425,341	\$104,064	\$79,405	3.73	3.73	\$27,899
02-0012-0026-04-0	05/17/24	\$525,000	\$217,900	41.50	\$441,082	\$163,489	\$79,571	3.82	3.82	\$42,798
02-0015-0024-11-5	03/06/25	\$41,000	\$21,900	53.41	\$64,220	\$41,000	\$64,220	4.00	2.00	\$10,250
04-0002-0017-00-1	11/22/24	\$170,000	\$104,700	61.59	\$228,949	\$38,576	\$97,525	4.00	4.00	\$9,644
04-0035-0015-01-2	05/30/24	\$195,000	\$75,800	38.87	\$166,677	\$108,784	\$80,461	4.00	4.00	\$27,196
04-0011-0005-11-7	10/20/23	\$324,000	\$140,100	43.24	\$338,670	\$63,780	\$78,450	4.13	4.13	\$15,443
10-2600-0001-00-5	05/23/24	\$85,000	\$127,200	149.65	\$254,519	\$85,000	\$254,519	4.22	0.63	\$20,142
05-0010-0002-08-4	06/13/24	\$265,000	\$104,800	39.55	\$209,632	\$147,916	\$92,548	4.24	4.24	\$34,886
					\$843,575			39.06		\$21,597
									4.00	86388
4 ACRE RATE										
05-0103-0001-48-0	10/18/24	\$62,000	\$47,100	75.97	\$94,112	\$62,000	\$94,112	4.60	4.60	\$13,478
10-0032-0014-35-0	08/02/23	\$285,000	\$0	0.00	\$240,839	\$143,813	\$99,652	4.74	4.74	\$30,372
22-0008-0009-12-9	12/15/23	\$232,500	\$120,900	52.00	\$309,140	\$27,671	\$104,311	4.94	4.94	\$5,601
04-0033-0005-03-0	04/29/24	\$300,000	\$0	0.00	\$261,641	\$122,976	\$84,617	5.00	2.00	\$24,595
04-0010-0009-02-5	10/13/23	\$325,000	\$127,600	39.26	\$312,802	\$97,540	\$85,342	5.00	5.00	\$19,508
04-0033-0008-05-0	03/13/24	\$50,000	\$0	0.00	\$86,006	\$50,000	\$86,006	5.00	5.00	\$10,000
05-0014-0014-01-8	07/16/24	\$507,100	\$248,300	48.96	\$496,590	\$106,359	\$95,849	5.00	5.00	\$21,272
02-0012-0020-04-2	07/14/23	\$452,000	\$187,500	41.48	\$464,124	\$80,337	\$92,461	5.00	5.00	\$16,067
02-0012-0020-04-2	11/09/23	\$458,000	\$187,500	40.94	\$464,124	\$86,337	\$92,461	5.00	5.00	\$17,267
02-0027-0013-01-0	07/31/23	\$469,000	\$139,700	29.79	\$349,955	\$211,506	\$92,461	5.00	5.00	\$42,301
22-0002-0001-00-5	11/20/23	\$228,000	\$90,700	39.78	\$245,865	\$95,133	\$112,998	5.00	5.00	\$19,027
22-0009-0008-01-5	06/21/24	\$412,000	\$145,200	35.24	\$327,402	\$195,408	\$110,810	5.00	5.00	\$39,082
22-0018-0003-01-0	10/27/23	\$482,500	\$168,300	34.88	\$420,786	\$179,347	\$117,633	5.00	5.00	\$35,869

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10-0012-0009-11-0	01/09/25	\$339,000	\$141,600	41.77	\$374,755	\$62,414	\$98,169	5.21	5.21	\$11,980	
22-0005-0020-04-7	12/30/24	\$100,000	\$38,500	38.50	\$118,010	\$100,000	\$118,010	5.21	5.21	\$19,194	
22-0007-0020-07-0	08/29/24	\$42,500	\$36,700	86.35	\$112,852	\$42,500	\$112,852	5.38	5.38	\$7,900	
10-0012-0001-04-2	08/08/23	\$385,000	\$180,500	46.88	\$415,511	\$77,984	\$108,495	5.42	5.42	\$14,388	
30-0014-0034-13-1	11/16/23	\$415,000	\$166,800	40.19	\$424,546	\$90,483	\$100,029	5.78	5.78	\$15,654	
04-0032-0001-11-0	04/23/24	\$50,000	\$0	0.00	\$91,273	\$50,000	\$91,273	5.92	5.92	\$8,446	
\$1,881,808								97.20	\$19,361	5.00	96806
5 ACRE RATE											
04-0020-0008-01-8	08/30/24	\$420,000	\$157,200	37.43	\$325,653	\$185,191	\$90,844	6.00	6.00	\$30,865	
02-0036-0006-08-0	07/19/24	\$975,000	\$459,600	47.14	\$927,564	\$152,510	\$105,074	6.30	6.30	\$24,208	
05-0008-0015-03-6	08/14/24	\$144,000	\$93,300	64.79	\$186,645	\$62,945	\$105,590	6.50	6.50	\$9,684	
05-0022-0002-12-6	03/31/25	\$360,000	\$191,700	53.25	\$383,445	\$83,054	\$106,499	6.64	6.64	\$12,508	
22-0007-0016-04-6	10/13/23	\$428,000	\$125,500	29.32	\$326,358	\$229,985	\$128,343	7.00	7.00	\$32,855	
22-0008-0014-02-5	10/10/24	\$250,000	\$83,100	33.24	\$197,415	\$183,514	\$130,929	7.00	7.00	\$26,216	
05-0121-0001-03-0	01/17/24	\$68,000	\$27,900	41.03	\$55,805	\$68,000	\$55,805	7.28	7.28	\$9,341	
22-0016-0010-05-5	10/15/24	\$353,000	\$200,800	56.88	\$429,459	\$59,698	\$136,157	7.45	7.45	\$8,013	
04-0032-0013-05-8	02/02/24	\$310,000	\$150,500	48.55	\$362,532	\$53,441	\$105,973	7.80	7.80	\$6,851	
04-0002-0015-04-0	07/02/24	\$475,000	\$0	0.00	\$460,392	\$126,116	\$111,508	8.32	8.32	\$15,158	
\$1,204,454								70.29	\$17,135	7.00	119948
7 ACRE RATE											
05-0008-0013-10-6	03/29/24	\$470,000	\$204,400	43.49	\$408,702	\$185,484	\$124,186	8.55	8.55	\$21,694	
22-0007-0007-10-1	05/30/24	\$700,000	\$275,000	39.29	\$571,584	\$274,802	\$146,386	8.96	8.96	\$30,670	
02-0013-0005-00-9	08/27/24	\$265,000	\$55,000	20.75	\$130,719	\$265,000	\$130,719	9.12	9.12	\$29,057	
02-0022-0006-04-7	05/31/23	\$459,900	\$166,700	36.25	\$419,567	\$172,030	\$131,697	9.23	9.23	\$18,638	
22-0014-0001-02-5	10/03/24	\$295,000	\$169,500	57.46	\$362,770	\$86,118	\$153,888	9.62	9.62	\$8,952	
10-0015-0010-04-6	08/05/24	\$346,200	\$149,700	43.24	\$339,935	\$164,413	\$158,148	9.90	9.90	\$16,607	
04-0028-0014-05-0	04/14/23	\$126,400	\$59,100	46.76	\$117,960	\$126,400	\$117,960	9.96	3.32	\$12,691	
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	
22-0035-0010-00-1	09/05/24	\$260,000	\$148,900	57.27	\$321,596	\$93,474	\$155,070	10.00	10.00	\$9,347	
10-0034-0014-10-2	09/15/23	\$97,000	\$48,500	50.00	\$159,329	\$97,000	\$159,329	10.14	10.14	\$9,566	
05-0104-0009-19-0	07/16/24	\$535,000	\$263,500	49.25	\$527,065	\$147,023	\$139,088	10.17	10.17	\$14,457	
04-0020-0024-05-0	12/24/24	\$100,000	\$0	0.00	\$130,283	\$100,000	\$130,283	10.32	10.32	\$9,690	
02-0003-0025-06-1	12/04/24	\$1,015,000	\$397,900	39.20	\$807,094	\$347,977	\$140,071	10.36	10.36	\$33,589	
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	
05-0011-0004-33-6	01/08/24	\$475,000	\$174,600	36.76	\$349,178	\$267,303	\$141,481	10.92	10.92	\$24,478	
04-0010-0013-17-0	12/18/24	\$63,000	\$71,000	112.70	\$141,838	\$63,000	\$141,838	11.17	1.21	\$5,640	
04-0010-0013-20-0	12/18/24	\$63,000	\$71,000	112.70	\$141,838	\$63,000	\$141,838	11.17	11.17	\$5,640	
05-0005-0004-06-0	12/23/24	\$249,000	\$107,200	43.05	\$214,372	\$178,663	\$144,035	11.72	11.72	\$15,244	
04-0031-0013-04-1	02/13/25	\$550,000	\$268,400	48.80	\$611,906	\$72,237	\$134,143	11.78	11.78	\$6,132	
10-0014-0001-01-4	10/14/24	\$115,000	\$68,200	59.30	\$153,635	\$115,000	\$145,399	12.00	12.00	\$9,583	
04-0021-0004-03-7	11/08/24	\$99,000	\$55,500	56.06	\$129,975	\$99,000	\$129,975	12.24	12.24	\$8,088	
\$3,205,882								218.09	\$14,700	10.00	146998
10 ACRE RATE											
05-0105-0010-11-0	10/25/24	\$153,840	\$73,800	47.97	\$147,546	\$153,840	\$147,546	12.82	12.82	\$12,000	
10-0013-0017-08-7	10/02/24	\$382,000	\$208,700	54.63	\$441,297	\$107,254	\$166,551	13.71	13.71	\$7,823	
05-0003-0015-05-1	06/25/24	\$350,000	\$180,300	51.51	\$360,621	\$157,607	\$168,228	17.85	17.85	\$8,830	
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	

2026 Land Rural Residential

04-0023-0002-10-3	07/27/23	\$185,000	\$68,300	36.92	\$184,417	\$185,000	\$184,417	16.40	16.40	\$11,280				
										\$899,803	78.30	\$11,492	15.00	172376
												15 ACRE RATE		
05-0003-0015-05-1	06/25/24	\$350,000	\$180,300	51.51	\$360,621	\$157,607	\$168,228	17.85	17.85	\$8,830				
02-0015-0004-17-0	07/05/24	\$850,000	\$420,500	49.47	\$832,698	\$234,711	\$217,409	18.00	10.50	\$13,040				
02-0012-0002-00-1	06/20/23	\$450,000	\$322,000	71.56	\$583,893	\$34,950	\$168,843	18.00	18.00	\$1,942				
04-0029-0019-09-9	12/02/23	\$80,000	\$57,800	72.25	\$110,170	\$80,000	\$110,170	19.02	19.02	\$4,206				
05-0110-0004-02-4	10/04/23	\$575,000	\$254,800	44.31	\$509,544	\$241,630	\$176,174	19.50	19.50	\$12,391				
22-0011-0009-06-4	12/05/23	\$462,000	\$169,400	36.67	\$439,530	\$257,681	\$235,211	19.61	19.61	\$13,140				
10-0024-0007-00-1	04/10/23	\$140,000	\$74,900	53.50	\$203,651	\$140,000	\$201,868	20.00	20.00	\$7,000				
22-0001-0016-01-0	12/21/23	\$280,000	\$0	0.00	\$239,111	\$280,000	\$239,111	20.01	20.01	\$13,993				
22-0001-0016-02-0	01/12/24	\$260,000	\$0	0.00	\$239,111	\$260,000	\$239,111	20.01	20.01	\$12,994				
										\$1,686,579	172.00	\$9,806	20.00	196114
												20 ACRE RATE		
05-0116-0008-26-6	03/05/24	\$255,000	\$110,100	43.18	\$220,168	\$255,000	\$220,168	22.55	22.55	\$11,308				
10-0034-0001-01-9	02/28/25	\$499,000	\$165,000	33.07	\$394,868	\$282,843	\$178,711	20.00	20.00	\$14,142				
04-0006-0010-04-0	12/18/24	\$400,000	\$223,800	55.95	\$451,996	\$120,014	\$172,010	23.93	23.93	\$5,015				
05-0103-0007-28-4	08/08/23	\$970,000	\$484,700	49.97	\$969,434	\$261,763	\$261,197	25.62	25.62	\$10,217				
10-0033-0026-05-6	01/07/25	\$580,000	\$258,500	44.57	\$595,889	\$242,457	\$258,346	26.59	26.59	\$9,118				
04-0006-0015-01-9	12/13/24	\$362,500	\$153,600	42.37	\$319,506	\$227,206	\$184,212	27.50	27.50	\$8,262				
										\$1,389,283	146.19	\$9,503	25.00	237582
												25 ACRE RATE		
04-0010-0032-01-0	11/01/24	\$250,000	\$0	0.00	\$191,897	\$250,000	\$191,897	28.00	28.00	\$8,929				
05-0118-0002-29-0	03/14/25	\$370,000	\$132,800	35.89	\$265,597	\$370,000	\$265,597	28.16	28.16	\$13,139				
04-0032-0003-12-5	06/27/24	\$140,000	\$85,900	61.36	\$193,270	\$140,000	\$193,270	28.87	28.87	\$4,849				
										\$1,660,000	148.56	\$11,174	30.00	335218
												30 ACRE RATE		
10-0014-0005-02-8	11/08/24	\$225,000	\$92,800	41.24	\$281,209	\$225,000	\$281,209	35.56	35.56	\$6,327				
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				
22-0007-0009-00-7	01/15/25	\$622,000	\$136,900	22.01	\$286,964	\$622,000	\$286,964	43.64	43.64	\$14,253				
										\$1,347,000	118.55	\$11,362	40.00	454492
												40 ACRE RATE		
02-0027-0016-00-1	11/06/23	\$625,000	\$204,900	32.78	\$518,363	\$351,013	\$244,376	59.00	30.00	\$5,949				
												\$5,949	50.00	297450
												50 ACRE RATE		
												\$4,000	100.00	400000
												100 ACRE RATE		

2026 Land Cleveland Village

Parcel Number	Street Address	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	
02-1100-0008-00-8	1813 MARLEN DR	09/19/22	\$212,000	\$92,300	43.54	\$244,534	\$36,448	\$68,982	0.37	0.37	\$98,508	\$2.26	
02-7260-0010-00-5	1856 JAYME DR	06/30/25	\$145,000	\$100,900	69.59	\$199,461	\$27,571	\$82,032	0.44	0.44	\$62,661	\$1.44	
02-7260-0015-00-7	1766 JAYME DR	02/24/23	\$305,000	\$104,200	34.16	\$263,604	\$97,327	\$55,931	0.30	0.30	\$324,423	\$7.45	
02-7260-0016-00-3	1750 JAYME DR	05/12/25	\$196,000	\$107,000	54.59	\$211,161	\$40,770	\$55,931	0.30	0.30	\$135,900	\$3.12	
02-7260-0016-00-3	1750 JAYME DR	10/09/25	\$250,000	\$107,000	42.80	\$210,708	\$95,223	\$55,931	0.30	0.30	\$317,410	\$7.29	
Totals:			\$1,108,000	\$511,400		\$1,129,468	\$297,339	\$318,807	1.71	1.71			
					Sale. Ratio =>	46.16						Average	
					Std. Dev. =>	13.63						2026 Rate per SqFt=>	\$3.99

2026 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	Dollars/FF	Actual Front
02-0013-0006-07-2	11/17/23	\$575,000	\$187,000	32.52	\$601,157	\$91,833	\$117,990	54.0	424.0	\$1,701	54.00
02-0013-0006-18-8	11/18/24	\$935,000	\$261,000	27.91	\$928,022	\$247,328	\$240,350	110.0	287.0	\$2,248	110.00
02-7110-0007-00-1	08/22/23	\$800,000	\$166,100	20.76	\$712,344	\$393,556	\$305,900	140.0	296.0	\$2,811	140.00
02-7110-0009-00-4	05/15/24	\$500,000	\$187,500	37.50	\$577,090	\$198,220	\$275,310	126.0	228.0	\$1,573	126.00
Totals:		\$2,810,000	\$801,600		\$2,818,613	\$930,937	\$939,550	430.0			
			Sale. Ratio =>	28.53			Average				
			Std. Dev. =>	7.11		2026 Rate	per FF=>			\$2,165	

2026 Land Village

Parcel Number	Street Address	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
30-0011-0031-18-8	8780 CORNELIA DR	01/03/25	\$268,000	\$113,000	42.16	\$279,884	\$98,558	\$110,442	0.81	0.57	\$1,232	\$121,228	\$2.78
30-0340-0021-00-2	8914 SECOND ST	04/07/23	\$185,000	\$74,600	40.32	\$178,635	\$37,031	\$30,666	0.20	0.20	\$561	\$185,155	\$4.25
30-0340-0038-00-2	8929 THIRD ST	10/06/23	\$289,000	\$96,900	33.53	\$228,125	\$91,541	\$30,666	0.20	0.20	\$1,387	\$457,705	\$10.51
30-0710-0047-00-5	1545 CHURCH ST	03/26/25	\$200,000	\$97,300	48.65	\$217,670	\$30,420	\$48,090	0.30	0.20	\$307	\$101,400	\$2.33
30-0710-0061-01-6	9038 HILLS RD	04/28/23	\$195,000	\$68,000	34.87	\$201,575	\$53,550	\$60,125	0.39	0.39	#DIV/0!	\$136,607	\$3.14
30-6000-0006-00-8	1621 PHEASANT RUN	12/27/24	\$245,000	\$129,600	52.90	\$269,566	\$25,770	\$50,336	0.33	0.33	\$234	\$78,567	\$1.80
30-6000-0017-00-0	1670 PHEASANT RUN	01/05/24	\$275,000	\$102,100	37.13	\$254,317	\$70,218	\$49,535	0.32	0.32	\$649	\$217,393	\$4.99
Totals:			\$1,657,000	\$681,500		\$1,629,772	\$407,088	\$379,860	2.56	2.21			
					Sale. Ratio =>	41.13							Average
					Std. Dev. =>	7.18							2026 Rate per SqFt=>
												\$3.66	

2026 Land Village Sub

Parcel Number	Street Address	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	
30-0370-0002-00-0	9038 SECOND ST	06/13/22	\$296,001	\$67,100	22.67	\$262,933	\$56,924	\$23,856	0.26	0.26	\$221,494	\$5.08	
30-1700-0003-00-6	1686 EAGLE CREST DR	02/21/22	\$399,900	\$155,800	38.96	\$410,788	\$17,239	\$28,127	0.30	0.30	\$56,894	\$1.31	
30-1700-0008-00-8	1661 EAGLE CREST DR	01/31/22	\$330,000	\$11,300	3.42	\$319,869	\$51,954	\$41,823	0.45	0.45	\$115,197	\$2.64	
30-1700-0009-00-4	1664 EAGLE CREST DR	01/17/22	\$334,900	\$19,400	5.79	\$360,212	\$16,704	\$42,016	0.45	0.45	\$36,874	\$0.85	
30-1700-0012-00-5	1687 EAGLE CREST DR	04/15/22	\$334,900	\$79,700	23.80	\$333,652	\$57,005	\$55,757	0.60	0.60	\$94,850	\$2.18	
30-4500-0002-00-3	1119 SONOMA CT	04/18/22	\$27,000	\$9,600	35.56	\$35,571	\$27,000	\$35,571	0.38	0.38	\$70,496	\$1.62	
30-4500-0004-00-6	1127 SONOMA CT	04/18/22	\$27,000	\$9,700	35.93	\$35,784	\$27,000	\$35,784	0.39	0.39	\$69,948	\$1.61	
Totals:			\$1,749,701	\$352,600		\$1,758,809	\$253,826	\$262,934	2.83	2.83			
					Sale. Ratio =>	20.15						Average	
					Std. Dev. =>	14.47						2026 Rate	\$2.06
											per SqFt=>		

2026 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
30-0011-0031-36-0	04/06/23	\$130,000	\$30,700	23.62	\$120,518	\$92,120	\$82,638	192.2	144.0	\$479
05-0003-0003-15-1	08/22/25	\$187,520	\$65,000	34.66	\$129,965	\$132,555	\$75,000	250.0	1250.0	\$530
51-0340-0288-00-1	01/17/25	\$200,000	\$93,700	46.85	\$187,380	\$34,970	\$22,350	100.0	135.0	\$350
54-0340-0077-00-3	05/01/24	\$50,000	\$42,100	84.20	\$84,142	\$37,358	\$71,500	100.0	0.0	\$374
51-4500-0002-00-5	03/25/24	\$100,000	\$43,800	43.80	\$102,689	\$100,000	\$102,689	200.0	375.0	\$500
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
						\$498,788		1,016.7		\$491 FF Rate for Main
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
02-0015-0018-07-0	03/31/25	\$500,000	\$239,900	47.98	\$517,880	\$70,484	\$88,364	353.5	260.0	\$199
02-0022-0004-10-0	12/29/20	\$225,000	\$49,800	22.13	\$116,619	\$225,000	\$116,619	583.1	1700.0	\$386
30-0011-0031-34-0	07/23/25	\$110,000	\$49,800	45.27	\$99,551	\$21,374	\$10,925	87.4	144.0	\$245
30-9425-0014-13-0	06/23/22	\$30,000	\$20,200	67.33	\$33,068	\$30,000	\$33,068	165.3	300.0	\$181
30-9425-0014-14-0	10/31/25	\$80,000	\$41,900	52.38	\$83,853	\$80,000	\$83,853	335.4	250.0	\$239
						\$466,123		1,705.3		\$273 FF Rate for Off

