

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	
14-090-010-029-00	US HWY 12	04/30/21	\$92,000	OTH	20-MULTI PARCEL	\$92,000	\$14,256	0.67	\$21,278	RURAL RESIDENTIAL	
14-090-011-016-01	23286 US HWY 12	05/03/21	\$124,000	OTH	21-NOT USED/OTHER	\$124,000	\$20,393	0.72	\$28,324	RURAL RESIDENTIAL	
14-090-010-053-00	69703 GARVER LAKE	09/23/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$29,561	0.79	\$37,419	RURAL RESIDENTIAL	
14-090-004-070-00	25486 US 12 E	07/16/20	\$179,900	WD	22-OUTLIER	\$179,900	\$30,200	0.89	\$33,933	RURAL RESIDENTIAL	
14-090-011-008-00	69005 BRADY RD	09/21/20	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$23,500	1.00	\$23,500	RURAL RESIDENTIAL	
14-070-007-038-00	33764 JUDY LN	09/17/20	\$150,000	WD	21-NOT USED/OTHER	\$150,000	\$30,993	0.92	\$33,688	RURAL RESIDENTIAL	
14-070-011-025-00	29473 US 12	03/10/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$25,223	0.85	\$29,674	RURAL RESIDENTIAL	
14-070-015-018-00	30954 US 12	08/21/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$25,867	1.00	\$25,867	RURAL RESIDENTIAL	
14-070-018-057-00	33850 REDFIELD ST	04/23/20	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$6,378	0.69	\$9,243	RURAL RESIDENTIAL	
14-070-019-007-00	33203 REDFIELD ST	06/18/21	\$30,300	WD	VACANT LAND	\$30,300	\$30,300	1.00	\$30,300	RURAL RESIDENTIAL	
14-090-017-061-00	70805 M-62 HWY	02/05/21	\$157,000	OTH	21-NOT USED/OTHER	\$157,000	\$19,218	1.03	\$18,658	RURAL RESIDENTIAL	
14-090-105-008-00	24618 N SHORE DR	04/22/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,200	1.59	\$26,541	RURAL RESIDENTIAL	
14-090-105-008-00	24618 N SHORE DR	10/30/20	\$145,000	WD	09-FAMILY	\$145,000	\$52,200	1.59	\$32,830	RURAL RESIDENTIAL	
14-090-004-043-00	25731 US 12 E	02/12/21	\$185,000	WD	03-ARM'S LENGTH	\$184,700	\$56,312	2.00	\$28,156	RURAL RESIDENTIAL	
14-090-016-053-00	70531 ELKHART RD	11/06/21	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$65,479	2.00	\$32,740	RURAL RESIDENTIAL	
14-070-002-005-01	29217 RUNKLE ST	09/15/20	\$175,000	WD	03-ARM'S LENGTH	\$163,000	\$42,722	2.00	\$21,361	RURAL RESIDENTIAL	
14-070-003-011-00	68162 BEEBE RD	04/27/20	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$33,505	2.00	\$16,753	RURAL RESIDENTIAL	
14-070-008-016-00	32654 US 12	11/12/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$58,182	2.00	\$29,091	RURAL RESIDENTIAL	
14-070-018-039-00	33822 BERTRAND ST	08/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,145	2.00	\$28,573	RURAL RESIDENTIAL	
14-070-020-007-00	32779 REDFIELD ST	10/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$45,291	1.50	\$30,194	RURAL RESIDENTIAL	
Totals:			\$2,899,700			\$2,887,400	\$708,925	26.24			
									Average		
									per Net Acre=>	\$27,017	1-2 ACRES
									USE ==>	\$27,000	

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14-090-019-008-40	27973 CLANCY LANE	04/27/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$45,066	2.10	\$21,460	RURAL RESIDENTIAL
14-090-012-002-00	69092 CHRISTIANA LAKE	07/13/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$51,205	3.29	\$15,564	RURAL RESIDENTIAL
14-090-009-014-10	25678 US HWY 12	08/20/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,510	3.35	\$34,182	RURAL RESIDENTIAL
14-090-014-026-00	70325 MARTIN RD	08/21/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$80,279	3.69	\$21,756	RURAL RESIDENTIAL
14-090-021-007-00	71213 STATE LINE RD	04/03/20	\$270,000	WD	19-MULTI PARCEL	\$270,000	\$29,214	4.93	\$5,926	RURAL RESIDENTIAL
14-070-002-020-10	68323 BEEBE RD	12/07/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$62,385	5.00	\$12,477	RURAL RESIDENTIAL
14-070-002-020-20	68383 BEEBE RD	06/26/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$87,414	5.00	\$17,483	RURAL RESIDENTIAL
14-070-008-001-10/20	32031 WORRELL ST	09/11/20	\$420,000	WD	19-MULTI PARCEL	\$420,000	\$102,300	4.01	\$25,511	RURAL RESIDENTIAL
14-070-009-002-10	31506 US 12	04/22/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$65,052	3.36	\$19,361	RURAL RESIDENTIAL
14-070-009-018-31	69805 GUMWOOD RD	04/05/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$31,550	3.00	\$10,517	RURAL RESIDENTIAL
14-070-011-005-06	29741 FOLLMER ST	09/03/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$25,050	5.00	\$5,010	RURAL RESIDENTIAL
14-070-013-021-01	CONRAD RD	11/02/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$75,622	4.00	\$18,906	RURAL RESIDENTIAL
14-070-016-017-10	31499 US 12	09/17/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$165,337	5.00	\$33,067	RURAL RESIDENTIAL
14-070-017-002-10	32227 BERTRAND ST	10/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,744	4.99	\$5,961	RURAL RESIDENTIAL
14-070-018-065-00	33586 BERTRAND ST	12/29/20	\$178,900	LC	09-FAMILY	\$178,900	\$24,035	3.15	\$7,630	RURAL RESIDENTIAL
14-070-018-065-11	70525 IRONWOOD DR	04/12/21	\$155,000	WD	09-FAMILY	\$155,000	\$57,355	2.29	\$25,046	RURAL RESIDENTIAL

14-070-018-065-20	33620 BERTRAND ST	08/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$82,952	2.34	\$35,450	RURAL RESIDENTIAL
14-070-150-011-00	33173 US 12	09/28/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$16,091	2.70	\$5,960	RURAL RESIDENTIAL
14-070-150-016-90	33497 BELL ST	11/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$60,643	3.63	\$16,706	RURAL RESIDENTIAL

Totals: \$4,497,900 \$4,497,900 \$1,205,804 70.83

Average	
per Net Acre=>	\$17,024 2-5 ACRES
USE ==>	\$17,000

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-008-032-00	69648 ELKHART RD	05/08/20	\$189,900	WD	21-NOT USED/OTHER	\$189,900	\$61,293	5.75	\$10,660	RURAL RESIDENTIAL
14-090-016-088-01	25460 REDFIELD ST	10/08/20	\$241,155	WD	31-SPLIT IMPROVED	\$241,155	\$37,349	5.80	\$6,439	RURAL RESIDENTIAL
14-090-020-005-00	26091 REDFIELD ST	11/10/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$88,438	9.51	\$9,299	RURAL RESIDENTIAL
14-090-017-073-00	70810 M-62 HWY	09/24/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$92,304	10.01	\$9,221	RURAL RESIDENTIAL
14-070-008-032-25	32050 US 12	05/26/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$46,399	5.03	\$9,224	RURAL RESIDENTIAL
14-070-011-018-31	29659 US 12	02/24/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,401	5.01	\$18,044	RURAL RESIDENTIAL
14-070-014-017-02	29562 EDWARDS WAY	11/10/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,687	5.60	\$21,908	RURAL RESIDENTIAL
14-070-014-026-06	29818 REDFIELD ST	12/20/21	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$125,721	8.60	\$14,619	RURAL RESIDENTIAL
14-070-017-052-61	70491 ANTHONY WAY	12/17/20	\$93,000	OTH	21-NOT USED/OTHER	\$93,000	\$93,000	6.00	\$15,500	RURAL RESIDENTIAL
14-070-018-016-01	70367 IRONWOOD DR	09/28/20	\$220,000	WD	22-OUTLIER	\$220,000	\$107,302	10.00	\$10,730	RURAL RESIDENTIAL
14-070-018-031-00	70080 IRONWOOD DR	09/27/21	\$165,000	OTH	21-NOT USED/OTHER	\$165,000	\$63,447	5.07	\$12,514	RURAL RESIDENTIAL
14-070-018-032-00	70262 IRONWOOD DR	08/27/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,565	5.07	\$15,693	RURAL RESIDENTIAL
14-070-018-062-00	70462 IRONWOOD DR	10/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,688	5.01	\$9,519	RURAL RESIDENTIAL
14-070-022-011-01	71156 FIR RD	10/15/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$171,789	8.01	\$21,447	RURAL RESIDENTIAL
14-070-023-008-42	71336 BONFIRE TRL	10/08/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$124,650	6.00	\$20,775	RURAL RESIDENTIAL
14-070-150-016-00	33465 BELL ST	04/07/20	\$231,750	WD	03-ARM'S LENGTH	\$231,750	\$75,974	5.30	\$14,335	RURAL RESIDENTIAL

Totals: \$3,875,305 \$3,875,305 \$1,428,007 105.77

Average	
per Net Acre=>	\$13,501 5-10 ACRES
USE ==>	\$13,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-013-003-00	70086 MONROE ST	11/16/20	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$172,622	16.00	\$10,789	RURAL RESIDENTIAL
14-070-003-023-00	LEET RD	06/11/21	\$136,150	WD	03-ARM'S LENGTH	\$136,150	\$136,150	20.00	\$6,808	RURAL RESIDENTIAL
14-070-009-018-20	69813 GUMWOOD RD	09/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,361	15.00	\$7,024	RURAL RESIDENTIAL
14-070-011-010-00	69337 BEEBE RD	02/01/22	\$266,000	WD	21-NOT USED/OTHER	\$266,000	\$155,668	12.00	\$12,972	RURAL RESIDENTIAL
14-070-015-020-00	30776 REDFIELD ST	10/16/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$160,400	12.67	\$12,660	RURAL RESIDENTIAL

Totals: \$1,291,150 \$1,287,150 \$730,201 75.67

Average	
per Net Acre=>	\$9,650 10-20 ACRES
USE ==>	\$9,700

THE AVERAGE VALUE OF \$22,000/ACRE FOR UP TO 2.0 ACRES IN THE AGRICULTURAL RATE TABLE IS FROM THIS RESIDENTIAL ACREAGE CHART

2023	<u>ACRES</u>	<u>\$ PER ACRE</u>	<u>TOTAL</u>
USE =>	1.00	\$27,000	\$27,000
	1.50	\$27,000	\$40,500
	2.00	\$17,000	\$34,000
	2.50	\$17,000	\$42,500
	3.00	\$17,000	\$51,000
	4.00	\$17,000	\$68,000
	5.00	\$13,500	\$67,500
	7.00	\$13,500	\$94,500
	10.00	\$9,700	\$97,000
	15.00	\$9,700	\$145,500
	20.00	\$7,100	\$142,000
	25.00	\$7,100	\$177,500
	30.00	\$4,000	\$120,000
	40.00	\$4,000	\$160,000
	50.00	\$4,000	\$200,000
	100.00	\$4,000	\$400,000