

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
69248 CHRISTIANA LAKE	05/12/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$11,673	0.63	\$18,529	RURAL RES
69018 NAUTICAL LN	09/27/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$10,221	0.77	\$13,274	RURAL RES
24560 N SHORE DR	11/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,384	0.97	\$36,478	RURAL RES
68843 BRADY RD	08/18/23	\$342,400	WD	03-ARM'S LENGTH	\$342,400	\$38,539	1.43	\$26,950	RURAL RES
25645 US 12 E	10/05/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$47,003	1.61	\$29,194	RURAL RES
68004 DAILEY RD	07/15/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$68,719	1.63	\$42,159	RURAL RES
70335 MARTIN RD	02/29/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$92,192	1.80	\$51,218	RURAL RES
71263 STATE LINE RD	03/26/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,959	1.98	\$22,707	RURAL RES
70894 OAK ST	12/09/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$29,852	1.00	\$29,852	RURAL RES
69093 BRADY RD	09/01/22	\$408,200	WD	24-PARTIAL ASSESS	\$408,200	\$43,588	1.00	\$43,588	RURAL RES
69093 BRADY RD	11/02/23	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$82,388	1.00	\$82,388	RURAL RES
Totals:		\$3,043,600			\$3,043,600	\$504,518	13.82		

Average	
per Net Acre=>	\$36,506 UP TO 2 ACRES
USE ==>	\$36,500

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24032 MAY ST	12/27/23	\$375,000	WD	22-OUTLIER	\$375,000	\$54,729	2.47	\$22,157	RURAL RES
22931 N SHORE DR	05/04/22	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$83,664	2.75	\$30,423	RURAL RES
26155 MAY ST	07/19/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$67,611	3.11	\$21,740	RURAL RES
70524 ADAMSVILLE RD	06/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,276	4.00	\$20,069	RURAL RES
70101 STATE LINE RD	12/08/23	\$265,000	OTH	03-ARM'S LENGTH	\$265,000	\$87,646	4.00	\$21,912	RURAL RES
70973 DEER COVE DR	09/13/22	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$169,676	4.00	\$42,419	RURAL RES
70568 ADAMSVILLE RD	07/22/22	\$195,000	WD	03-ARM'S LENGTH	\$180,000	\$38,224	4.33	\$8,828	RURAL RES
24015 REDFIELD ST	05/05/22	\$362,000	OTH	03-ARM'S LENGTH	\$362,000	\$127,336	4.93	\$25,829	RURAL RES
Totals:		\$2,724,000			\$2,724,000	\$709,162	29.59		

Average	
per Net Acre=>	\$23,966 2 TO 5 ACRES
USE ==>	\$24,000

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69850 ADAMSVILLE RD	03/17/23	\$355,000	WD	19-MULTI PARCEL	\$355,000	\$150,624	6.11	\$24,652	RURAL RES
25995 REDFIELD ST	12/30/22	\$325,000	OTH	20-MULTI PARCEL	\$325,000	\$120,463	10.00	\$12,046	RURAL RES
Totals:		\$680,000			\$680,000	\$271,087	16.11		
								Average per Net Acre=> \$16,827 5 TO 10 ACRES	
								USE ==> \$16,800	

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
24575 US HWY 12	01/25/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$100,000	13.07	\$7,651	RURAL RES
70596 M-62 HWY	10/17/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$315,000	13.70	\$22,993	RURAL RES
Totals:		\$415,000			\$415,000	\$415,000	26.77		
								Average per Net Acre=> \$15,502 10 TO 20 ACRES	
								USE ==> \$15,500	

THE AVERAGE VALUE OF \$32,000/ACRE FOR UP TO 2.0 ACRES IN THE AGRICULTURAL RATE TABLE IS FROM THIS RESIDENTIAL ACREAGE CHART

2025	ACRES	\$ PER ACRE	TOTAL
USE =>	1.00	\$36,500	\$36,500
	1.50	\$36,500	\$54,750
	2.00	\$24,000	\$48,000
	2.50	\$24,000	\$60,000
	3.00	\$24,000	\$72,000
	4.00	\$24,000	\$96,000
	5.00	\$16,800	\$84,000
	7.00	\$16,800	\$117,600
	10.00	\$15,500	\$155,000
	15.00	\$15,500	\$232,500
12% AV	20.00	\$9,000	\$180,000
INCREASE FOR	25.00	\$9,000	\$225,000
RRES LAND WITH	30.00	\$4,900	\$147,000
SALES--APPLIED	40.00	\$4,900	\$196,000
SAME TO 20+	50.00	\$4,900	\$245,000
ACRES	100.00	\$4,900	\$490,000