

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-016-051-00	25738 REDFIELD ST	05/25/21	\$125,251	WD	03-ARM'S LENGTH	\$125,251	\$28,294	0.58	\$48,783	RURAL RESIDENTIAL
14-090-012-021-00	69248 CHRISTIANA LK	05/12/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$21,482	0.63	\$34,098	RURAL RESIDENTIAL
14-090-011-016-01	23286 US HWY 12	05/03/21	\$124,000	OTH	21-NOT USED/OTHER	\$124,000	\$7,702	0.72	\$10,697	RURAL RESIDENTIAL
14-090-012-042-00	69430 CHRISTIANA LK	12/14/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$61,319	1.27	\$48,283	RURAL RESIDENTIAL
14-090-010-027/029-00	US HWY 12	04/30/21	\$92,000	OTH	20-MULTI PARCEL REF	\$92,000	\$34,703	1.34	\$25,898	RURAL RESIDENTIAL
14-090-002-045-00	23099 S SHORE DR	04/09/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$43,227	1.46	\$29,608	RURAL RESIDENTIAL
14-090-004-018-00	25645 US 12 E	10/05/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$33,901	1.61	\$21,057	RURAL RESIDENTIAL
14-090-008-014-00	26530 MAY ST	11/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$70,678	1.84	\$38,412	RURAL RESIDENTIAL
14-090-002-044-00	23031 S SHORE DR	09/15/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$64,357	1.85	\$34,788	RURAL RESIDENTIAL
14-090-016-053-00	70531 ELKHART RD	11/06/21	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$40,493	2.00	\$20,247	RURAL RESIDENTIAL
14-090-011-010-00	69065 BRADY RD	06/20/22	\$410,000	WD	22-OUTLIER	\$410,000	\$35,645	1.00	\$35,645	RURAL RESIDENTIAL
14-090-016-056-00	70894 OAK ST	12/09/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$40,263	1.00	\$40,263	RURAL RESIDENTIAL

**Totals: \$2,969,751 \$2,969,751 \$482,064 15.30**

<b>Average per Net Acre=&gt;</b>	<b>\$31,507</b>	<b>UP TO 2 ACRES</b>
<b>USE ==&gt;</b>	<b>\$31,500</b>	

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14-090-001-011-00	22931 N SHORE DR	05/04/22	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$104,817	2.75	\$38,115	RURAL RESIDENTIAL
14-090-017-010-01	26155 MAY ST	07/19/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$82,047	3.11	\$26,382	RURAL RESIDENTIAL
14-090-004-005/006-00	68520 LANE RD	07/12/22	\$120,000	WD	20-MULTI PARCEL REF	\$120,000	\$52,554	3.35	\$15,688	RURAL RESIDENTIAL
14-090-013-033-00	70568 ADAMSVILLE	07/22/22	\$195,000	WD	03-ARM'S LENGTH	\$180,000	\$46,897	4.33	\$10,831	RURAL RESIDENTIAL
14-090-017-040-00	26516 REDFIELD ST	01/06/23	\$325,000	WD	22-OUTLIER	\$325,000	\$38,319	4.50	\$8,515	RURAL RESIDENTIAL
14-090-250-001-00	24015 REDFIELD ST	05/05/22	\$362,000	OTH	03-ARM'S LENGTH	\$362,000	\$134,915	4.93	\$27,366	RURAL RESIDENTIAL

**Totals: \$1,730,000 \$1,715,000 \$459,549 22.97**

<b>Average per Net Acre=&gt;</b>	<b>\$20,006</b>	<b>2 TO 5 ACRES</b>
<b>USE ==&gt;</b>	<b>\$20,000</b>	

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14-090-012-055-00	69850 ADAMSVILLE RD	03/17/23	\$355,000	WD	19-MULTI PARCEL ARM	\$355,000	\$138,027	6.11	\$22,590	RURAL RESIDENTIAL
14-090-020-001/002-00	25995 REDFIELD ST	12/30/22	\$325,000	OTH	20-MULTI PARCEL REF	\$325,000	\$123,463	9.90	\$12,471	RURAL RESIDENTIAL

**Totals: \$680,000 \$680,000 \$261,490 16.01**

<b>Average per Net Acre=&gt;</b>	<b>\$16,333</b>	<b>5 TO 10 ACRES</b>
<b>USE ==&gt;</b>	<b>\$16,300</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
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
14-090-017-071-00	70825 M-62 HWY	06/04/21	\$560,000	WD	20-MULTI PARCEL REF	\$560,000	\$239,452	21.44	\$11,168	RURAL RESIDENTIAL

**Totals: \$826,000 \$826,000 \$395,120 33.44**

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								Average		
								per Net Acre=>	\$11,816	10 ACRES UP
								USE ==>	\$11,800	

THE AVERAGE VALUE OF \$25,000/ACRE FOR UP TO 2.0 ACRES IN THE AGRICULTURAL RATE TABLE IS FROM THIS RESIDENTIAL ACREAGE CHART

2024	ACRES	\$ PER ACRE	TOTAL
USE =>	1.00	\$31,500	\$31,500
	1.50	\$31,500	\$47,250
	2.00	\$20,000	\$40,000
	2.50	\$20,000	\$50,000
	3.00	\$20,000	\$60,000
	4.00	\$20,000	\$80,000
	5.00	\$16,300	\$81,500
	7.00	\$16,300	\$114,100
	10.00	\$11,800	\$118,000
	15.00	\$11,800	\$177,000
	20.00	\$8,000	\$160,000
	25.00	\$8,000	\$200,000
	30.00	\$4,500	\$135,000
	40.00	\$4,500	\$180,000
	50.00	\$4,500	\$225,000
	100.00	\$4,500	\$450,000