

NORTH OF RIVER PLATTED LAND VALUE FOR 2026 ASSESSMENT

Front Foot Rate
Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land Recidual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Actual Front	EG Area	Libert/Per	Other Parcels In Sale	Land Table	Class	Rate Group								
13 325 021 00	N RAINVILLE RD	08/16/24	\$489,000	WD	03-ARMY'S LENGTH	\$489,000	\$200,100	45.58	\$306,134	\$136,856	\$90,000	395.2	75.0	2.15	1.08	\$447	\$58,599	250.00	12	2024R12145	13 325 007 00	N OF RIVER PLATTED	402	FRONT FOOT B								
13 400 025 00	1856 SHECKER RD	09/08/23	\$192,500	WD	03-ARMY'S LENGTH	\$192,500	\$78,000	40.52	\$163,033	\$65,538	\$36,071	75.1	150.0	0.28	0.28	\$872	\$238,320	55.47	80.00	12	2024R1340/13995	N OF RIVER PLATTED	401	FRONT FOOT C								
13 400 022 00	1820 SHECKER RD	01/10/25	\$233,000	WD	03-ARMY'S LENGTH	\$233,000	\$93,900	40.30	\$202,682	\$77,210	\$46,892	97.7	180.0	0.35	0.35	\$790	\$221,868	55.09	110.00	12	2025R00538	N OF RIVER PLATTED	401	FRONT FOOT C								
13 460 013 05	FAIRHAVEN DR	06/07/24	\$10,000	WD	03-ARMY'S LENGTH	\$10,000	\$0	0.00	\$9,546	\$10,000	\$9,546	63.6	180.0	0.25	0.25	\$157	\$40,000	50.92	60.00	12	2024R08455	N OF RIVER PLATTED	402	UNBUILDABLE								
13 460 061 00	N CUSTER RD	04/26/23	\$882,500	WD	03-ARMY'S LENGTH	\$882,500	\$4,100	51.25	\$878,714	\$8,000	\$8,714	77.5	150.0	0.34	0.34	\$103	\$23,256	50.53	100.00	11	2023R06566	SUPERVISORS PLAT #605	402	FRONT FOOT B								
Totals:														3.37	2.29	Average	\$376,100	\$780,109	\$287,614	620.1	3.37	2.29	Average	\$58,599	\$23,256	50.53	100.00	11	2023R06566	SUPERVISORS PLAT #605	402	FRONT FOOT B
Totals:														46.18	\$1,862,500	\$2,950,489	\$407,554	\$5,888.86	\$0.83	per SqFt-->												

After Analysis, North of River \$480 FF rate for Rate C. 0% Increase from last year. No increase for all FF rates in Land Table 12

APPLIED TO: NEIGHBORHOOD LAND TABLE 12

Rate Group	Percentage
Rate Group A	\$600
Rate Group B	\$350
Rate Group C	\$480
Rate Group D	\$150

NORTH OF RIVER PLATTED LAND VALUE FOR 2026 ASSESSMENT

One acre site value
Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land Recidual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Actual Front	EG Area	Libert/Per	Other Parcels In Sale	Land Table	Class	Rate Group
13 101 106 00	3628 HEES RD	05/20/24	\$304,989	WD	03-ARMY'S LENGTH	\$304,989	\$144,200	47.28	\$80,505	\$40,912	\$36,428	0.0	0.0	1.10	1.10	#DIV/0!	\$37,125	\$0.85	0.00	M&B'S 2024R07533	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 101 467 10	3170 HEES RD	07/30/24	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$179,600	49.89	\$374,200	\$32,920	\$47,120	134.6	790.0	0.83	0.83	\$245	\$39,567	\$0.91	125.00	M&B'S 2024R11195	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 108 101 10	2128 DOTY RD	11/02/23	\$157,000	WD	03-ARMY'S LENGTH	\$157,000	\$79,500	50.64	\$182,147	\$4,498	\$29,645	0.0	0.0	0.85	0.85	#DIV/0!	\$5,311	\$0.12	0.00	M&B'S	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 127 459 00	3664 S CUSTER RD	09/28/23	\$399,500	WD	03-ARMY'S LENGTH	\$399,500	\$162,300	45.15	\$377,158	\$14,892	\$39,550	0.0	0.0	0.93	0.93	#DIV/0!	\$16,013	\$0.37	0.00	M&B'S 2023R08088	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 210 317 00	1024 PLANK RD	05/22/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$85,200	37.04	\$203,415	\$59,380	\$37,795	0.0	0.0	0.94	0.94	#DIV/0!	\$63,372	\$1.45	0.00	M&B'S 2023R08088	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 225 398 00	710 HINGERS RD	09/22/23	\$257,500	WD	03-ARMY'S LENGTH	\$257,500	\$86,000	39.82	\$203,732	\$39,484	\$40,656	0.0	0.0	1.40	1.40	#DIV/0!	\$30,778	\$0.89	0.00	M&B'S 2023R02539	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 305 208 10	7112 STRASBURG RD	07/22/24	\$469,000	WD	03-ARMY'S LENGTH	\$469,000	\$188,800	46.19	\$898,760	\$53,600	\$36,360	152.0	200.0	1.24	1.24	#DIV/0!	\$48,226	\$0.99	0.00	M&B'S 2024R10545	TOWNSHIP M & B'S	401	FRONT FOOT B	
13 400 088 20	229 N RAINVILLE RD	06/30/23	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$148,600	49.53	\$309,316	\$25,159	\$34,475	0.0	0.0	0.99	0.99	#DIV/0!	\$25,542	\$0.59	0.00	11 2023R10119	SUPERVISORS PLAT #605	401	FRONT FOOT B	
13 460 127 00	3615 STEWART RD	06/23/23	\$172,000	WD	03-ARMY'S LENGTH	\$172,000	\$69,400	40.35	\$142,659	\$65,041	\$35,700	0.0	0.0	1.05	1.05	#DIV/0!	\$51,944	\$1.42	0.00	11 2023R10889	SUPERVISORS PLAT #605	401	FRONT FOOT B	
Totals:														11.13	Average	\$309.6	\$407,554	\$5,888.86	\$0.83	per SqFt-->				

After Analysis, North of River \$480 FF rate for Rate C. 0% Increase from last year. No increase for all FF rates in Land Table 12

APPLIED TO: NEIGHBORHOOD LAND TABLE 12

Rate Group	Percentage
Rate Group A	\$600
Rate Group B	\$350
Rate Group C	\$480
Rate Group D	\$150

\$36,000 one acre value

NORTH OF RIVER PLATTED LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-30 acres

Date Range: 04/01/2023 - 03/31/2025

OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	Total Value	Acreage
13 110 212 40	5293 STADLER RD	06/27/24	\$40,000	1.16	\$34,394		
13 111 116 00	BLUEBUSH RD	09/29/23	\$42,000	1.33	\$31,603		
13 128 231 90	905 STRASBURG RD	08/30/24	\$50,000	1.00	\$50,000		
13 460 061 00	N CUSTER RD	04/26/23	\$8,000	0.34	\$23,256	\$36,000	1.00 ACRE
TOTALS: 1.00 - 1.50 ACRES						\$36,496	\$44,000 1.50 ACRES

13 222 105 30	11195 S CUSTER RD	03/17/25	\$62,800	2.09	\$30,091		
13 222 105 85	SULLIVAN RD	09/20/24	\$45,000	2.11	\$21,337		
13 236 217 05	7592 W DUNBAR RD	11/07/24	\$44,500	2.04	\$21,824		
13 236 217 10	W DUNBAR RD	12/08/23	\$34,500	2.04	\$16,920		
13 236 217 45	W DUNBAR RD	11/29/23	\$44,900	2.04	\$22,021		
13 236 217 50	7254 W DUNBAR RD	11/28/23	\$80,000	2.04	\$39,285		
13 236 217 55	7202 W DUNBAR RD	12/19/23	\$47,000	2.04	\$23,051		
13 460 106 35	446 N RAISINVILLE RD	08/11/23	\$65,900	2.14	\$30,794		
TOTALS: 2 ACRES						\$51,370	\$51,000 2.00 ACRES

08 036 006 11	MOROCCO RD-VACANT	08/26/24	\$75,000	3.65	\$20,570		
13 236 217 15 & 20	W DUNBAR RD	02/05/24	\$80,000	4.08	\$19,608		
13 236 217 25 & 30	W DUNBAR RD	12/11/23	\$79,800	4.08	\$19,559		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 106 05	596 N RAISINVILLE RD	11/01/23	\$117,000	3.77	\$31,002		
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$15,063		
TOTALS: 3 ACRES						\$62,160	\$62,000 3.00 ACRES

13 128 215 00	S CUSTER RD	07/22/24	\$59,500	5.00	\$11,900		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 104 08	N RAISINVILLE	1/16/2024	\$90,000	5.00	\$18,000		
TOTALS: 5 ACRES						\$81,143	\$81,000 5.00 ACRES

06 009 025 00	HIVON RD	4/25/2024	90000	6.88	\$13,081		
08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$13,993		
TOTALS: 6-9 ACRES						\$94,609	\$95,000 7.00 ACRES

08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697		
08 024 001 03	MINX RD-VACANT	03/31/25	\$115,000	10.01	\$11,489		
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500		
TOTALS: 10 ACRES						\$115,538	\$115,000 10 ACRES

08 002 012 01	IDA EAST RD-VACANT	05/31/23	\$149,900	15.61	\$9,603		
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899		
13 210 214 00	STEWART RD	03/20/25	\$160,000	13.51	\$11,844		
13 213 346 60	IDA MAYBEE RD	09/18/24	\$145,000	12.79	\$11,337		
TOTALS: 12-19 AC						\$137,769	\$138,000 15 ACRES

13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935		
TOTALS: 20 AC PLUS						\$158,697	\$159,000 20 ACRES

\$179,000 25 ACRES
\$196,000 30+ ACRES

Due to minimal land sales, vacant land sales from adjacent townships were verified and used.

NORTH OF RIVER PLATTED LAND VALUE FOR 2026 ASSESSMENT

Vacant land +30 acres

Date Range: 04/01/2023 - 03/31/2025

OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
13 133 412 25	DUNBAR RD	03/26/24	\$230,000	39.94	\$5,759 80% tillable. 20% woods
13 103 420 01	BLUEBUSH RD	01/31/25	\$379,350	50.58	\$7,500 100% tillable
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899 86% tillable. 14% woods
13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935 100% tillable
OUT OF TOWNSHIP SALE					
08 003 050 00	IDA WEST RD	04/23/25	\$265,000	52.99	\$5,001 100% tillable

Total Sale Price \$1,141,850.00

Total Acres: 183.468

Ave. Price/Ac/Group \$6,218.73 Cost per Acre / Average Sale

Ave. Price/Ac/Incl Acre \$6,223.70 Total Sale Price / Total Acres Sold

APPLIED TO:	NEIGHBORHOOD	LAND TABLE
Acreege Table	NORTH OF RIVER PLATTED	12

Acreege	Total Price	Price/Acre
1	\$36,000	\$36,000
1.5	\$44,000	\$29,333
2	\$51,000	\$25,500
2.5	\$56,500	\$22,600
3	\$62,000	\$20,667
4	\$72,500	\$18,125
5	\$81,000	\$16,200
7	\$95,000	\$13,571
10	\$115,000	\$11,500
15	\$138,000	\$9,200
20	\$159,000	\$7,950
25	\$179,000	\$7,160
30	\$196,000	\$6,533
40	\$240,000	\$6,000
50	\$300,000	\$6,000
100	\$600,000	\$6,000

Frontage	Rate Group A	Rate Group B	Rate Group C	Rate Group D
	\$400	\$350	\$480	\$150

SUPERVISOR PLAT 460 LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-30 acres
 Date Range: 04/01/2023 - 03/31/2025
 OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	Total Value	Acreage
13 110 212 40	5295 STADLER RD	06/27/24	\$40,000	1.16	\$34,394		
13 111 116 00	BLUEBUSH RD	09/29/23	\$42,000	1.33	\$31,603		
13 128 231 90	905 STRASSBURG RD	08/30/24	\$50,000	1.00	\$50,000		
13 460 061 00	N CUSTER RD	04/26/23	\$8,000	0.34	\$23,256	\$36,000	1.00 ACRE
TOTALS: 1.00 - 1.50 ACRES						\$36,496	\$44,000 1.50 ACRES

13 222 105 30	11195 S CUSTER RD	03/17/25	\$62,800	2.09	\$30,091		
13 222 105 85	SULLIVAN RD	09/20/24	\$45,000	2.11	\$21,337		
13 236 217 05	7592 W DUNBAR RD	11/07/24	\$44,500	2.04	\$21,824		
13 236 217 10	W DUNBAR RD	12/08/23	\$34,500	2.04	\$16,920		
13 236 217 45	W DUNBAR RD	11/29/23	\$44,900	2.04	\$22,021		
13 236 217 50	7254 W DUNBAR RD	11/28/23	\$80,000	2.04	\$39,235		
13 236 217 55	7202 W DUNBAR RD	12/19/23	\$47,000	2.04	\$23,051		
13 460 106 35	446 N RAISINVILLE RD	08/11/23	\$65,900	2.14	\$30,794		
TOTALS: 2 ACRES						\$51,370	\$51,000 2.00 ACRES

08 036 006 11	MOROCCO RD-VACANT	08/26/24	\$75,000	3.65	\$20,570		
13 236 217 15 & 20	W DUNBAR RD	02/05/24	\$80,000	4.08	\$19,608		
13 236 217 25 & 30	W DUNBAR RD	12/11/23	\$79,800	4.08	\$19,559		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 106 06	596 N RAISINVILLE RD	11/01/23	\$117,000	3.77	\$31,002		
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$13,063		
TOTALS: 3 ACRES						\$62,160	\$62,000 3.00 ACRES

13 128 215 00	S CUSTER RD	07/22/24	\$59,500	5.00	\$11,900		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 104 08	N RAISINVILLE	1/16/2024	\$90,000	5.00	\$18,000		
TOTALS: 5 ACRES						\$81,143	\$81,000 5.00 ACRES

06 009 025 00	HIVON RD	4/25/2024	90000	6.88	\$13,081		
08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$13,993		
TOTALS: 6-9 ACRES						\$94,609	\$95,000 7.00 ACRES

08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697		
08 024 001 03	MINX RD-VACANT	03/31/25	\$115,000	10.01	\$11,489		
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500		
TOTALS: 10 ACRES						\$115,538	\$115,000 10 ACRES

08 002 012 01	IDA EAST RD-VACANT	05/31/23	\$149,900	15.61	\$9,603		
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899		
13 210 214 00	STEWART RD	03/20/25	\$160,000	13.51	\$11,844		
13 213 346 60	IDA MAYBEE RD	09/18/24	\$145,000	12.79	\$11,337		
TOTALS: 12-19 AC						\$137,769	\$138,000 15 ACRES

13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935		
TOTALS: 20 AC PLUS						\$158,697	\$159,000 20 ACRES

\$179,000 25 ACRES
 \$196,000 30+ ACRES

Due to minimal land sales, vacant land sales from adjacent townships were verified and used.

SUPERVISOR PLAT 460 LAND VALUE FOR 2026 ASSESSMENT

Vacant land +30 acres

Date Range: 04/01/2023 - 03/31/2025

OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
13 133 412 25	DUNBAR RD	03/26/24	\$230,000	39.94	\$5,759 80% tillable. 20% woods
13 103 420 01	BLUEBUSH RD	01/31/25	\$379,350	50.58	\$7,500 100% tillable
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899 86% tillable. 14% woods
13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935 100% tillable
OUT OF TOWNSHIP SALE					
08 003 050 00	IDA WEST RD	04/23/25	\$265,000	52.99	\$5,001 100% tillable

Total Sale Price \$1,141,850.00

Total Acres: 183.468

Ave. Price/Ac/Group \$6,218.73 Cost per Acre / Average Sale

Ave. Price/Ac/Ind Acre \$6,223.70 Total Sale Price / Total Acres Sold

APPLIED TO:	NEIGHBORHOOD	LAND TABLE
	SUPERVISOR PLAT 460	11

Acresage	Total Price	Price/Acre
1	\$36,000	\$36,000
1.5	\$44,000	\$29,333
2	\$51,000	\$25,500
2.5	\$56,500	\$22,600
3	\$62,000	\$20,667
4	\$72,500	\$18,125
5	\$81,000	\$16,200
7	\$95,000	\$13,571
10	\$115,000	\$11,500
15	\$138,000	\$9,200
20	\$159,000	\$7,950
25	\$179,000	\$7,160
30	\$196,000	\$6,533
40	\$240,000	\$6,000
50	\$300,000	\$6,000
100	\$600,000	\$6,000

Frontage	Rate Group A	Rate Group B	Rate Group C
	\$480	\$450	\$580

TOWNSHIP M&B LAND VALUE FOR 2026 ASSESSMENT

Front Foot Rate

Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Adj. when Sold	Ad./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	CFR Area	Lib./Ft/acre	Other Parcels In Sale	Land Table	Class	Rate Group 1										
13 101 101 00	8565 EXETER RD	05/24/24	\$118,000	LC	\$118,000	\$66,300	56.19	\$139,557	\$16,185	\$37,722	98.0	39.0	0.44	0.44	\$155	\$37,722	\$100.00	100.00	M&B'S 2024R1731	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 134 203 00	1094 S WASHINGTONVILLE RD	09/07/23	\$245,000	WD	\$245,000	\$108,600	44.33	\$159,148	\$49,304	\$45,460	118.1	165.0	0.46	0.46	\$244	\$33,054	\$122.00	100.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 134 203 00	1094 S WASHINGTONVILLE RD	07/10/24	\$245,000	WD	\$245,000	\$108,600	44.33	\$159,148	\$49,304	\$45,460	118.1	165.0	0.46	0.46	\$244	\$33,054	\$122.00	100.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 201 211 00	370 REDBURN RD	12/29/23	\$180,000	WD	\$180,000	\$79,000	34.55	\$225,221	\$88,279	\$38,500	100.0	200.0	0.46	0.46	\$883	\$192,329	\$442.00	100.00	M&B'S 2023R12547	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 204 223 00	3826 BURNHAM RD	12/29/23	\$180,000	WD	\$180,000	\$79,000	34.55	\$225,221	\$88,279	\$38,500	100.0	200.0	0.46	0.46	\$883	\$192,329	\$442.00	100.00	M&B'S 2024R20047	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
Totals:													\$1,067,900	\$469,100	\$196,618	510.7	2.35	Average per SqFt=>	\$196	85,219.76	Average per SqFt=>	\$196												

After Analysis, Township M&B \$385 FF rate for Rate A. 0% Increase from last year

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Adj. when Sold	Ad./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	CFR Area	Lib./Ft/acre	Other Parcels In Sale	Land Table	Class	Rate Group 1										
13 121 203 00	4118 S CLUSTER RD	01/24/25	\$430,000	WD	\$430,000	\$188,700	43.88	\$406,136	\$69,304	\$45,460	118.1	165.0	0.46	0.46	\$565	\$104,644	\$240.00	120.00	M&B'S 2025R13107	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 213 348 10	8883 DICKSON RD	10/13/23	\$215,000	WD	\$215,000	\$82,100	38.19	\$159,985	\$53,884	\$38,984	94.2	165.0	0.42	0.42	\$565	\$104,644	\$240.00	120.00	M&B'S 2023R13386	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 111 219 00	4571 BLUEBUSH RD	06/15/23	\$210,000	WD	\$210,000	\$79,600	37.64	\$203,884	\$42,284	\$38,984	94.2	165.0	0.42	0.42	\$34	\$7,753	\$50.18	128.00	M&B'S 2023R09221	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 101 467 10	370 REDBURN RD	07/29/24	\$179,600	WD	\$179,600	\$79,600	49.89	\$380,920	\$26,200	\$42,120	134.6	290.0	0.83	0.83	\$180	\$29,087	\$56.7	125.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
Totals:													\$1,223,000	\$564,800	\$164,983	489.5	2.35	Average per SqFt=>	\$157	68,236.47	Average per SqFt=>	\$157												

After Analysis, Township M&B \$350 FF rate for Rate B. 0% Increase from last year

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Adj. when Sold	Ad./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	CFR Area	Lib./Ft/acre	Other Parcels In Sale	Land Table	Class	Rate Group 1										
13 101 101 00	8565 EXETER RD	05/24/24	\$118,000	LC	\$118,000	\$66,300	56.19	\$139,557	\$16,185	\$37,722	98.0	39.0	0.44	0.44	\$155	\$37,722	\$100.00	100.00	M&B'S 2024R1731	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 134 203 00	1094 S WASHINGTONVILLE RD	09/07/23	\$245,000	WD	\$245,000	\$108,600	44.33	\$159,148	\$49,304	\$45,460	118.1	165.0	0.46	0.46	\$244	\$33,054	\$122.00	100.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 134 203 00	1094 S WASHINGTONVILLE RD	07/10/24	\$245,000	WD	\$245,000	\$108,600	44.33	\$159,148	\$49,304	\$45,460	118.1	165.0	0.46	0.46	\$244	\$33,054	\$122.00	100.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 201 211 00	370 REDBURN RD	12/29/23	\$180,000	WD	\$180,000	\$79,000	34.55	\$225,221	\$88,279	\$38,500	100.0	200.0	0.46	0.46	\$883	\$192,329	\$442.00	100.00	M&B'S 2023R12547	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 204 223 00	3826 BURNHAM RD	12/29/23	\$180,000	WD	\$180,000	\$79,000	34.55	\$225,221	\$88,279	\$38,500	100.0	200.0	0.46	0.46	\$883	\$192,329	\$442.00	100.00	M&B'S 2024R20047	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
Totals:													\$1,067,900	\$469,100	\$196,618	510.7	2.35	Average per SqFt=>	\$196	85,219.76	Average per SqFt=>	\$196												

APPLIED TO: NEIGHBORHOOD LAND TABLE
TOWNSHIP M&B'S

TOWNSHIP M&B LAND VALUE FOR 2026 ASSESSMENT

One acre site value

Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Adj. when Sold	Ad./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	CFR Area	Lib./Ft/acre	Other Parcels In Sale	Land Table	Class	Rate Group 1										
13 101 101 00	8565 EXETER RD	05/24/24	\$118,000	LC	\$118,000	\$66,300	56.19	\$139,557	\$16,185	\$37,722	98.0	39.0	0.44	0.44	\$155	\$37,722	\$100.00	100.00	M&B'S 2024R1731	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT A											
13 101 467 10	370 REDBURN RD	07/29/24	\$179,600	WD	\$179,600	\$79,600	49.89	\$380,920	\$26,200	\$42,120	134.6	290.0	0.83	0.83	\$180	\$29,087	\$56.7	125.00	M&B'S 2024R1195	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 108 101 10	2128 DOTHY RD	11/02/23	\$157,000	WD	\$157,000	\$79,500	50.64	\$182,147	\$4,488	\$29,645	0.0	0.0	0.0	0.0	\$0.0	\$0.0	\$0.0	0.0	M&B'S	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 127 429 00	3864 S CLUSTER RD	09/28/23	\$399,500	WD	\$399,500	\$162,300	45.15	\$377,158	\$14,892	\$32,550	0.0	0.0	0.93	0.93	\$160	\$16,013	\$37.00	0.00	M&B'S 2023R15074	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 210 317 00	1024 PLANK RD	05/22/23	\$230,000	WD	\$230,000	\$85,200	37.04	\$209,415	\$59,380	\$32,795	0.0	0.0	0.94	0.94	\$160	\$16,013	\$37.00	0.00	M&B'S 2023R06888	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT B											
13 217 208 00	9170 TIOST RD	08/22/23	\$217,500	WD	\$217,500	\$86,600	39.82	\$203,712	\$54,444	\$46,656	0.0	0.0	1.40	1.40	\$160	\$16,013	\$37.00	0.00	M&B'S 2023R12500	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT D											
13 235 341 00	7748 IMA EAST RD	04/17/23	\$250,000	WD	\$250,000	\$119,200	47.68	\$271,757	\$22,868	\$46,625	175.0	200.0	0.80	0.80	\$131	\$28,478	\$68.00	175.00	M&B'S 2024R09221	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT D											
13 305 248 10	2112 STRASBURG RD	07/27/24	\$409,000	WD	\$409,000	\$188,900	46.19	\$393,760	\$53,600	\$38,380	0.0	0.0	1.24	1.24	\$160	\$16,013	\$37.00	0.00	M&B'S 2024R09221	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT D											
13 460 085 10	7748 IMA EAST RD	07/16/24	\$390,000	WD	\$390,000	\$190,500	51.97	\$386,868	\$28,626	\$24,425	0.0	0.0	0.99	0.99	\$160	\$16,013	\$37.00	0.00	M&B'S 2024R09221	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT D											
13 460 088 20	279 N WASHINGTONVILLE RD	08/30/23	\$390,000	WD	\$390,000	\$190,500	51.97	\$386,868	\$28,626	\$24,425	0.0	0.0	0.99	0.99	\$160	\$16,013	\$37.00	0.00	M&B'S 2024R09221	0.00	TOWNSHIP M & B'S - 401	401	FRONT FOOT D											
13 460 127 00	3815 STEWART RD	06/28/23	\$322,800	WD	\$322,800	\$169,400	48.35	\$312,659	\$65,041	\$35,700	0.0	0.0	1.05	1.05	\$160	\$16,013	\$37.00	0.00	M&B'S 2024R10119	0.00	SUPERVISORS PLAT # 401	401	FRONT FOOT D											
Totals:													\$2,950,489	\$1,825,500	\$467,354	309.6	11.13	Average per SqFt=>	\$83	35,888.86	Average per SqFt=>	\$83												

APPLIED TO: NEIGHBORHOOD LAND TABLE
TOWNSHIP M&B'S

one acre value \$56,000 one acre value

TOWNSHIP M&B LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-30 acres
 Date Range: 04/01/2023 - 03/31/2025
 OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	Total Value	Acres
13 110 212 40	5299 STADLER RD	06/27/24	\$40,000	1.16	\$34,394		
13 111 116 00	BLUEBUSH RD	09/29/23	\$42,000	1.33	\$31,603		
13 128 231 90	905 STRASBURG RD	08/30/24	\$50,000	1.00	\$50,000		
13 460 061 00	N CUSTER RD	04/26/23	\$8,000	0.34	\$23,256	\$36,000	1.00 ACRE
TOTALS: 1.00 - 1.50 ACRES						\$36,496	\$44,000 1.50 ACRES

13 222 105 30	11195 S CUSTER RD	08/17/25	\$62,800	2.09	\$30,091		
13 222 105 85	SULLIVAN RD	09/20/24	\$45,000	2.11	\$21,337		
13 236 217 05	7592 W DUNBAR RD	11/07/24	\$44,500	2.04	\$21,824		
13 236 217 10	W DUNBAR RD	12/08/23	\$34,500	2.04	\$16,920		
13 236 217 45	W DUNBAR RD	11/29/23	\$44,900	2.04	\$22,021		
13 236 217 50	7254 W DUNBAR RD	11/28/23	\$80,000	2.04	\$39,235		
13 236 217 55	7202 W DUNBAR RD	12/19/23	\$47,000	2.04	\$23,051		
13 460 106 35	446 N RAISINVILLE RD	08/11/23	\$65,900	2.14	\$30,794		
TOTALS: 2 ACRES						\$51,370	\$51,000 2.00 ACRES

08 036 006 11	MOROCCO RD-VACANT	08/26/24	\$75,000	3.65	\$20,570		
13 236 217 15 & 20	W DUNBAR RD	02/05/24	\$80,000	4.08	\$19,608		
13 236 217 25 & 30	W DUNBAR RD	12/11/23	\$79,800	4.08	\$19,559		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 106 06	596 N RAISINVILLE RD	11/01/23	\$117,000	3.77	\$31,002		
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$13,063		
TOTALS: 3 ACRES						\$62,160	\$62,000 3.00 ACRES

13 128 215 00	S CUSTER RD	07/22/24	\$59,500	5.00	\$11,900		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 104 08	N RAISINVILLE	1/16/2024	\$90,000	5.00	\$18,000		
TOTALS: 5 ACRES						\$81,143	\$81,000 5.00 ACRES

06 009 025 00	HIVON RD	4/25/2024	90000	6.88	\$13,081		
08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$19,999		
TOTALS: 6-9 ACRES						\$94,609	\$95,000 7.00 ACRES

08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697		
08 024 001 03	MINX RD-VACANT	03/31/25	\$115,000	10.01	\$11,489		
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500		
TOTALS: 10 ACRES						\$115,538	\$115,000 10 ACRES

08 002 012 01	IDA EAST RD-VACANT	05/31/23	\$149,900	15.61	\$9,603		
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899		
13 210 214 00	STEWART RD	03/20/25	\$160,000	13.51	\$11,844		
13 213 346 60	IDA MAYBEE RD	09/18/24	\$145,000	12.79	\$11,337		
TOTALS: 12-19 AC						\$137,769	\$138,000 15 ACRES

13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935		
TOTALS: 20 AC PLUS						\$158,697	\$159,000 20 ACRES

\$179,000 25 ACRES
 \$196,000 30+ ACRES

Due to minimal land sales, vacant land sales from adjacent townships were verified and used.

TOWNSHIP M&B LAND VALUE FOR 2026 ASSESSMENT

Vacant land +30 acres

Date Range: 04/01/2023 - 03/31/2025
 OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
13 133 412 25	DUNBAR RD	03/26/24	\$230,000	39.94	\$5,759 80% tillable. 20% woods
13 103 420 01	BLUEBUSH RD	01/31/25	\$379,350	50.58	\$7,500 100% tillable
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899 86% tillable. 14% woods
13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935 100% tillable
OUT OF TOWNSHIP SALE					
08 003 050 00	IDA WEST RD	04/23/25	\$265,000	52.99	\$5,001 100% tillable

Total Sale Price \$1,141,850.00

Total Acres: 183.468

Ave. Price/Ac/Group \$6,218.73 Cost per Acre / Average Sale

Ave. Price/Ac/Ind Acre \$6,223.70 Total Sale Price / Total Acres Sold

APPLIED TO:	NEIGHBORHOOD	LAND TABLE
Acreege Table	TOWNSHIP M&B	M&B,S
Acreege	Total Price	Price/Acre
1	\$36,000	\$36,000
1.5	\$44,000	\$29,333
2	\$51,000	\$25,500
2.5	\$56,500	\$22,600
3	\$62,000	\$20,667
4	\$72,500	\$18,125
5	\$81,000	\$16,200
7	\$95,000	\$13,571
10	\$115,000	\$11,500
15	\$138,000	\$9,200
20	\$159,000	\$7,950
25	\$179,000	\$7,160
30	\$196,000	\$6,533
40	\$240,000	\$6,000
50	\$300,000	\$6,000
100	\$600,000	\$6,000

Frontage	Rate Group A	Rate Group B	Rate Group C	Rate Group D	Rate Group E
	\$385	\$350	\$430	\$255	\$585

PLUM GROVE SUBDIVISION ECF STUDY FOR 2026 ASSESSMENT

Single Family Structures

Parcel Number	Street Address	Sale Date	Sale Price	Impr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Sq. Ft. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq. Other Parcels in Ss	Land Table	Property Class	Building Degr.
13 446 029 00	889 PLUM GROVE DRIVE	05/20/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$125,100	35.14	\$315,289	\$42,500	\$313,500	\$269,239	1.164	2,167	\$144.67	446	10.465	TWO-STORY	\$40,000	No	PLUM GROVE SUBDIVISION	401	84
13 446 040 00	901 PLUM TREE CIRCLE	05/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$242,500	49.76	\$394,455	\$42,500	\$287,500	\$346,451	0.830	1,992	\$174.33	446	23.086	ONE-STORY	\$40,000	No	PLUM GROVE SUBDIVISION	401	91
13 446 057 00	1145 PLUM GROVE DRIVE	05/01/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,980	37.29	\$296,534	\$40,000	\$250,020	\$253,084	1.186	1,534	\$169.41	446	12.921	TWO-STORY	\$40,000	No	PLUM GROVE SUBDIVISION	401	98
Totals:			\$1,086,020			\$1,086,020	\$497,200	39.69	\$1,005,048	\$90,020	\$901,020	\$987,754	1.037		\$199.47	446	2.788						
Std. Dev. =>								6.12									0.19954052						
APPLIED TO:																	15.359						
ECF	NEIGHBORHOOD	CODE																					
1.040	Plum Grove Subdivision	445																					

THE PARK AT PLUM GROVE ECF STUDY FOR 2026 ASSESSMENT

Parcel Number	Street Address	Sale Date	Sale Price	Impr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Sq. Ft. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq. Other Parcels in Ss	Land Table	Property Class	Building Degr.	
13 448 005 00	910 PLUM PARK DRIVE	04/24/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$78,200	43.47	\$188,698	\$1,500	\$178,400	\$169,995	1.052	1,139	\$156.77	446	0.000	ONE-STORY	\$15,000	No	THE PARK AT PLUM GROVE	401	82	
Totals:			\$179,900			\$179,900	\$78,200	43.47	\$188,698	\$1,500	\$178,400	\$169,995	1.052		\$156.77	446	0.000							
Std. Dev. =>								48.47									0.000							
APPLIED TO:																	0.000							
ECF	NEIGHBORHOOD	CODE																						
1.055	The Park at Plum Grove	448																						

THE VILLAGE AT PLUM GROVE ECF STUDY FOR 2026 ASSESSMENT

Parcel Number	Street Address	Sale Date	Sale Price	Impr	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Sq. Ft. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq. Other Parcels in Ss	Land Table	Property Class	Building Degr.
13 447 002 00	4165 PLUM VILLAGE COURT	05/20/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,000	46.21	\$258,150	\$5,000	\$285,000	\$263,024	1.082	1,551	\$183.75	447	2.862	TWO-STORY	\$5,000	No	VILLAGE AT PLUM GROVE	401	87
13 447 022 00	853 PLUM VILLAGE DRIVE	06/18/23	\$289,350	WD	03-ARM'S LENGTH	\$289,350	\$142,400	49.21	\$300,138	\$5,000	\$284,350	\$307,116	0.926	1,800	\$157.97	447	12.783	TWO-STORY	\$5,000	No	VILLAGE AT PLUM GROVE	401	87
13 447 044 00	833 PLUM VILLAGE DRIVE	07/29/24	\$293,700	WD	03-ARM'S LENGTH	\$293,700	\$132,900	45.25	\$257,414	\$10,000	\$283,700	\$257,414	1.102	1,343	\$211.24	447	4.886	TWO-STORY	\$5,000	No	VILLAGE AT PLUM GROVE	401	88
13 447 047 00	827 PLUM VILLAGE DRIVE	06/28/24	\$294,050	WD	03-ARM'S LENGTH	\$294,050	\$132,900	45.70	\$257,414	\$10,000	\$284,050	\$257,414	1.103	1,343	\$211.24	447	5.004	TWO-STORY	\$5,000	No	VILLAGE AT PLUM GROVE	401	88
Totals:			\$1,167,100			\$1,167,100	\$542,200	46.46	\$1,073,116	\$10,000	\$1,137,100	\$1,085,449	1.048		\$191.12	447	0.5670						
Std. Dev. =>								1.89									0.08548304						
APPLIED TO:																	6.3691						
ECF	NEIGHBORHOOD	CODE																					
1.050	The Village at Plum Grove	447																					

