

OLIVER TWP LAND ANALYSIS FOR 2026 ASSESSMENTS (4/1/23 - 3/31/25)

401_SITES 0-9.99 ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Class	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	Acres	\$/Acre	Comments
009-004-009-00	6015 KNISS RD SE	10/23/24	WD	IMPROVED	401	5,000	15,400	308.00	40,961	-31,829	4,132	0.34	-93,615	Do not use-NegLandRes'l
009-007-005-10	4081 COOL RD SE	5/14/24	WD	IMPROVED	401	207,000	78,000	37.68	213,930	-1,315	5,615	0.78	-1,686	Do not use-NegLandRes'l
009-008-016-00	5792 KNISS RD SE	12/4/23	WD	IMPROVED	401	35,000	29,300	83.71	81,431	-39,231	7,200	1	-39,231	Do not use-NegLandRes'l
009-008-001-00	KNISS RD SE	11/22/24	WD	MULT IMP	402	65,000	42,400	65.23	126,139	-40,853	10,798	1.5	-27,235	Do not use-NegLandRes'l
009-008-007-00														
009-005-021-00	2984 SIGMA RD SE	2/1/24	WD	IMPROVED	401	208,500	43,100	20.67	167,648	50,169	9,317	1.33	37,721	
009-009-006-00	6157 KNISS RD SE	7/19/23	WD	IMPROVED	401	16,000	8,300	51.88	19,200	10,125	13,325	2.0	5,063	
009-009-006-00	6157 KNISS RD SE	3/22/24	WD	IMPROVED	401	16,000	8,300	51.88	19,200	10,125	13,325	2.0	5,063	
009-017-008-48	N SHARON RD SE	11/21/24	WD	VACANT	402	20,000	5,000	25.00	13,596	20,000	13,596	2.05	9,756	
Totals:						260,500	64,700		219,644	90,419	49,563	7.38	14,401	<-Column Avg \$/Ac
								Sale. Ratio =>	24.84					
								Std. Dev. =>	16.86					

The existing rate is 7,200. Use 12,250. Use 4,075 as calculated 10 Acre rate. * Interpolate remaining acreages.

- 1Ac 12,250
- 1.5 Ac 12,250
- 2 Ac 12,250
- 2.5 Ac 17,000 *
- 3 Ac 21,750 *
- 4 Ac 26,500 *
- 5 Ac 31,250 *
- 7 Ac 36,000 *
- 10 Ac 40,750 (use the exact 10 Acre calculated rate)

401_SITES 0-9.99 ACRES (midpoint-5 Acre sites)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Class	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	Acres	\$/Acre	Comments
009-024-005-00	RIVERVIEW RD SE	7/25/23	WD	VACANT	402	25,000	10,400	41.60	25,500	25,000	25,500	5	5,000	

The existing rate is 5k. Use 4,600 (interpolated) -see above

Res 10+ Acre Rates (10 ACRE RATES)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Class	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	Acres	\$/Acre	Comments	
009-024-004-01															
009-024-004-10	9469 RIVERVIEW RD SE	6/19/24	WD	MULT-IMP	401	100,000	80,000	80.00	232,036	-67,682	64,354	10.05	-6,735	Do not use-NegLandRes'l	
009-024-004-20															
009-024-004-30															
009-017-008-00	4157 N SHARON RD SE	10/11/24	WD	IMPROVED	401	320,000	67,700	21.16	156,933	193,067	30,000	10	19,307	outlier	
009-001-003-50	9247 JYLA LN SE	12/15/23	WD	IMPROVED	401	135,000	43,200	32.00	123,469	41,438	29,907	9.83	4,215		
009-005-001-00	2019 SIGMA RD SE	6/27/24	WD	VAC	402	24,200	13,000	53.72	30,000	24,200	30,000	10.0	2,420		
009-006-009-10	4411 WHITE TAIL DR SE	7/18/24	WD	VAC	401	61,500	13,000	21.14	30,000	61,500	30,000	10.0	6,150		
009-020-002-00	5107 SCHLAF LN SE	7/19/24	WD	IMPROVED	401	55,000	21,200	38.55	49,959	35,071	30,030	10.01	3,504		
Totals:						275,700	90,400		233,428	162,209	119,937	39.84	4,072	<-Column Avg \$/Ac	
								Sale. Ratio =>					4,072	<-Calculated \$/Ac	
								Std. Dev. =>						13.62	

The existing rate is 3,000. Use 4,075

Res 10+ Acre Rates (20+ ACRE RATES)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Class	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	Acres	\$/Acre	Comments
009-024-011-00	5592 BORCK RD SE	9/25/23	WD	IMP	401	60,000	37,900	63.17	102,491	7,509	50,000	20.0	375	outlier
006-028-003-20		10/20/23	WD	VAC	402	200,000				200,000		18.7	10,718	outlier
010-012-009-00		4/20/23	WD	VAC	402	12,450				12,450		19.0	655	outlier
010-012-009-00		5/4/23	WD	VAC	402	12,450				12,450		19.0	655	outlier
001-020-004-00		2/13/25	WD	VAC	402	28,000				28,000		20.0	1,400	
006-020-011-00		9/18/23	WD	VAC	402	56,000				56,000		19.0	2,947	
010-002-007-50		12/3/24	WD	VAC	402	90,000				90,000		19.5	4,606	
010-012-009-00	3435 COOL RD SE	5/16/24	WD	VAC	402	50,000				50,000		19.5	2,564	
010-012-009-00		7/20/23	WD	VAC	402	40,000				40,000		19.0	2,105	
010-023-003-00		7/19/24	WD	VAC	402	50,000				50,000		20.0	2,495	
Totals:										314,000		117.1	2,686	<-Column Avg \$/Ac
													2,682	<-Calculated \$/Ac

The existing rate is 2,500. Use 2,700

Res 10+ Acre Rates (40+ ACRE RATES)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Class	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	Acres	\$/Acre	Comments
002-027-004-07		8/26/24	WD	VACANT		260,000				260,000		40.0	6,500	Outlier
005-020-006-10		4/5/23	WD	VACANT		195,500				195,500		39.0	5,013	Outlier
009-020-009-00	N SHARON RD SE	4/11/24	WD	VACANT		70,000	36,000	51.43	80,000	70,000	80,000	40.0	1,750	
006-031-001-65		6/6/23	WD	VACANT		225,000				225,000		39.1	5,759	
002-023-002-00		10/4/23	WD	VACANT		95,000				95,000		40.0	2,375	
004-035-008-00		10/5/23	WD	VACANT		90,000				90,000		40.0	2,250	
007-032-024-00		1/24/25	WD	VACANT		81,000				81,000		40.0	2,025	
008-023-012-00		7/11/23	WD	VACANT		72,500				72,500		40.0	1,813	
010-020-018-00		11/6/23	WD	VACANT		100,000				100,000		40.0	2,500	
003-026-018-00		3/8/24	WD	VACANT		180,000				180,000		48.9	3,678	
Totals:										913,500		328.01	2,769	<-Column Avg \$/Ac
													2,785	<-Calculated \$/Ac

The existing rate is 2,000. Use 2,700

Res 10+ Acre Rates (50-60-70 ACRE RATES)

See graph. Interpolate between 40 acre rate and 80+ acre rate

Res 10+ Acre Rates (80+ ACRE RATES)

Parcel Number	Stree Address	Sale Date	Inst	Detail	SP	Land Res'l	Acres	\$/Acre	
003-011-007-01	3989 W CROFTON RD	3/28/25	WD	VACANT	227,000	\$227,000	89.95	2,524	
006-019-009-01		6/2/23	WD	VACANT	249,900	\$249,900	74.64	3,348	
007-009-004-00		1/3/24	WD	VACANT	300,000	\$300,000	78.00	3,846	
008-001-001-00		2/19/24	WD	VACANT	90,000	\$90,000	80.00	1,125	
008-024-004-00		6/1/23	WD	VACANT	150,000	\$150,000	78.00	1,923	
008-110-004-00		6/16/23	WD	VACANT	300,000	\$300,000	80.00	3,750	
Totals:						1,316,900	480.59	2,753	<-Column Avg \$/Ac
								2,740	<-Calculated \$/Ac

The existing rate is 2,000. Use 2,700

Res 10+ Acre Rates (100+ ACRE RATES)

Parcel Number	Date	Inst	Detail	SP	Land Res'l	Acres	\$/Acre	Comment
012-005-001-00	45544-00		VACANT	400,000	400,000	95.0	4,211	Outlier
007-009-004-00	3/21/25	WD	VACANT	365,000	365,000	157.0	2,325	
006-003-049-00	7/11/23	WD	VACANT	885,000	885,000	313.0	2,827	
008-030-006-00	10/9/24	WD	VACANT	345,000	345,000	148.5	2,323	
010-033-002-00	5/31/23	WD	VACANT	260,000	260,000	118.0	2,203	
Totals:					1,855,000	736.5	2,420	<-Column Avg \$/Ac
							2,519	<-Calculated \$/Ac

The existing rate is 2,000. Use 2,500

S SUB LOTS (100/200/400/600)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	FF	SF	\$/SF	Comments
009-100-011-00	6441 N SIGMA LN SE	12/27/23	WD	IMPROVED	35,000	10,900	31.14	52,664	-9,420	8,264	90	33,193	-0.28	Do not use-NegLandRes'l
009-200-013-00														
009-200-014-00	3287 LAMAY LN SE	8/21/24	WD	MULT IMP	160,000	38,300	23.94	106,272	61,992	8,264	200	20,038	3.09	
009-200-001-00														
Totals:					195,000	49,200		158,956	52,572	16,528	290	53,230	1.40	<-Column Avg \$/SqFt
						Sale. Ratio =>	25.23						0.99	<-Calculated \$/SqFt
						Std. Dev. =>	5.09							

Not enough data in land table to draw conclusion. Therefore, utilize the 0-9.99 acreage rate table, using calculated 1Acre rate and 5 acre rates--interpolating intermittent acreages. See graph.

MANISTEE RIVER-OVER 150 FF (Sourced from neighboring Bear Lake Township)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	FF	Acres	\$/FF	\$/Acre
001-001-047-00	15451 CAMP ARROWHEAD	2/2/23	WD	NOT USED	82,500	173,900	210.79	446,435	-103,772	260,163	530	5.7	-196	-18,072
001-001-020-00	15604 RIVERVIEW RD SE	8/23/22	WD	IMP	315,000	84,100	26.70	235,711	209,325	130,036	240	4.7	872	44,273
001-001-054-00	SWIFT CRK RD SE	7/29/22	WD	VAC	166,000	45,700	27.53	151,722	166,000	151,722	281	9.6	591	17,266
001-011-001-40	14476 CLUB CIR SE	9/9/22	WD	IMP	210,000	67,000	31.90	219,615	141,534	151,149	325	2.2	435	64,864
001-350-001-00	12015 COLD RIVER DR SE	5/19/22	WD	VAC	45,500	14,200	31.21	51,075	45,500	51,075	227	1.1	200	42,326
001-001-034-00	LANDLOCKED VIA EASEM	3/6/23	WD	MULT IMP	216,000	114,400	52.96	383,284	186,181	353,465	632	6.8	295	27,363
001-001-027-00														
001-016-001-15	4841 YELLOW TREE RD SE	6/6/23	WD	IMP	250,000	121,900	48.76	259,806	109,861	119,667	204	12.4	540	8,860
001-021-001-80	5319 YELLOW TREE RD SE	7/9/24	WD	IMP	545,000	187,200	34.35	379,403	398,767	233,170	660	11.2	604	35,604
Totals:					1,011,000	423,500			694,809		1,496		479	<=Col Avg
							Sale. Ratio =>	37.20						
							Std. Dev. =>	11.38					465	<=Computed \$/FF

The existing rate is 450. Use \$465/FF. Excess acreage shall continue to be priced approx 60% of Res 10+ Acre rates

MANISTEE RIVER-UNDER 150 FF (Sourced from neighboring Bear Lake Township)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt-Sale	Ratio	Cur TCV	Land Res'l	Land Valu	FF	Acres	\$/FF	\$/Acre
001-136-069-01	1936 ARROWHEAD RD SE	7/14/22	WD	IMP	275,000	78,100	28.40	223,823	121,827	70,650	157	0.758	776	160,722
001-136-072-20	15632 RIVERVIEW RD SE	9/13/23	WD	IMP	325,000	171,400	52.74	346,819	93,240	115,059	126	1.7	740	54,847
001-001-048-00	15455 CAMP ARROWHEAD	3/14/25	WD	IMP	365,000	176,700	48.41	357,720.00	109,620	102,340	110	2	997	
Totals:					965,000	426,200			324,687		393		838	<=Col Avg
							Sale. Ratio =>	41.58						
							Std. Dev. =>	17.21					826	<=Computed \$/FF

The existing rate is 760. Use \$825/FF. Excess acreage shall continue to be priced approx 60% of Res 10+ Acre rates

INDUSTRIAL 301

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt-Sale	Ratio	Cur. Appraisal	Land Res'l	Land Valu	Eff FF	Acres	\$/FF	\$/Acre
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There is 1 Industrial parcel (approx 6 acres) in the township. It is nestled among residential lots and subdivisions and accessed by a private drive (not a commercially/industrial relevant location). This parcel would easily convert to residential use, if purchased. For this reason, use the Residential 0-9.99 Acre rates

AG - 10 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj SP	Acres	\$/Acre	
002-034-003-05		9/29/2023	\$70,000	WD	03-ARM'S L	\$70,000	9.50	\$7,368	outlier
003-031-013-20		3/20/2024	\$70,000	WD	03-ARM'S L	\$70,000	9.50	\$7,368	outlier
008-008-006-60		10/16/2023	\$87,000	WD	03-ARM'S L	\$87,000	10.00	\$8,700	outlier
008-029-008-15		11/18/2024	\$99,500	WD	03-ARM'S L	\$99,500	9.60	\$10,365	outlier
008-034-001-25		6/2/2023	\$80,000	WD	03-ARM'S L	\$80,000	9.10	\$8,791	outlier
011-003-004-60	9272 CEMETERY RD NE	9/13/2024	\$85,000	WD	03-ARM'S L	\$85,000	9.78	\$8,691	outlier
012-027-006-60		6/26/2023	\$75,000	WD	03-ARM'S L	\$75,000	9.51	\$7,886	outlier
010-023-003-60		3/13/2024	\$82,000	WD	03-ARM'S L	\$82,000	10.02	\$8,184	outlier
001-105-001-10		4/20/2023	\$28,000	WD	03-ARM'S L	\$28,000	9.54	\$2,935	
002-027-009-18	5124 BLUE LK RD NE	8/16/2024	\$62,000	WD	03-ARM'S L	\$62,000	9.76	\$6,352	
003-011-003-00	3285 RAYMO RD SW	10/28/2024	\$49,900	WD	03-ARM'S L	\$49,900	9.75	\$5,118	
003-032-001-01		3/7/2025	\$55,000	WD	03-ARM'S L	\$55,000	9.75	\$5,641	
003-032-001-02	6229 WOODMAN RD SW	3/7/2025	\$52,000	WD	03-ARM'S L	\$52,000	9.75	\$5,333	
003-034-007-70		5/15/2023	\$30,000	WD	03-ARM'S L	\$30,000	11.89	\$2,523	
004-004-051-20		10/10/2024	\$35,000	WD	03-ARM'S L	\$35,000	10.25	\$3,415	
004-010-008-07		5/12/2023	\$40,000	WD	03-ARM'S L	\$40,000	11.48	\$3,484	
004-012-005-25	2300 PLUM VALLEY RD NW	2/13/2025	\$60,000	WD	03-ARM'S L	\$60,000	9.75	\$6,154	
004-013-002-10		3/29/2024	\$47,900	WD	03-ARM'S L	\$47,900	11.77	\$4,070	
004-032-016-10		1/24/2024	\$25,000	WD	03-ARM'S L	\$25,000	10.00	\$2,500	
004-032-016-10		3/15/2024	\$66,000	WD	03-ARM'S L	\$66,000	10.00	\$6,600	
004-036-010-10	2286 TITUS RD NW	7/29/2024	\$39,000	WD	03-ARM'S L	\$39,000	9.01	\$4,329	
005-003-053-00	9001 S FAWN LN NE	4/25/2024	\$40,000	WD	03-ARM'S L	\$40,000	10.00	\$4,000	
005-005-001-00	COUNTY LINE RD NE	7/3/2024	\$54,900	WD	03-ARM'S L	\$54,900	12.12	\$4,530	
005-005-004-00		11/7/2024	\$33,000	WD	03-ARM'S L	\$33,000	9.35	\$3,529	
005-020-010-20	6363 CO RD 571 NE	10/25/2024	\$33,000	WD	03-ARM'S L	\$33,000	9.75	\$3,385	
005-021-001-09		7/7/2023	\$30,000	WD	03-ARM'S L	\$30,000	11.81	\$2,540	
005-021-001-13	7290 N MAPLE VALLEY RD	2/14/2025	\$50,000	WD	03-ARM'S L	\$50,000	10.05	\$4,975	
005-021-001-29		5/5/2023	\$38,900	WD	03-ARM'S L	\$38,900	9.25	\$4,205	
005-021-001-62		11/20/2023	\$68,000	WD	03-ARM'S L	\$68,000	10.02	\$6,786	
005-027-008-40		4/26/2023	\$27,400	WD	19-MULTI P.	\$27,400	10.01	\$2,738	
005-033-012-50		3/8/2024	\$30,000	WD	03-ARM'S L	\$30,000	10.13	\$2,962	
005-036-016-20		11/20/2024	\$44,900	WD	03-ARM'S L	\$44,900	10.00	\$4,490	
006-004-010-10		4/21/2023	\$38,900	WD	03-ARM'S L	\$38,900	9.65	\$4,031	
006-010-005-20		9/13/2023	\$22,000	WD	03-ARM'S L	\$22,000	9.50	\$2,316	
006-017-006-50		10/6/2023	\$20,000	WD	03-ARM'S L	\$20,000	10.00	\$2,000	
006-017-006-50		10/6/2023	\$36,000	WD	03-ARM'S L	\$36,000	10.00	\$3,600	
006-031-001-35		1/15/2025	\$20,000	WD	03-ARM'S L	\$20,000	10.04	\$1,992	
007-015-006-16		3/14/2024	\$39,500	WD	03-ARM'S L	\$39,500	10.52	\$3,755	
009-005-001-00	2019 SIGMA RD SE	6/27/2024	\$24,200	WD	03-ARM'S L	\$24,200	9.75	\$2,482	
010-031-008-30		8/16/2024	\$43,900	WD	03-ARM'S L	\$43,900	9.75	\$4,503	
010-032-004-10		5/25/2023	\$57,000	WD	03-ARM'S L	\$57,000	12.25	\$4,653	
010-032-010-50		5/17/2024	\$43,900	WD	03-ARM'S L	\$43,900	9.75	\$4,503	
011-001-023-15		5/6/2024	\$55,000	WD	03-ARM'S L	\$55,000	9.75	\$5,641	

011-003-005-18	10/18/2024	\$40,000	WD	03-ARM'S L	\$40,000	9.83	\$4,069	
011-005-027-08	5/24/2023	\$12,750	WD	19-MULTI P	\$12,750	10.02	\$1,272	
011-011-023-10	5/17/2023	\$38,000	WD	03-ARM'S L	\$38,000	10.00	\$3,800	
011-011-024-10	5/17/2023	\$38,000	WD	03-ARM'S L	\$38,000	10.00	\$3,800	
011-026-010-00	11/18/2024	\$44,000	WD	03-ARM'S L	\$44,000	9.50	\$4,632	
011-027-040-00	5/3/2023	\$53,000	WD	03-ARM'S L	\$53,000	8.50	\$6,235	
012-006-006-30	12/13/2023	\$20,000	WD	03-ARM'S L	\$20,000	9.50	\$2,105	
012-006-006-30	1/11/2024	\$42,000	WD	03-ARM'S L	\$42,000	9.50	\$4,421	
012-012-005-31	12/28/2023	\$69,900	WD	03-ARM'S L	\$69,900	10.00	\$6,990	
012-023-008-15	3/24/2025	\$69,900	WD	03-ARM'S L	\$69,900	9.76	\$7,162	
012-028-001-19	8/25/2023	\$39,900	WD	03-ARM'S L	\$39,900	10.00	\$3,990	
					\$1,907,750	462.76	\$4,142	<-Column Avg
							\$4,123	<-Calculated \$/Ac
							\$4,050	<-Median

The existing rate is 3,000. Use 4,100 (calculated rate, rounded down to nearest 100).

AG-20 AC								
006-028-003-20	10/20/2023	\$200,000	WD	19-MULTI P	\$200,000	18.66	\$10,718	outlier
010-012-009-00	4/20/2023	\$12,450	WD	03-ARM'S L	\$12,450	19.00	\$655	outlier
010-012-009-00	5/4/2023	\$12,450	WD	03-ARM'S L	\$12,450	19.00	\$655	outlier
001-020-004-00	2/13/2025	\$28,000	WD	03-ARM'S L	\$28,000	20.00	\$1,400	
003-020-008-42	6254 LARSON RD SW	10/18/2024	\$85,000	WD	03-ARM'S L	\$85,000	18.75	\$4,533
006-016-018-02	10/4/2023	\$114,750	WD	03-ARM'S L	\$114,750	29.60	\$3,877	
006-020-011-00	9/18/2023	\$56,000	WD	03-ARM'S L	\$56,000	19.00	\$2,947	
008-111-010-10	5/10/2024	\$97,900	WD	03-ARM'S L	\$97,900	26.54	\$3,689	
010-002-007-50	12/3/2024	\$90,000	WD	19-MULTI P	\$90,000	19.54	\$4,606	
010-012-009-00	3435 COOL RD SE	5/16/2024	\$50,000	WD	03-ARM'S L	\$50,000	19.50	\$2,564
010-012-009-00	7/20/2023	\$40,000	WD	03-ARM'S L	\$40,000	19.00	\$2,105	
010-023-003-00	7/19/2024	\$50,000	WD	19-MULTI P	\$50,000	20.04	\$2,495	
011-011-024-10	2/12/2024	\$70,000	WD	19-MULTI P	\$70,000	20.00	\$3,500	
011-028-014-00	6/28/2024	\$99,000	WD	03-ARM'S L	\$99,000	19.50	\$5,077	
012-021-012-00	3/1/2024	\$55,000	WD	03-ARM'S L	\$55,000	18.40	\$2,989	
012-028-001-16	3/11/2024	\$30,000	WD	03-ARM'S L	\$30,000	20.20	\$1,485	
					\$865,650	270.07	\$3,174	<-Column Avg
							\$3,205	<-Calculated \$/Ac
							\$2,989	<-Median

The existing rate is 2,875. Use 3,200 (calculated rate, rounded down to nearest 100).

AG-40 AC								
002-027-004-07	8/26/2024	\$260,000	WD	19-MULTI P.	\$260,000	40.00	\$6,500	
005-020-006-10	4/5/2023	\$195,500	WD	03-ARM'S L	\$195,500	39.00	\$5,013	
009-020-009-00	5631 N SHARON RD SE 4/11/2024	\$70,000	WD	03-ARM'S L	\$70,000	39.00	\$1,795	
006-031-001-65	6/6/2023	\$225,000	WD	19-MULTI P.	\$225,000	39.07	\$5,759	
002-023-002-00	10/4/2023	\$95,000	WD	03-ARM'S L	\$95,000	40.00	\$2,375	
004-035-008-00	10/5/2023	\$90,000	WD	03-ARM'S L	\$90,000	40.00	\$2,250	
007-032-024-00	1/24/2025	\$81,000	WD	03-ARM'S L	\$81,000	40.00	\$2,025	
008-023-012-00	7/11/2023	\$72,500	WD	03-ARM'S L	\$72,500	40.00	\$1,813	
010-020-018-00	11/6/2023	\$100,000	WD	03-ARM'S L	\$100,000	40.00	\$2,500	
003-026-018-00	3/8/2024	\$180,000	WD	03-ARM'S L	\$180,000	48.94	\$3,678	
					\$1,109,000	366.01	\$3,023	<-Column Avg
							\$3,030	<-Calculated \$/Ac
							\$2,375	<-Median

The existing rate is 2,625. Use 3,000 (calculated rate rounded down to nearest 100). Interpolate 30 Acre rate

AG-80 AC								
003-011-007-01	3989 W CROFTON RD 3/28/2025	\$227,000	WD	19-MULTI P.	\$227,000	89.95	\$2,524	
006-019-009-01	6/2/2023	\$249,900	WD	03-ARM'S L	\$249,900	74.64	\$3,348	
007-009-004-00	1/3/2024	\$300,000	WD	03-ARM'S L	\$300,000	78.00	\$3,846	
007-009-008-00	1/3/2024	\$300,000	WD	03-ARM'S L	\$300,000	76.00	\$3,947	
008-001-001-00	2/19/2024	\$90,000	WD	03-ARM'S L	\$90,000	80.00	\$1,125	
008-024-004-00	6/1/2023	\$150,000	WD	03-ARM'S L	\$150,000	78.00	\$1,923	
008-110-004-00	6/16/2023	\$300,000	WD	03-ARM'S L	\$300,000	80.00	\$3,750	
011-032-011-00	10/30/2023	\$336,000	WD	03-ARM'S L	\$336,000	80.00	\$4,200	
					\$1,952,900	636.59	\$3,083	<-Column Avg
							\$3,068	<-Calculated \$/Ac
							\$3,549	<-Median

The existing rate is 2,125. Use 3,000 (calculated rate, rounded down to nearest 100)

AG 100+ AC							
006-003-049-00	7/11/2023	\$885,000	WD	19-MULTI P.	\$885,000	313.00	\$2,827
007-009-004-00	3/21/2025	\$365,000	WD	19-MULTI P.	\$365,000	157.00	\$2,325
008-030-006-00	10/9/2024	\$345,000	WD	19-MULTI P.	\$345,000	148.50	\$2,323
010-033-002-00	5/31/2023	\$260,000	WD	03-ARM'S L	\$260,000	118.00	\$2,203
					\$1,855,000	736.50	\$2,420 <-Column Avg
							\$2,519 <-Calculated \$/Ac
							\$2,324 <-Median

The existing rate is 2,000. Use 2500 (calculated rate, rounded down to nearest 100)

	2025	2026
10 Ac	3000	4100
20 Ac	2875	3200
30 Ac	2750	3100
40 Ac	2625	3000
50 Ac	2500	3000
60 Ac	2375	3000
70 Ac	2250	3000
80 Ac	2125	3000
100+	2000	2500
Interpolated		