

03/02/2026

02:25 PM

Codes And Descriptions

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DB: Union-26

Code	Description	Comments
Unit 12 - UNION TOWNSHIP		
00001	NORTH BRANCH	
00002	SOUTH BRANCH	
00003	MAIN BOARDMAN RIVER	
00004	RENNIE LAKE M&B/W	
00005	SMALL LAKES	
00006	RENNIE VIEW FOREST	
038	RENNIE LAKE WOODS	
040	ISLAND LAKE/W	
101	METES & BOUNDS 1	NORTH TOWNSHIP
102	METES & BOUNDS 2	SOUTH TOWNSHIP
201	COMMERCIAL LAND	
301	INDUSTRIAL	FOR INDUSTRIAL PARCELS ONLY
898	BUILDINGS ON LEASED LAND	
900	PERSONAL PROPERTY	

Unit -

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00001.NORTH BRANCH, Last Edited: 01/16/2025

Frontages:

Frontage 'A': Description: 'N BRANCH	'	FF Rate: 450
Standard Frontage: 200		Standard Depth : 0
Frontage 'B': Description: 'MAIN RIVER	'	FF Rate: 450
Standard Frontage: 200		Standard Depth : 0
Frontage 'C': Description: 'S BRANCH	'	FF Rate: 450
Standard Frontage: 200		Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00002.SOUTH BRANCH, Last Edited: 01/16/2025

Frontages:

Frontage 'A': Description: 'SOUTH BRANCH' FF Rate: 450
Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
! : 0
Private Lake : 3,000
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Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00003.MAIN BOARDMAN RIVER, Last Edited: 10/23/2025

Frontages:

Frontage 'A':	Description: 'MAIN RIVER	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'B':	Description: 'CREEK	'	FF Rate: 35
	Standard Frontage: 200		Standard Depth : 0
Frontage 'C':	Description: 'NORTH BRANCH	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'D':	Description: 'SOUTH BRANCH	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'E':	Description: 'SMALL LAKE	'	FF Rate: 950
	Standard Frontage: 200		Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Rates/Values for Neighborhood 00004.RENNIE LAKE M&B/W, Last Edited: 01/16/2025

Frontages:

Frontage 'A': Description: 'LAKE FRONTAGE' FF Rate: 2600
Standard Frontage: 100 Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00005.SMALL LAKES, Last Edited: 10/28/2025

Frontages:

Frontage 'A':	Description: 'MAIN RIVER	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'B':	Description: 'CREEK	'	FF Rate: 35
	Standard Frontage: 200		Standard Depth : 0
Frontage 'C':	Description: 'NORTH BRANCH	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'D':	Description: 'SOUTH BRANCH	'	FF Rate: 450
	Standard Frontage: 200		Standard Depth : 0
Frontage 'E':	Description: 'SMALL LAKE	'	FF Rate: 950
	Standard Frontage: 200		Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00006.RENNIE VIEW FOREST, Last Edited: 01/16/2025

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER	: 0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 038.RENNIE LAKE WOODS, Last Edited: 01/16/2025

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 040.ISLAND LAKE/W, Last Edited: 03/02/2026

Frontages:

Frontage 'A': Description: 'ISLAND LAKE' ' FF Rate: 2500
 Standard Frontage: 100 Standard Depth : 0
Frontage 'B': Description: 'SMALL LAKE' ' FF Rate: 950
 Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 101.METES & BOUNDS 1, Last Edited: 10/23/2025

Frontages:

Frontage 'B': Description: 'CREEK	'	FF Rate: 35
Standard Frontage: 100		Standard Depth : 0
Frontage 'D': Description: 'SM. LK. FRTG	'	FF Rate: 950
Standard Frontage: 200		Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
:	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 102.METES & BOUNDS 2, Last Edited: 10/23/2025

Frontages:

Frontage 'B':	Description: 'CREEK	'	FF Rate: 35
	Standard Frontage: 100		Standard Depth : 0
Frontage 'D':	Description: 'SM. LK. FRTG	'	FF Rate: 950
	Standard Frontage: 200		Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 201.COMMERCIAL LAND, Last Edited: 10/26/2025

Frontages:

Frontage 'A': Description: 'MAIN RIVER' FF Rate: 450
Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 301.INDUSTRIAL, Last Edited: 10/26/2025

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 16,500	3 Acre: 18,500	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 17,000	4 Acre: 50,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 17,500	5 Acre: 60,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 18,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER	: 0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 898.BUILDINGS ON LEASED LAND, Last Edited: 10/23/2025

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER	: 0
RD. R.O.W.	: 0
Private Lake	: 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 900.PERSONAL PROPERTY, Last Edited: 01/16/2025

Values for Acreage Table 1: '2026 UPLAND AC RATE'

1 Acre: 32,000	3 Acre: 38,000	10 Acre: 100,000	30 Acre: 140,000
1.5 Acre: 32,000	4 Acre: 56,000	15 Acre: 110,000	40 Acre: 166,000
2 Acre: 32,500	5 Acre: 70,000	20 Acre: 120,000	50 Acre: 200,000
2.5 Acre: 33,000	7 Acre: 80,000	25 Acre: 130,000	100 Acre: 340,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

1 Acre: 41,000	3 Acre: 105,000	10 Acre: 150,000	30 Acre: 321,000
1.5 Acre: 59,250	4 Acre: 128,000	15 Acre: 210,000	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 145,000	20 Acre: 260,000	50 Acre: 475,000
2.5 Acre: 91,250	7 Acre: 168,000	25 Acre: 287,500	100 Acre: 740,000

Rates for Rate Table '2026 RATE TABLE 1', (Acres)

HYDRIC SOIL	: 3,000
POND	: 3,000
MARSH	: 3,000
CON ESMT	: 0
CON ESMT RIVER:	0
RD. R.O.W.	: 0
	: 0
Private Lake	: 3,000

OFF WATER SALES																	
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Creek Front	Effec. Creek Front	\$/ Creek FF	Net Acres	Dollars/Acre	Land Table	Class	Notes
12-006-026-00	979 RENNIE LAKE RD	04/11/25	WD	03-ARM'S LENGTH	\$430,000	\$144,100	33.51	\$356,022	\$106,088	0.00	0.0		1.61	\$65,893	METES & BOUNDS 1	I	
12-004-019-10	8502 SUPPLY RD	10/17/24	OTH	33-TO BE DETERMINED	\$295,000	\$108,300	36.71	\$242,104	\$86,896	0.00	0.0		2.60	\$33,422	METES & BOUNDS 1	I	
12-025-002-02	11856 RED HAWK TRL	06/07/24	WD	03-ARM'S LENGTH	\$63,000	\$40,900	64.92	\$86,403	\$43,097	0.00	0.0		5.00	\$8,619	METES & BOUNDS 2	I	
12-014-002-04	10217 BOARDMAN RD	03/27/25	WD	03-ARM'S LENGTH	\$85,000	\$27,300	32.12	\$66,548	\$85,000	0.00	0.0		5.01	\$16,966	METES & BOUNDS 1	V	
12-025-002-05	11636 RED HAWK TRL	08/26/24	WD	03-ARM'S LENGTH	\$72,500	\$36,600	50.48	\$84,725	\$54,323	0.00	0.0		5.01	\$10,843	METES & BOUNDS 2	V	
														\$12,143			
12-032-002-11	5830 KEEFER RD	08/25/25	WD	03-ARM'S LENGTH SPLIT SALE	\$465,000	\$0	0.00	\$430,427	\$107,581	0.00	0.0		6.37	\$16,889	METES & BOUNDS 2	I	
12-014-002-06	2817 LAKE RD	09/20/24	WD	03-ARM'S LENGTH	\$92,500	\$31,600	34.16	\$92,974	\$79,136	0.00	0.0		7.57	\$10,454	METES & BOUNDS 1	V	
12-011-002-00	1251 COYOTE XING	02/21/24	WD	03-ARM'S LENGTH	\$465,000	\$150,800	32.43	\$489,599	\$70,439	0.00	0.0		10.02	\$7,030	METES & BOUNDS 1	I	
12-011-002-11	SUPPLY RD	09/26/24	MLC	33-TO BE DETERMINED	\$110,000	\$33,200	30.18	\$108,600	\$110,000	0.00	0.0		11.07	\$9,937	METES & BOUNDS 1	V	
														\$8,483			
12-036-002-22	11676 CEDAR CREEK RD	09/15/25	WD	03-ARM'S LENGTH	\$105,000	\$0	0.00	\$116,140	\$105,000	0.00	0.0		18.07	\$5,811	METES & BOUNDS 2	V	
12-031-008-01	HODGE RD	04/29/24	WD	03-ARM'S LENGTH	\$78,000	\$40,000	51.28	\$102,017	\$78,000	0.00	0.0		20.01	\$3,898	METES & BOUNDS 2	V	
12-026-001-05	FIFE LAKE RD	09/04/25	QC	32-SPLIT VACANT	\$114,888	\$0	0.00	\$120,060	\$114,888	0.00	0.0		20.03	\$5,736	METES & BOUNDS 2	V	
12-026-001-03	FIFE LAKE RD	12/28/24	QC	32-SPLIT VACANT	\$103,400	\$0	0.00	\$120,160	\$103,400	0.00	0.0		20.08	\$5,149	METES & BOUNDS 2	V	
														\$5,148			
12-032-006-00	5251 HODGE RD	05/28/25	WD	03-ARM'S LENGTH	\$170,000	\$87,400	51.41	\$174,716	\$170,000	1,320.00	363.3	\$468	40.00	\$4,250	METES & BOUNDS 2	V CREEK	
12-018-008-00	6985 SCHARMEN RD	08/15/25	WD	03-ARM'S LENGTH	\$470,000	\$246,600	52.47	\$498,419	\$245,098	125.00	111.8	\$2,192	80.00	\$3,064	METES & BOUNDS 1	I CREEK	
12-026-001-01	FIFE LAKE RD	08/26/24	QC	03-ARM'S LENGTH	\$417,750	\$0	0.00	\$277,216	\$417,750	0.00	0.0		80.22	\$5,208	METES & BOUNDS 2	I	
														\$4,136			
12-008-001-20	7578 BROWN BRIDGE RD	12/19/24	WD	03-ARM'S LENGTH	\$1,950,000	\$428,000	21.95	\$1,286,396	\$1,270,238	1,400.00	374.2	\$3,395	172.25	\$7,374	METES & BOUNDS 1	I CREEK	

BOARDMAN RIVER																	
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Actual Front	Effec. Front	Dollars/FF	Net Acres	Dollars/Acre	Land Table	Class	Notes
12-004-023-01	8989 SUPPLY RD	11/24/25	WD	03-ARM'S LENGTH	\$520,000	\$191,200	36.77	\$416,876	\$171,447	53.00	78.9	\$2,172	3.20	\$53,577	MAIN BOARDMAN RIVER	I	
12-002-002-00	10696 SOUTH BRANCH RD	10/02/25	OTH	14-INTO/OUT OF TRUST	\$430,000	\$214,300	49.84	\$473,496	\$159,365	300.00	265.6	\$600	9.10	\$17,513	SOUTH BRANCH	I	
12-004-006-00	8505 BROWN BRIDGE RD	03/21/25	WD	03-ARM'S LENGTH	\$400,000	\$167,800	41.95	\$384,318	\$400,000	750.00	504.5	\$793	40.00	\$10,000	MAIN BOARDMAN RIVER	I	
12-004-011-10	8895 SUPPLY RD	11/07/25	WD	03-ARM'S LENGTH	\$900,000	\$460,600	51.18	\$966,128	\$293,070	975.00	606.2	\$483	9.97	\$29,395	MAIN BOARDMAN RIVER	I	
														\$1,012			

NOT USED																	
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Actual Front	Effec. Front	Dollars/FF	Net Acres	Dollars/Acre	Land Table	Class	Notes
12-006-005-32	6155 MUNCIE VIEW TRL	06/20/25	WD	09-FAMILY/RELATED-ENTITY	\$450,000	\$246,300	54.73	\$521,797	(\$2,797)	0.00	0.0 -		2.65	(\$1,055)	METES & BOUNDS-1	I	
12-034-005-00	5474 LAKE RD	01/28/26	WD	03-ARM'S LENGTH	\$210,000	\$128,200	61.05	\$275,110	\$275	0.00	0.0 -		5.53	\$50	METES & BOUNDS-2	I	
12-002-006-00	10650 SOUTH BRANCH RD	10/10/25	WD	21-NOT-USED/OTHER	\$140,000	\$111,700	79.79	\$223,079	\$119,149	300.00	265.6 -		9.00	\$13,239	SOUTH BRANCH	I	
12-036-012-10	5744 GRAND KAL RD	07/17/25	WD	03-ARM'S LENGTH	\$188,000	\$183,000	97.34	\$397,173	(\$120,173)	0.00	0.0 -		10.00	(\$12,017)	METES & BOUNDS-2	I	Partical Const
12-035-017-10	10560 HAGER RD	07/07/25	WD	03-ARM'S LENGTH	\$260,000	\$203,600	78.31	\$422,566	(\$64,233)	0.00	0.0 -		10.00	(\$6,423)	METES & BOUNDS-2	I	
12-035-013-03	MARSH RD	02/20/26	WD	09-FAMILY/RELATED-ENTITY	\$2,490	\$99,200	3983.94	\$198,233	\$2,490	0.00	0.0 -		24.09	\$103	METES & BOUNDS-2	V	
12-035-013-04	MARSH RD	02/20/26	WD	09-FAMILY/RELATED-ENTITY	\$2,490	\$99,200	3983.94	\$198,233	\$2,490	0.00	0.0 -		24.09	\$103	METES & BOUNDS-2	V	

Date Range : 1/1/2024 thru 2/16/2026

LOCATION ADJUSTMENT >	0.90	Adjusted Sale Price
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MLS #	Sold Price	Location	Acres	Price Per Acre	Twp..	Close Date	Address	Owner
1925694	\$27,000	0.90	\$24,300	1.43	18,881	Fife Lake	9/13/2024 M-186	Ansorge
1918740	\$47,000	0.90	\$42,300	2.50	18,800	Paradise	5/16/2024 Timber Point Trail	Roop
1936954	\$48,000	0.90	\$43,200	2.50	19,200	Paradise	1/23/2026 I Bowerman Road	Enriquez
1904662	\$39,900	0.90	\$35,910	2.50	15,960	Paradise	8/14/2024 D Walton Road	Walton Road 75 LLC
1929433	\$45,000	0.90	\$40,500	2.50	18,000	Paradise	5/27/2025 O Dell Road	Castine
1934946	\$35,000	0.90	\$31,500	2.50	14,000	Paradise	12/11/2025 County Line Road	Ellsworth
1911107	\$51,900	0.90	\$46,710	2.51	20,677	Paradise	2/26/2024 M Summit City Road	Whitehouse
1934947	\$33,500	0.90	\$30,150	2.51	13,347	Paradise	8/18/2025 County Line Road	Ellsworth
1920138	\$51,000	0.90	\$45,900	2.54	20,079	Paradise	3/11/2024 O Danbury Road	Maeder
1939753	\$53,000	0.90	\$47,700	2.56	20,703	Paradise	12/1/2025 2577 Danbury Road	HAMMOND
1932860	\$33,000	0.90	\$29,700	2.62	12,595	Paradise	5/28/2025 8958 Townline Road	Cesnick
1915488	\$35,000	0.90	\$31,500	2.62	13,359	Paradise	3/7/2024 02 Townline Road	Cesnick
1918894	\$66,000	0.90	\$59,400	2.65	24,906	Paradise	3/14/2024 O Danbury Road	Galvin
\$44,858			40,373	2.50	\$17,635			
1931782	\$90,000	0.90	\$81,000	2.79	32,258	Paradise	7/25/2025 M-113	ROI LLC
1918695	\$30,000	0.90	\$27,000	3.03	9,901	Paradise	3/22/2024 Roop Road	Turick
\$60,000			54,000.00	3	\$21,080			
1929861	\$109,000	0.90	\$98,100	4.42	24,661	Paradise	4/11/2025 M-113	ROI LLC
1937615	\$50,000	0.90	\$45,000	5.00	10,000	Paradise	11/21/2025 0000 Summit City Road	Cassidy Gray Owen Hentsch
1930210	\$85,000	1.00	\$85,000	5.00	17,000	Union	3/30/2025 lot 4 Boardman	Franco-Bell
1915863	\$50,000	0.90	\$45,000	5.00	10,000	Paradise	1/8/2024 4935 Marsh Road	Burt
1914631	\$56,500	0.90	\$50,850	5.00	11,300	Paradise	2/1/2024 8280 Kingsley Road	Evans
1917720	\$63,000	1.00	\$63,000	5.00	12,600	Union	6/7/2024 11856 Red Hawk	Birgy
1925248	\$72,500	1.00	\$72,500	5.00	14,500	Union	9/2/2024 11636 Red Hawk	BRISBEY
1934294	\$65,000	0.90	\$58,500	5.00	13,000	Paradise	8/28/2025 11277 Summit City Road	Cassidy Gray Owen Hentsch

UNION FIFE LAKE & PARADISE VACANT SALE

3-1-2026

1931778	\$55,000	0.90	\$49,500	5.01	10,978	Fife Lake	6/16/2025	001 Gleaner Hall Road	FRI
1931816	\$40,000	0.90	\$36,000	5.01	7,984	Fife Lake	5/21/2025	007 Gleaner Hall Road	Cesnick
1929501	\$60,000	0.90	\$54,000	5.65	10,619	Fife Lake	6/5/2025	Parcel D NE Hodge Road	Jay and Vanessa Roush
\$64,182			59,768	5	\$12,967				
1933463	\$67,000	0.90	\$60,300	6.50	10,308	Paradise	10/17/2025	C Scharman Road	Peter Dalley
1941031	\$75,000	0.90	\$67,500	6.54	11,468	Paradise	1/15/2026	2963 Apple Jack Lane	Renae Morrison
1915999	\$91,000	0.90	\$81,900	7.00	13,000	Paradise	1/8/2024	4935 Marsh Road	Burt
1925381	\$92,500	1.00	\$92,500	7.57	12,219	Union	9/23/2024	2817 Lake Road	Fulop & Cusano
1921326	\$71,000	0.90	\$63,900	8.34	8,513	Paradise	10/2/2024	9373 Kingsley Road	Laylin
\$79,300			73,220	7	\$11,102				
1929922	\$80,000	0.90	\$72,000	9.55	8,377	Fife Lake	12/12/2025	A Spruce Hollow Trace	Spruce Hollow Holdings LL
1935033	\$125,000	0.90	\$112,500	10.00	12,500	Paradise	7/7/2025	10 acres Kingsley Road	Duell
1918670	\$96,750	0.90	\$87,075	10.03	9,646	Paradise	3/5/2024	11565 Summit City Road	Christopher
1937886	\$60,000	0.90	\$54,000	10.12	5,929	Fife Lake	2/16/2026	Parcel F Vans Lane	Pearson
1939681	\$85,000	0.90	\$76,500	10.44	8,142	Fife Lake	12/9/2025	0 Fife Lake Road	Eppinger
1932804	\$95,000	0.90	\$85,500	11.00	8,636	Fife Lake	5/23/2025	Gleaner Hall Road	Cesnick
1930855	\$93,900	0.90	\$84,510	12.04	7,799	Paradise	5/19/2025	004 Townline Road	Williams
1911562	\$84,900	0.90	\$76,410	13.46	6,308	Paradise	5/24/2024	1899 Walton	Carpenter
\$90,069			81,062	10	\$8,417				
1933483	\$89,900	0.90	\$80,910	15.76	5,704	Fife Lake	6/9/2025	00 Hodge Road	Newman
1927134	\$220,000	0.90	\$198,000	17.19	12,798	Fife Lake	12/13/2024	11122 S Union Street	Jenkins
\$154,950			\$139,455	\$15	\$9,251				
1933591	\$105,000	1.00	\$105,000	18.07	5,811	Union	9/12/2025	0 Cedar Creek Road	Spellman
1928348	\$115,000	0.90	\$103,500	19.50	5,897	Fife Lake	3/17/2025	VL E M-113	Stafford
1937213	\$58,000	0.90	\$52,200	19.53	2,970	Fife Lake	10/16/2025	0 Ramsay Road	Horger Living Trust
1929673	\$147,500	0.90	\$132,750	19.88	7,420	Paradise	6/6/2025	00 Blackman Road	VANHULLE
1931528	\$160,000	0.90	\$144,000	19.90	8,040	Fife Lake	5/9/2025	V/L Keffer Road	Horton
1937226	\$160,000	0.90	\$144,000	20.00	8,000	Paradise	11/25/2025	Parcels B & C Knight Road	Johns
1915861	\$200,000	0.90	\$180,000	20.00	10,000	Paradise	1/8/2024	4935 Marsh Road	Burt
1930593	\$165,000	0.90	\$148,500	20.03	8,238	Paradise	3/3/2025	0 Marsh Road	Burt

UNION FIFE LAKE & PARADISE VACANT SALE

3-1-2026

1917457	\$145,000	0.90	\$130,500	22.29	6,505	Paradise	3/1/2024	00 E Sparling Road	Compton
	\$139,500		\$126,717	20	\$6,987				
1903527	\$160,000	0.90	\$144,000	24.76	6,462	Fife Lake	6/27/2025	01 W State Street	Dutton
1932373	\$199,000	0.90	\$179,100	26.47	7,518	Paradise	5/6/2025	7222 Van Pelt Road	Lewis
1929628	\$175,000	0.90	\$157,500	30.13	5,808	Fife Lake	7/15/2025	6875 US-131	Hayes Management
	\$178,000		160,200	30	\$6,596				
1921545	\$550,000	0.90	\$495,000	105.61	5,208	Paradise	10/25/2024	TBD Blackman Road	Stafford Glenn Trust
1936166	\$514,000	0.90	\$462,600	120.00	4,283	Paradise	1/23/2026	2402 E Sparling Road	Clark Estate
1933787	\$516,000	0.90	\$464,400	129.09	3,997	Fife Lake	10/29/2025	E Sparling Road	Mateus
	\$526,667		\$474,000	100 Plus	\$4,496				