

2025 for 2026 Ag & Commercial & Industrial & Residential Acreage -- Land Value Analysis - Turner Township

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale
011-0-026-100-005-02		06/03/24	\$75,000	\$46,500	62.00	\$3,181	0.47	0.47	\$6,768	00003	202401954	
011-0-005-300-010-01		09/06/24	\$134,000	\$38,400	28.66	\$27,549	2.20	2.20	\$12,522	00003	202402729	
011-0-006-400-015-05		12/01/23	\$71,000	\$34,500	48.59	\$7,943	2.25	2.25	\$3,530	00003	202304144	
011-0-019-100-005-05		11/30/23	\$128,000	\$55,000	42.97	\$35,758	4.46	4.46	\$8,017	00003	202304146	
011-0-008-100-025-00		08/01/23	\$111,500	\$54,600	48.97	\$6,050	5.24	5.24	\$1,154	00003	202302762	
011-0-036-100-003-01		09/05/23	\$150,000	\$42,600	28.40	\$62,259	5.83	5.83	\$10,679	00004	202303375	
011-0-006-400-005-14		12/08/23	\$165,000	\$43,300	26.24	\$109,800	9.62	4.81	\$11,414	00003	202304269	011-0-006-400-005-24
011-0-021-300-010-02		02/04/25	\$159,000	\$72,500	45.60	\$41,511	9.66	9.66	\$4,297	00003	202500295	
011-0-021-300-010-12		02/04/25	\$159,000	\$0	0.00	\$16,530	9.66	6.44	\$1,711	00003	202500295	
011-0-019-200-030-00		05/10/24	\$145,000	\$60,700	41.86	\$37,417	12.65	12.65	\$2,958	00003	202401863	
011-0-032-300-010-00		07/28/23	\$260,000	\$95,000	36.54	\$115,461	15.60	15.60	\$7,401	00003	202302863	
011-0-020-100-020-07		06/14/24	\$49,500	\$20,700	41.82	\$49,500	16.57	16.57	\$2,987	00003	202401899	
011-0-035-100-010-00		07/06/23	\$120,000	\$51,300	42.75	\$48,144	20.00	20.00	\$2,407	00004	202302464	
011-0-032-300-010-07		12/10/24	\$268,000	\$126,600	47.24	\$86,403	30.60	16.00	\$2,824	00003	202500032	011-0-032-300-010-08
011-0-015-200-010-00		05/19/23	\$209,000	\$120,000	57.42	\$76,759	40.00	40.00	\$1,919	00004	202301928	
011-0-034-400-020-00		06/22/23	\$300,000	\$154,700	51.57	\$102,843	40.00	40.00	\$2,571	00003	202302235	
011-0-027-200-005-01		11/04/24	\$325,000	\$160,800	49.48	\$146,424	55.26	55.26	\$2,650	00003	202403439	
011-0-001-300-010-00		04/29/24	\$115,000	\$77,400	67.30	\$106,195	57.28	57.28	\$1,854	00003	202401510	
011-0-034-300-005-01		03/13/24	\$400,000	\$137,500	34.38	\$211,362	79.18	79.18	\$2,669	00003	202400608	
011-0-035-200-015-00		07/19/23	\$160,000	\$90,000	56.25	\$160,000	80.00	80.00	\$2,000	00004	202302470	
011-0-007-200-005-00		08/29/23	\$467,000	\$191,800	41.07	\$437,296	153.50	153.50	\$2,849	00004	202303143-146	
011-0-012-200-010-00		01/03/24	\$775,000	\$462,000	59.61	\$524,687	256.27	79.00	\$2,047	00003	202400064	011-0-012-100-010-00, 011-0-001-300-005-00, 011-0-012-200-005-00
Totals:			\$4,746,000	\$2,135,900		\$2,413,072	906.30	706.40				
				Sale. Ratio =>	45.00		Average					
				Std. Dev. =>	14.61		per Net Acre=>	2,662.55				

2026 Acreage Rate as Applied
\$2,700/Acre