

2025 LINCOLN COM ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGT	\$19,000	\$19,900
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGT	\$30,000	\$17,000
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGT	\$116,000	\$56,200
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGT	\$182,800	\$80,400
Totals:			\$347,800			\$347,800	\$173,500
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of land value was applied.

Sale prices ranged from \$3,025 to \$6,724 per acre. Mean sale price is \$5,140/ac ; median sale price is \$6,068/ac. 2025 COM Acreage applied a
 Most weight was given to mean and median prices, as it reflects the market reaction. The reconciled price per acre was extracted from the market u
 As parcels increase in size, there are diminishing prices paid per acre.

2025 Lincoln Twp COM Acreage applied:

<i>acreage table:</i>	<i>\$/ac:</i>	<i>2024 Values</i>
1 ac = \$5,500	\$5,500	\$7,000
1.5 ac = \$8,175	\$5,450	\$10,500
2 ac = \$10,800	\$5,400	\$14,000
2.5 ac = \$13,375	\$5,350	\$16,000
3 ac = \$15,900	\$5,300	\$19,500
4 ac = \$21,000	\$5,250	\$25,500
5 ac = \$26,000	\$5,200	\$31,500
7 ac = \$36,050	\$5,150	\$42,000
10 ac = \$51,000	\$5,100	\$57,000
15 ac = \$75,000	\$5,000	\$79,000
20 ac = \$95,000	\$4,750	\$100,000
25 ac = \$112,500	\$4,500	\$120,000
30 ac = \$127,500	\$4,250	\$140,000
40 ac = \$160,000	\$4,000	\$176,000
50 ac = \$180,000	\$2,600	\$211,000
100 ac = \$310,000	\$3,100	\$369,000

OUTLIERS/NOT USED:

2025 LINCOLN COM ACREAGE LAND STUDY

14-017-016-00	3790 CROCKARD	10/14/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,000
14-025-002-50	2917 N VERONA	12/22/23	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$54,800
14-035-003-10	2780 MINNICK RC	11/17/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$68,200
14-004-006-00	1696 KINDE ROAD	10/12/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$87,700
14-005-001-00	1400 KINDE	06/13/23	\$254,500	WD	03-ARM'S LENGTH	\$254,500	\$78,300
14-016-009-50	1551 E FILION	03/07/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$50,300
14-017-014-00	3699 HELLEMS RC	09/02/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,000
14-031-005-00	2334 N VAN DYKE	05/20/22	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$76,400
14-036-014-55	3433 RAPSON ROAD	02/14/23	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$19,500
07-028-006-00	HELLEMS	04/10/23	\$7,000	QC	03-ARM'S LENGTH	\$7,000	\$7,100
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$63,800
14-033-009-40	1929 RAPSON ROAD	09/26/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,600
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,600
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$0

2025 LINCOLN COM ACREAGE LAND STUDY

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
104.74	\$40,216	\$19,000	\$40,216	0.0	0.0	6.28	6.28
56.67	\$34,600	\$30,000	\$34,600	0.0	0.0	5.00	5.00
48.45	\$116,984	\$46,017	\$47,001	0.0	0.0	7.50	7.50
43.98	\$184,601	\$6,455	\$8,256	0.0	0.0	0.96	0.96
	\$376,401	\$101,472	\$130,073	0.0		19.74	19.74
49.88			Average			Average	
37.34			per FF=>	#DIV/0!		per Net Acre=>	5,140.43

at \$5,500 per acre, which is rounded up from the mean price and rounded down from the median price per acre.

using relevant sales data, peer discussions, education, and typical market reaction observed through the assessor's familiarity with the market.

2025 LINCOLN COM ACREAGE LAND STUDY

88.00	\$93,832	(\$8,162)	\$35,670	0.0	0.0	1.00	5.00
57.38	\$129,405	(\$21,065)	\$12,840	0.0	0.0	1.53	1.53
136.40	\$147,001	(\$71,138)	\$25,863	0.0	0.0	3.47	3.47
28.75	\$191,583	\$130,882	\$17,465	0.0	0.0	2.27	2.27
30.77	\$156,609	\$118,301	\$20,410	0.0	0.0	2.64	2.64
27.04	\$116,933	\$82,147	\$13,080	0.0	0.0	1.56	1.56
22.31	\$62,350	\$76,474	\$8,824	0.0	0.0	1.10	1.10
31.25	\$165,409	\$101,493	\$22,402	0.0	0.0	2.97	2.97
22.81	\$47,149	\$47,663	\$9,312	0.0	0.0	1.12	1.12
101.43	\$14,264	(\$2,264)	\$5,000	0.0	0.0	0.50	0.50
44.65	\$127,549	\$29,001	\$13,650	0.0	0.0	0.91	0.91
33.54	\$127,406	\$70,208	\$22,614	0.0	0.0	3.00	3.00
44.78	\$106,003	\$15,337	\$8,340	0.0	0.0	1.00	1.00
36.00	\$106,921	\$41,411	\$23,332	0.0	0.0	3.04	3.04
42.08	\$106,961	\$92,035	\$73,996	0.0	0.0	10.00	10.00
0.00	\$399,986	\$185,334	\$120,320	0.0	0.0	24.13	24.13

2025 LINCOLN COM ACREAGE LAND STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
#DIV/0!	\$3,025	\$0.07	0.00	400	1840/692		RESIDENTIAL
#DIV/0!	\$6,000	\$0.14	0.00	400	1837/765		RESIDENTIAL
#DIV/0!	\$6,136	\$0.14	0.00	400	1811/760		RESIDENTIAL
#DIV/0!	\$6,724	\$0.15	0.00	400	1840/668		RESIDENTIAL
Average per SqFt=>		\$0.12					

2025 LINCOLN COM ACREAGE LAND STUDY

#DIV/0!	(\$8,162)	(\$0.19)	0.00	400 1798/373	RESIDENTIAL
#DIV/0!	(\$13,768)	(\$0.32)	0.00	400 1836/231	RESIDENTIAL
#DIV/0!	(\$20,501)	(\$0.47)	0.00	400 1801/339	RESIDENTIAL
#DIV/0!	\$57,657	\$1.32	0.00	400 1798/071	RESIDENTIAL
#DIV/0!	\$44,811	\$1.03	0.00	400 1818/322	RESIDENTIAL
#DIV/0!	\$52,658	\$1.21	0.00	400 1840/701	RESIDENTIAL
#DIV/0!	\$69,522	\$1.60	0.00	400 1794/712	RESIDENTIAL
#DIV/0!	\$34,173	\$0.78	0.00	400 1784/708	RESIDENTIAL
#DIV/0!	\$42,556	\$0.98	0.00	400 1807/477	RESIDENTIAL
#DIV/0!	(\$4,528)	(\$0.10)	0.00	RESR 1812/45	RURAL RESIDENTI
#DIV/0!	\$31,869	\$0.73	0.00	RESR 1820/721	RURAL RESIDENTI
#DIV/0!	\$23,403	\$0.54	0.00	400 1796/621	RESIDENTIAL
#DIV/0!	\$15,337	\$0.35	0.00	400 1829/689	RESIDENTIAL
#DIV/0!	\$13,622	\$0.31	0.00	400 1822/772	RESIDENTIAL
#DIV/0!	\$9,204	\$0.21	0.00	400 1822/611	RESIDENTIAL
#DIV/0!	\$7,681	\$0.18	0.00	400 1823/176	RESIDENTIAL

2025 LINCOLN COM ACREAGE LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0		0 NOT INSPECTED		402			
0		0 11/13/2024		402			
0		0 10/2/2024		401			
0		0 NOT INSPECTED		401			

2025 LINCOLN COM ACREAGE LAND STUDY

0	0	10/30/2022	401
0	0	10/8/2024	401
0	0	12/29/2022	401
0	0	10/30/2022	401
0	0	9/8/2018	401
0	0	10/3/2024	401
0	0	10/30/2022	401
0	0	8/5/2024	401
0	0	8/5/2024	401
0	0	9/15/2023	401
0	0	9/13/2023	401
0	0	12/11/2020	401
0	0	10/23/2024	401
0	0	10/2/2024	401
0	0	NOT INSPECTED	401
0	0	NOT INSPECTED	401