

2025 LINCOLN RES ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,600
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,600
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$0
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$56,200
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000
14-033-009-40	1929 RAPSON RO	09/26/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700
Totals:			\$1,149,000			\$1,149,000	\$280,100
							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.

Sales from adjacent Dwight Township were utilized in the Lincoln Township Res Land Studies due to similar market appeal and proximity to lin

Sale prices ranged from \$6,000 to \$23,403 per acre. Mean sale price is \$8,950/ac ; median sale price is \$9,204/ac. 2025 Rural Res applied at \$

As parcels increase in size, there are diminishing prices paid per acre.

2025 Lincoln Twp RES Acreage applied:

acreage table:	\$/ac:
1 ac = \$9,200	\$9,200
1.5 ac = \$13,725	\$9,150
2 ac = \$18,200	\$9,100
2.5 ac = \$22,625	\$9,050
3 ac = \$27,000	\$9,000
4 ac = \$35,600	\$8,900
5 ac = \$44,000	\$8,800
7 ac = \$60,900	\$8,700
10 ac = \$86,000	\$8,600
15 ac = \$127,500	\$8,500
20 ac = \$168,000	\$8,400
25 ac = \$207,500	\$8,300
30 ac = \$246,000	\$8,200
40 ac = \$320,000	\$8,000
50 ac = \$385,000	\$7,700

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100 ac = \$750,000	\$7,500
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OUTLIERS/NOT USED:

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 ROAC	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 RO	02/14/23	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$19,500
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$19,900
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
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH	\$182,800	\$80,400

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
42.08	\$106,961	\$92,035	\$73,996	0.0	0.0	10.00	10.00
36.00	\$106,921	\$41,411	\$23,332	0.0	0.0	3.04	3.04
44.78	\$106,003	\$15,337	\$8,340	0.0	0.0	1.00	1.00
0.00	\$399,986	\$185,334	\$120,320	0.0	0.0	24.13	24.13
48.45	\$116,984	\$46,017	\$47,001	0.0	0.0	7.50	7.50
56.67	\$34,600	\$30,000	\$34,600	0.0	0.0	5.00	5.00
33.54	\$127,406	\$70,208	\$22,614	0.0	0.0	3.00	3.00
\$998,861		\$480,342	\$330,203	0.0		53.67	53.67
24.38			Average			Average	
17.00			per FF=>	#DIV/0!		per Net Acre=>	8,949.92

ackages.

9,200/1 acre, which is rounded up from mean sale price and rounded down from median sale price.

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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
104.74	\$40,216	\$19,000	\$40,216	0.0	0.0	6.28	6.28
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
43.98	\$184,601	\$6,455	\$8,256	0.0	0.0	0.96	0.96

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
#DIV/0!	\$9,204	\$0.21	0.00	400	1822/611		RESIDENTIAL
#DIV/0!	\$13,622	\$0.31	0.00	400	1822/772		RESIDENTIAL
#DIV/0!	\$15,337	\$0.35	0.00	400	1829/689		RESIDENTIAL
#DIV/0!	\$7,681	\$0.18	0.00	400	1823/176		RESIDENTIAL
#DIV/0!	\$6,136	\$0.14	0.00	400	1811/760		RESIDENTIAL
#DIV/0!	\$6,000	\$0.14	0.00	400	1837/765		RESIDENTIAL
#DIV/0!	\$23,403	\$0.54	0.00	400	1796/621		RESIDENTIAL

**Average
per SqFt=>**

\$0.21

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#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!	\$3,025	\$0.07	0.00	400 1840/692	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!	\$6,724	\$0.15	0.00	400 1840/668	RESIDENTIAL

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	NOT INSPECTED		401			
0	0	10/2/2024		401			
0	0	10/23/2024		401			
0	0	NOT INSPECTED		401			
0	0	10/2/2024		401			
0	0	11/13/2024		402			
0	0	12/11/2020		401			
