

FAIRGROVE TWP AGRI LAND VALUE 2024

Parcel Number	Sale Date	Liber/Page	Sales Price	Value of Wooded Acreage	Adjusted Sales Price	Gross Acres	Wooded Acres	Right of Ways, Drains	Net Acres	Price Per Acre	#1	#2	EQUIVALENT #1 ACRES MULTIPLIERS						TOTAL EQUIVALENT #1 ACRES	Price Per Acre for #1	Acres Check			
													0.95	0.90	0.80	0.75	0.65							
1-500-103-0110-01 & 032-500-103-020C	11/3/21	1495/900	\$ 55,000	\$ -	\$ 55,000	12.48	0.00	1.65	10.83	\$ 5,078.49	9.42	0.00	0.00	0.00	1.36	1.09	0.00	0.00	0.00	0.00	0.00	10.51	5,233	12.43
1-004-000-1500-00 & 001-024-000-080C	3/28/23	1529/127	\$ 322,000	\$ -	\$ 322,000	64.23	0.00	6.74	57.49	\$ 5,600.97	46.51	3.74	3.55	7.24	6.52	0.00	0.00	0.00	0.00	0.00	0.00	56.58	5,691	64.23
1-124-000-2200-01 & 001-124-000-220C	6/22/22	1511/1442	\$ 162,000	\$ -	\$ 162,000	39.89	0.00	1.21	38.68	\$ 4,188.21	0.00	0.00	0.00	0.00	0.00	0.00	29.31	21.98	9.37	0.00	6.09	28.07	5,771	39.89
014-002-000-1000-01	2/25/22	1502/871	\$ 110,000	\$ -	\$ 110,000	19.46	0.00	0.37	19.09	\$ 5,762.18	5.89	0.00	0.00	13.20	11.88	0.00	0.00	0.00	0.00	0.00	0.00	17.77	6,190	19.46
014-002-000-0500-00	1/10/22	1499/501	\$ 80,000	\$ 17,122.00	\$ 62,878	19.64	1.52	3.57	14.55	\$ 4,321.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.55	9.46	0.00	9.46	6,648	19.64
010-025-000-4200-00	12/15/22	1523/229	\$ 200,000	\$ 38,742.00	\$ 161,258	39.73	6.21	2.19	31.33	\$ 5,147.08	9.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.34	13.87	23.86	6,758	39.73	
012-007-000-0100-00	10/5/21	1492/48	\$ 193,000	\$ -	\$ 193,000	34.94	0.00	3.32	31.62	\$ 6,103.73	0.00	0.00	0.00	0.00	0.00	0.00	36.62	27.47	0.00	0.00	27.47	7,027	39.94	
010-021-000-0600-01	12/20/21	1497/1192	\$ 116,000	\$ -	\$ 116,000	20.45	0.00	3.59	16.86	\$ 6,880.19	2.01	14.85	14.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.12	7,197	20.45
019-016-000-0200-01	7/21/21	1484/1360	\$ 256,000	\$ -	\$ 256,000	37.96	0.00	0.75	37.21	\$ 6,879.87	28.67	0.00	0.00	0.00	8.54	6.83	0.00	0.00	0.00	0.00	0.00	35.50	7,211	37.96
001-017-000-1600-03	11/4/22	1520/1444	\$ 145,000	\$ -	\$ 145,000	18.82	0.00	0.34	18.48	\$ 7,846.32	18.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.48	7,846	18.82
001-125-000-0400-03	6/28/21	1483/515	\$ 231,000	\$ -	\$ 231,000	36.02	0.00	0.97	35.05	\$ 6,590.58	12.36	0.01	0.00	0.00	0	0.00	0.00	21.79	16.34	0.89	0.58	29.29	7,887	36.02
012-008-000-1100-00	1/17/23	1524/1130	\$ 240,000	\$ -	\$ 240,000	39.71	0.00	4.87	34.84	\$ 6,888.63	7.46	16.58	15.75	0.00	0.00	0.00	2.00	1.50	8.80	5.72	0.00	30.43	7,887	39.71
002-007-000-0800-02	8/18/21	1488/778	\$ 515,000	\$ -	\$ 515,000	73.48	0.00	7.68	65.80	\$ 7,826.75	45.84	0.00	0.00	1.54	1.39	0.00	0.00	0.00	18.42	11.97	59.20	8,699	73.48	
001-020-000-1100-00	3/15/23	1527/1128	\$ 285,000	\$ -	\$ 285,000	40.00	0.00	2.74	37.26	\$ 7,648.95	31.41	0.15	0.14	0.00	0.00	0.00	0.00	5.70	3.71	0.00	0.00	35.26	8,083	40.00
010-003-000-0200-00	11/11/22	1521/603	\$ 386,000	\$ -	\$ 386,000	60.75	0.00	9.56	51.19	\$ 7,540.54	20.57	23.57	22.39	0.00	0.69	0.55	0.00	6.36	4.13	0.00	4.65	47.65	8,101	60.75
1-027-000-0500-02 & 012-027-000-080C	4/20/21	1469/797	\$ 1,235,000	\$ -	\$ 1,235,000	156.42	0.00	1.60	154.82	\$ 7,977.01	146.56	0.00	0.00	0.00	0.59	0.47	0.00	7.67	4.99	0.00	0.00	152.02	8,124	156.42
010-028-000-1000-00	5/3/21	1478/942	\$ 620,000	\$ -	\$ 620,000	75.73	0.00	0.76	74.97	\$ 8,269.97	74.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.97	8,270	75.73
019-008-000-1400-03	5/20/21	1479/528	\$ 284,900	\$ -	\$ 284,900	36.98	0.00	0.59	36.39	\$ 7,829.07	22.61	0.00	0.00	0.00	13.78	11.02	0.00	0.00	0.00	0.00	0.00	33.63	8,471	36.98
001-112-000-0600-00	12/19/22	1524/289	\$ 339,397	\$ -	\$ 339,397	44.74	0.00	3.56	41.18	\$ 8,241.79	37.92	0	0.00	0.00	0	0.00	0	0.00	3.26	2.12	0.00	40.04	8,477	44.74
010-003-000-0400-00	10/21/22	1519/1453	\$ 180,000	\$ -	\$ 180,000	29.53	0.00	6.12	23.41	\$ 7,689.02	0.00	11.74	11.15	0.00	11.67	9.34	0.00	0.00	0.00	0.00	0.00	20.49	8,785	29.53
019-017-000-0300-01	6/23/21	1482/513	\$ 306,560	\$ -	\$ 306,560	38.68	0.00	3.93	34.75	\$ 8,821.87	34.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.75	8,822	38.68
006-008-000-0600-06	12/2/21	1496/1385	\$ 415,000	\$ -	\$ 415,000	54.38	0.00	1.78	52.60	\$ 7,889.73	32.27	0.00	0.00	0.00	9.20	7.36	0.00	11.13	7.23	0.00	0.00	46.86	8,855	54.38
006-010-000-2300-00	12/2/21	1496/1201	\$ 340,800	\$ -	\$ 340,800	39.73	0.00	1.00	38.73	\$ 8,799.38	36.99	0.00	0.00	0.00	0.00	0.00	0.00	1.74	1.13	0.00	0.00	38.12	8,940	39.73
006-014-000-2000-00	12/8/21	1497/664	\$ 272,000	\$ -	\$ 272,000	39.84	0.00	5.46	34.38	\$ 7,911.58	19.55	0.00	0.00	0.00	7.92	6.34	0.00	6.91	4.49	0.00	0.00	30.38	8,954	39.84
012-033-000-1400-00	11/9/22	1521/324	\$ 345,000	\$ -	\$ 345,000	39.89	0.00	2.00	37.89	\$ 9,105.30	37.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.89	9,105	39.89
006-015-000-0800-01	10/08/21	1492/253	\$ 681,736	\$ -	\$ 681,736	76.70	0.00	2.68	74.02	\$ 9,210.16	74.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.02	9,210	76.70
004-011-000-0100-00	5/18/22	1508/1388	\$ 700,000	\$ -	\$ 700,000	80.71	0.00	5.69	75.02	\$ 9,330.85	75.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.02	9,331	80.71
012-024-000-1100-00	1/12/22	1500/175	\$ 181,000	\$ -	\$ 181,000	29.96	0.00	0.75	29.21	\$ 6,196.51	0.00	0.74	0.70	0.00	0.00	0.00	0.00	28.47	18.51	0.00	0.00	19.21	9,423	29.96
012-033-000-1500-00	9/28/21	1491/489	\$ 230,000	\$ -	\$ 230,000	29.99	0.00	2.98	27.01	\$ 8,515.36	12.35	0.00	0.00	0.00	14.66	11.73	0.00	0.00	0.00	0.00	0.00	24.08	9,552	29.99
100-00 & 004-008-000-0300-00 & 004-0	3/22/23	1529/367	\$ 1,530,000	\$ -	\$ 1,530,000	184.20	11.66	6.53	166.01	\$ 9,216.31	142.23	0.00	0.00	2.00	1.80	0.00	15.37	11.53	6.41	4.17	0.00	159.73	9,579	184.20
006-001-000-0700-00	12/16/21	1497/1182	\$ 364,000	\$ -	\$ 364,000	37.93	0.00	0.68	37.25	\$ 9,771.81	37.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.25	9,772	37.93
001-135-000-1500-01	5/18/22	1508/1305	\$ 356,155	\$ -	\$ 356,155	37.48	0.00	1.28	36.20	\$ 9,838.54	34.32	0	0.00	0.00	0	0.00	1.88	1.41	0	0.00	0.00	35.73	9,968	37.48
002-018-000-1100-00	12/20/21	1498/376	\$ 425,500	\$ -	\$ 425,500	50.06	0.00	8.00	42.06	\$ 10,116.50	42.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.06	10,117	50.06
012-034-000-2500-00	2/11/22	1501/972	\$ 285,000	\$ -	\$ 285,000	40.00	0.00	2.42	37.58	\$ 7,583.82	0.00	0.00	0.00	0.00	11.78	9.42	15.28	11.46	10.52	0.00	6.84	27.72	10,281	40.00
002-018-000-0100-03	4/29/22	1507/1284	\$ 522,000	\$ -	\$ 522,000	59.82	0.00	6.75	53.07	\$ 9,836.07	37.40	0.00	0.00	12.59	11.33	0.00	0.00	3.08	2.00	0.00	0.00	50.73	10,289	59.82
012-001-000-1200-02	10/31/22	1520/938	\$ 705,000	\$ -	\$ 705,000	80.18	0.00	1.10	79.08	\$ 8,915.02	10.11	0.00	0.00	0.00	68.97	55.18	0.00	0.00	0.00	0.00	0.00	65.29	10,799	80.18
001-015-000-0300-00	4/20/22	1507/135	\$ 400,000	\$ -	\$ 400,000	39.67	0.00	5.01	34.66	\$ 11,540.68	34.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.66	11,541	39.67
			\$ 14,015,048	\$ 55,864	\$ 13,959,184	1,860	19	120	1,721	#DIV/0!	1,182	71	68	37	33	149	119	122	92	165	107	1,600	\$ 8,723	1,865
																						ROUNDED TO 8,700 FOR 2024		