

# IRT AGRICULTURAL ACREAGE 2025

STUDY PERIOD 4/1/2022 - 3/31/2024

## 0-<5 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
9/2/2022	AG	007-070-002-80	WD	1	\$ -	\$ 3,000	\$ -	\$ 3,000	0.000
9/25/2022	AG	003-186-009-00	WD	1.7	\$ -	\$ 7,500	\$ -	\$ 4,412	0.000
<b>CONCLUSION</b>				2.7		\$ 10,500	\$ -	\$ <b>3,889</b>	

## 5-<10 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
8/23/2022	AG	004-007-015-00	WD	8	\$ -	\$ 10,000	\$ -	\$ 1,250	0.000
4/11/2022	AG	002-080-060-50	WD	9.2	\$ -	\$ 27,500	\$ -	\$ 2,989	0.000
2/14/2023	AG	004-021-006-00	WD	7	\$ -	\$ 10,000	\$ -	\$ 1,429	0.000
6/16/2022	AG	041-583-065-40	WD	7.12	\$ -	\$ 19,900	\$ -	\$ 2,795	0.000
1/6/2023	AG	005-176-014-00	WD	5	\$ -	\$ 12,000	\$ -	\$ 2,400	0.000
2/9/2024	AG	002-060-005-25	WD	7.19	\$ -	\$ 20,000	\$ -	\$ 2,782	0.000
<b>CONCLUSION</b>				43.51		\$ 99,400	\$ -	\$ <b>2,285</b>	

## 10-<20 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
12/26/2023	AG	011-105-001-00	WD	18.51	\$ -	\$ 30,000	\$ -	\$ 1,621	0.000
2/4/2024	AG	005-135-005-10	WD	10	\$ -	\$ 15,000	\$ -	\$ 1,500	0.000
11/18/2022	AG	007-007-001-30	WD	10.12	\$ -	\$ 18,000	\$ -	\$ 1,779	0.000
8/22/2022	AG	001-009-008-10	WD	11.67	\$ -	\$ 25,000	\$ -	\$ 2,142	0.000
<b>CONCLUSION</b>				50.3		\$ 88,000	\$ -	\$ <b>1,750</b>	

## 20-<30 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
4/19/2022	AG	007-064-009-00	WD	20	\$ -	\$ 29,500	\$ -	\$ 1,475	0.000
10/27/2022	AG	007-036-013-00	WD	29.85	\$ -	\$ 58,000	\$ -	\$ 1,943	0.000
7/28/2022	AG	003-213-005-60	WD	28.76	\$ -	\$ 42,000	\$ -	\$ 1,460	0.000
<b>CONCLUSION</b>				78.61		\$ 129,500	\$ -	\$ <b>1,647</b>	

## 30-<40 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
11/30/2022	AG	004-007-011-00	WD	35.42	\$ 62,100	\$ 168,500	\$ 120,753	\$ 1,348	0.369
7/2/2022	AG	004-007-011-00	WD	35.42	\$ 62,100	\$ 190,000	\$ 120,753	\$ 1,955	0.327

7/1/2022	AG	004-160-006-00	WD	39	\$ 63,500	\$ 42,510	\$ -	\$ 1,090	1.494
3/31/2023	AG	004-166-005-10	WD	33.24	\$ 18,600	\$ 59,000	\$ -	\$ 1,775	0.315
5/10/2022	AG	007-124-004-00	WD	39	\$ -	\$ 57,500	\$ 9,591	\$ 1,228	0.000
11/29/2022	AG	007-028-015-00	WD	39.12	\$ -	\$ 70,000	\$ 17,690	\$ 1,337	0.000
8/16/2022	AG	012-127-005-70	WD	35.84	\$ -	\$ 35,500	\$ -	\$ 991	0.000
5/28/2023	AG	183-010-00	WD	34	\$ -	\$ 46,750	\$ -	\$ 1,375	0.000
<b>CONCLUSION</b>				255.2		\$ 634,260	\$ 268,787	\$ 1,432	

#### 40-<50 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
10/20/2022	AG	004-235-020-50	WD	41.5	\$ 52,600	\$ 120,000	\$ 87,261	\$ 789	0.438
6/30/2022	AG	002-327-002-20	WD	40	\$ -	\$ 50,000	\$ -	\$ 1,250	0
12/2/2022	AG	001-131-002-00	WD	40	\$ -	\$ 48,200	\$ -	\$ 1,205	0
3/12/2024	AG	007-010-002-00	WD	40	\$ -	\$ 50,000	\$ -	\$ 1,250	0
1/7/2024	AG	008-274-018-00	WD	40	\$ -	\$ 38,500	\$ -	\$ 963	0
6/14/2022	AG	003-076-007-50	WD	40	\$ -	\$ 35,000	\$ -	\$ 875	0
<b>CONCLUSION</b>				160		\$ 186,700		\$ 1,167	

#### 50-<100 Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
8/15/2023	AG	001-067-010-20	WD	79	\$ -	\$ 78,500	\$ -	\$ 994	0.000
11/20/2023	AG	008-329-003-50	WD	53.3	\$ -	\$ 53,300	\$ -	\$ 1,000	0.000
11/29/2023	AG	001-024-013-00	WD	59.51	\$ -	\$ 60,000	\$ -	\$ 1,008	0.000
<b>CONCLUSION</b>				112.81		\$ 113,300	\$ -	\$ 1,004	

#### 100+ Acres

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
10/7/2022	AG	007-134-003-20	WD	172.75	\$ -	\$ 148,000	\$ -	\$ 857	0
6/16/2022	AG	005-174-002-00	WD	120	\$ -	\$ 84,000	\$ -	\$ 700	0
8/31/2023	AG	007-027-008-00	WD	102	\$ -	\$ 75,000	\$ -	\$ 735	0
7/21/2023	AG	004-160-011-00	WD	200	\$ -	\$ 200,000	\$ -	\$ 1,000	0
<b>CONCLUSION</b>				492.75		\$ 432,000	\$ -	\$ 877	

### Acreage Averages

Acre Range	\$/ Acre
1 to <5	\$ 3,889
5 to <10	\$ 2,285
10 to <20	\$ 1,750
20 to <30	\$ 1,647
30 to <40	\$ 1,432
40 to <50	\$ 1,167
50 to <100	\$ 1,004
100+	\$ 877

### Acreage Table Breakdown

Acreage	\$/ Acre	Acreage	\$/ Acre2
1 Acre	\$ 3,889	10 Acre	\$ 17,495
1.5 Acre	\$ 4,831	15 Acre	\$ 25,221
2 Acre	\$ 5,772	20 Acre	\$ 32,947
2.5 Acre	\$ 6,714	25 Acre	\$ 37,955
3 Acre	\$ 7,656	30 Acre	\$ 42,963
4 Acre	\$ 9,539	40 Acre	\$ 46,675
5 Acre	\$ 11,423	50 Acre	\$ 50,217
7 Acre	\$ 13,852	100 Acre	\$ 87,671

Figures in BSA rounded to nearest 100

Outliers shown in red

# IRT RESIDENTIAL ACREAGE 2025

STUDY PERIOD 4/1/2022 - 3/31/2024

0-<5 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	
11/1/2022	RES	004-006-024-00	WD	3.554	\$ 17,400	\$ 36,000	\$ 30,372	\$ 1,584	
9/7/2022	RES	004-020-005-00	WD	3.49	\$ 31,100	\$ 130,900	\$ 73,748	\$ 16,376	
8/8/2023	RES	004-021-032-00	WD	1.48	\$ 3,600	\$ 5,000	\$ -	\$ 3,378	
8/31/2023	RES	004-021-046-00	WD	3.89	\$ 40,500	\$ 104,500	\$ 96,168	\$ 2,142	
11/9/2023	RES	004-021-077-00	WD	5	\$ 60,500	\$ 170,000	\$ 103,928	\$ 13,214	
6/15/2023	RES	004-027-035-00	WD	2.68	\$ 51,300	\$ 109,000	\$ 81,081	\$ 10,418	
8/26/2022	RES	004-028-007-00	WD	1.3	\$ 30,900	\$ 102,000	\$ 90,029	\$ 9,208	
9/29/2022	RES	004-028-064-00	WD	0.138	\$ 1,300	\$ 1,600	\$ -	\$ 11,594	
3/20/2023	RES	004-028-082-00	WD	0.344	\$ 28,100	\$ 89,000	\$ 59,724	\$ 85,105	
11/23/2022	RES	004-007-011-50	WD	4.66	\$ -	\$ 168,500	\$ 123,741	\$ 9,605	
8/25/2022	RES	004-071-006-00	WD	2	\$ 52,000	\$ 149,900	\$ 134,735	\$ 7,583	
1/25/2023	RES	004-013-027-00	WD	1	\$ 2,800	\$ 2,500	\$ -	\$ 2,500	
9/7/2022	RES	004-163-010-00	WD	5	\$ 82,300	\$ 255,000	\$ 209,302	\$ 9,140	
2/14/2023	RES	004-021-002-00	WD	7	\$ -	\$ 10,000	\$ -	\$ 1,429	
12/15/2023	RES	004-027-014-00	WD	2.5	\$ 20,100	\$ 54,000	\$ 31,331	\$ 9,068	
4/8/2022	RES	004-165-021-00	WD	1	\$ 44,700	\$ 100,000	\$ 92,896	\$ 7,104	
<b>CONCLUSION</b>				34.902		\$ 996,000	\$ 799,626	\$ 5,626	

5-<10 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	
8/2/2022	RES	004-007-015-00	WD	8	\$ 9,300	\$ 10,000	\$ -	\$ 1,250	
2/13/2023	RES	004-259-004-00	WD	10	\$ 14,600	\$ 30,000	\$ 27,266	\$ 273	
7/3/2023	RES	004--273-003-00	WD	10	\$ 21,700	\$ 90,000	\$ 51,057	\$ 3,894	
2/1/2024	RES	004-151-008-00	WD	5.4	\$ 8,800	\$ 34,000	\$ 8,570	\$ 4,709	
1/6/2023	RES	005-176-014-00	WD	5	\$ -	\$ 12,000	\$ -	\$ 2,400	
3/29/2024	RES	004-377-001-75	WD	5.4	\$ 7,800	\$ 23,000	\$ -	\$ 4,259	
4/21/2023	RES	004-378-002-08	WD	5.04	\$ -	\$ 24,000	\$ -	\$ 4,762	
5/15/2023	RES	002-159-013-20	WD	6.48	\$ -	\$ 25,000	\$ -	\$ 3,858	
6/16/2022	RES	042-583-065-40	WD	7.12	\$ -	\$ 19,900	\$ -	\$ 2,795	
5/19/2023	RES	004-378-002-05	WD	8.04	\$ -	\$ 30,000	\$ -	\$ 3,731	

6/30/2023	RES	004-378-002-01	WD	9.06	\$ -	\$ 31,000	\$ -	\$ 3,422
10/12/2022	RES	002-029-014-90	WD	9.5	\$ -	\$ 35,000	\$ -	\$ 3,684
5/5/2023	RES	004-378-002-04	WD	9.79	\$ -	\$ 35,000	\$ -	\$ 3,575
2/9/2024	RES	002-060-005-25	WD	7.19	\$ -	\$ 20,000	\$ -	\$ 2,782
11/22/2023	RES	002-212-016-60	WD	5.83	\$ -	\$ 23,900	\$ -	\$ 4,099
<b>CONCLUSION</b>				<b>101.85</b>		<b>\$ 412,800</b>	<b>\$ 59,627</b>	<b>\$ 3,468</b>

**10-<20 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
6/1/2022	RES	004-013-012-00	WD	20	\$ 50,000	\$ 103,500	\$ 78,061	\$ 1,272
3/8/2023	RES	004-028-043-00	WD	17	\$ 57,400	\$ 243,000	\$ 93,994	\$ 8,765
12/1/2023	RES	004-078-007-00	WD	20	\$ 68,700	\$ 235,000	\$ 102,895	\$ 6,605
10/18/2023	RES	004-152-020-10	WD	16.09	\$ 75,500	\$ 229,000	\$ 113,682	\$ 7,167
8/24/2022	RES	004-235-017-30	WD	16.02	\$ 14,200	\$ 27,000	\$ -	\$ 1,685
4/8/2022	RES	004-155-008-10	WD	10.89	\$ 141,700	\$ 340,000	\$ 247,586	\$ 8,486
11/9/2023	RES	004-021-077-00	WD	15	\$ 60,500	\$ 170,000	\$ 103,928	\$ 4,405
2/7/2024	RES	005-135-005-10	WD	10	\$ -	\$ 15,000	\$ -	\$ 1,500
8/22/2022	RES	001-009-008-10	WD	11.67	\$ -	\$ 25,000	\$ -	\$ 2,142
9/18/2023	RES	004-167-004-17	WD	18.31	\$ 15,800	\$ 45,000	\$ -	\$ 2,458
9/19/2022	RES	004-011-011-60	WD	17.264	\$ 126,500	\$ 450,000	\$ 398,824	\$ 2,964
2/1/2024	RES	003-175-021-00	WD	10	\$ -	\$ 15,000	\$ -	\$ 1,500
<b>CONCLUSION</b>				<b>103.264</b>		<b>\$ 680,500</b>	<b>\$ 476,885</b>	<b>\$ 1,972</b>

**20-<30 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
11/14/2023	RES	004-153-012-00	WD	25	\$ 101,600	\$ 150,000	\$ 153,165	\$ (127)
6/1/2022	RES	004-013-012-00	WD	20	\$ 50,000	\$ 103,500	\$ 78,061	\$ 1,272
4/19/2022	RES	007-064-009-00	WD	20	\$ -	\$ 29,500	\$ -	\$ 1,475
9/12/2022	RES	002-006-002-00	WD	29.85	\$ -	\$ 58,000	\$ -	\$ 1,943
8/4/2023	RES	014-329-006-00	WD	20	\$ -	\$ 28,650	\$ -	\$ 1,433
1/5/2023	RES	014-329-005-00	WD	20	\$ -	\$ 28,000	\$ -	\$ 1,400
7/15/2022	RES	001-216-021-10	WD	20	\$ -	\$ 29,960	\$ -	\$ 1,498
7/22/2022	RES	010-086-013-00	WD	20.2	\$ -	\$ 23,000	\$ -	\$ 1,139
7/28/2022	RES	003-213-005-60	WD	28.76	\$ -	\$ 42,000	\$ -	\$ 1,460
8/16/2023	RES	009-077-403-55	WD	29	\$ -	\$ 42,000	\$ -	\$ 1,448
<b>CONCLUSION</b>				<b>207.81</b>		<b>\$ 384,610</b>	<b>\$ 78,061</b>	<b>\$ 1,475</b>

**30-<40 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
5/19/2022	RES	004-161-010-00	WD	40	\$ 20,500	\$ 55,000	\$ -	\$ 1,375
12/18/2023	RES	004-165-013-00	WD	35	\$ 31,900	\$ 65,000	\$ 55,013	\$ 285
6/15/2022	RES	004-171-001-00	WD	40	\$ 20,500	\$ 72,500	\$ -	\$ 1,813
1/30/2023	RES	004-233-010-00	WD	37.6	\$ 20,000	\$ 60,000	\$ -	\$ 1,596
7/1/2022	RES	004-160-006-01	WD	40	\$ 63,500	\$ 327,000	\$ 258,163	\$ 1,721
11/10/2023	RES	004-022-016-00	WD	39.77	\$ -	\$ 87,000	\$ -	\$ 2,188
8/2/2023	RES	004-355-001-00	WD	40	\$ 21,300	\$ 52,000	\$ -	\$ 1,300
10/23/2023	RES	004-167-004-07	WD	33.61	\$ 44,700	\$ 120,000	\$ 82,355	\$ 1,120
7/28/2023	RES	004-058-028-00	WD	40	\$ 70,400	\$ 210,000	\$ 101,404	\$ 2,715
<b>CONCLUSION</b>				191.21		\$ 359,500	\$ 82,355	\$ <b>1,449</b>

**40-<50 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
1/20/2023	RES	004-056-001-10	WD	41	\$ 21,500	\$ 60,000	\$ -	\$ 1,463
6/30/2022	RES	002-004-001-50	WD	40.61	\$ -	\$ 44,680	\$ -	\$ 1,100
<b>CONCLUSION</b>				81.61		\$ 104,680	\$ -	\$ <b>1,283</b>

**50-<100 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
6/7/2022	RES	004-011-001-00	WD	80	\$ 58,500	\$ 130,000	\$ 41,866	\$ 1,102
10/27/2023	RES	004-016-020-00	WD	59	\$ 93,000	\$ 200,000	\$ 171,221	\$ 488
4/11/2023	RES	004-160-007-00	WD	100	\$ 40,200	\$ 107,000	\$ -	\$ 1,070
8/24/2022	RES	004-054-005-00	WD	80	\$ 58,000	\$ 165,000	\$ 94,138	\$ 886
5/5/2023	RES	004-160-011-00	WD	100	\$ -	\$ 107,000	\$ -	\$ 1,070
11/29/2023	RES	011-024-013-00	WD	59.51	\$ -	\$ 60,000	\$ -	\$ 1,008
8/15/2023	RES	001-677-010-20	WD	79	\$ -	\$ 90,000	\$ -	\$ 1,139
10/5/2023	RES	004-070-002-00	WD	77	\$ 41,300	\$ 20,000	\$ -	\$ 260
<b>CONCLUSION</b>				498.51		\$ 659,000	\$ 136,004	\$ <b>1,049</b>

**100+ Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
9/29/2023	RES	004-059-101-00	WD	567	\$ -	\$ 2,000,000	\$ 290,229	\$ 3,015
8/31/2023	RES	007-027-008-00	WD	102	\$ -	\$ 75,000	\$ -	\$ 735
6/30/2022	RES	002-226-028-10	WD	126.77	\$ -	\$ 145,786	\$ -	\$ 1,150
9/25/2023	RES	014-236-006-00	WD	160	\$ -	\$ 167,500	\$ -	\$ 1,047

7/21/2023	RES	001-115-003-30	WD	200	\$	-	\$	200,000	\$	-	\$	1,000
CONCLUSION				588.77			\$	588,286	\$	-	\$	999

**AVERAGE \$/ACRE**

Acre Range	verage \$/A
0 to <5	\$ 5,626
5 to <10	\$ 3,468
10 to <20	\$ 1,972
20 to <30	\$ 1,475
30 to <40	\$ 1,449
40 to <50	\$ 1,283
50 to <100	\$ 1,049
100+	\$ 999

**ACREAGE TABLE**

Acreage	\$/ Acre	Acreage	\$/ Acre2
1 Acre	\$ 5,626	10 Acre	\$ 19,718
1.5 Acre	\$ 6,156	15 Acre	\$ 24,353
2 Acre	\$ 6,685	20 Acre	\$ 28,989
2.5 Acre	\$ 7,214	25 Acre	\$ 36,236
3 Acre	\$ 7,743	30 Acre	\$ 43,483
4 Acre	\$ 8,801	40 Acre	\$ 51,307
5 Acre	\$ 9,859	50 Acre	\$ 52,456
7 Acre	\$ 13,803	100 Acre	\$ 99,918

Figures are rounded to nearest hundred in BSA

Outliers shown in red

# IRT COM/IND ACREAGE 2025

STUDY PERIOD 4/1/2022 - 3/31/2024

0-<5 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
4/25/2022	COM/IND	004-017-003-00	WD	4	\$ 18,000	\$ 105,000	\$ 53,127	\$ 12,968	0.171
12/21/2022	COM/IND	054-117-001-00	WD	0.165		\$ 50,000	\$ -	\$ 303,030	0.000
12/2/2023	COM/IND	052-028-016-50	WD	0.53		5000	0	\$ 9,434	0.000
8/10/2022	COM/IND	052-028-058-00	WD	0.16		\$ 2,000	\$ -	\$ 12,500	0.000
5/2/2022	COM/IND	002-512-010-00	WD	0.45		\$ 10,000	\$ 3,054	\$ 15,436	0.000
7/1/2023	COM/IND	051-011-020-30	WD	1.12		\$ 75,000	\$ 62,615	\$ 11,058	0.000
4/13/2022	COM/IND	052-028-053-50	WD	0.89		\$ 3,000	\$ -	\$ 3,371	0.000
12/7/2023	COM/IND	052-030-002-50	WD	3.5		\$ 510,575	\$ 470,630	\$ 11,413	0.000
<b>CONCLUSION</b>				10.65		\$ 710,575	\$ 589,426	\$ 11,375	

5-<10 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
12/7/2022	COM/IND	007-041-002-00	WD	10		\$ 10,500	\$ -	\$ 1,050	0.000
5/27/2022	COM/IND	054-025-028-20	WD	5.55		\$ 400,000	\$ 315,890	\$ 15,155	0.000
<b>CONCLUSION</b>				15.55		\$ 410,500	\$ 315,890	\$ 6,084	

10-<20 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
1/23/2023	COM/IND	002-122-015-00	WD	19.4		\$ 74,900	\$ -	\$ 3,861	0.000
5/13/2022	COM/IND	002-234-007-10	WD	17.66		\$ 42,500	\$ -	\$ 2,407	0.000
<b>CONCLUSION</b>				37.06		\$ 117,400	\$ -	\$ 3,168	

20-<30 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
9/6/2023	COM/IND	005-134-011-40	WD	20		\$ 39,500	\$ -	\$ 1,975	0.000
4/19/2022	COM/IND	007-064-009-00	WD	20		\$ 29,500	\$ -	\$ 1,475	0.000
3/8/2023	COM/IND	007-013-035-50	WD	26		\$ 69,000	\$ -	\$ 2,654	0.000
1/24/2023	COM/IND	001-061-003-35	WD	27		\$ 42,000	\$ -	\$ 1,556	0.000
<b>CONCLUSION</b>				93		\$ 180,000	\$ -	\$ 1,935	

30-<40 Acres									
Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
1/31/2022	COM/IND	001-002-037-00	WD	32.6		\$ 50,000	\$ -	\$ 1,534	0.000

6/10/2023	COM/IND	005-012-027-20	WD	36		\$ 50,000	\$ -	\$ 1,389	0.000
1/27/2023	COM/IND	004-166-005-10	WD	37.6		\$ 60,000	\$ -	\$ 1,596	0.000
<b>CONCLUSION</b>				<b>106.2</b>		<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ 1,507</b>	

**40-<50 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
4/18/2022	COM/IND	003-177-15-00	WD	40		\$ 55,000	\$ -	\$ 1,375	0.000
<b>CONCLUSION</b>				<b>40</b>		<b>\$ 55,000</b>		<b>\$ 1,375</b>	

**50-<100 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
<b>NO SALES</b>								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
								#DIV/0!	#DIV/0!
<b>CONCLUSION</b>				<b>0</b>		<b>\$ -</b>	<b>\$ -</b>	<b>#DIV/0!</b>	

**100+ Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre	A/S
10/7/2022	COM/IND	007-134-003-20	WD	172.75		\$ 148,000	\$ -	\$ 857	0
6/16/2022	COM/IND	005-174-002-00	WD	160.91		\$ 175,000	\$ -	\$ 1,088	0
<b>CONCLUSION</b>				<b>333.66</b>		<b>\$ 323,000</b>	<b>\$ -</b>	<b>\$ 968</b>	

**Acreege Averages**

Acree Range	\$/ Acree
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**Acreege Table Breakdown**

Acreege	\$/ Acree	Acreege	\$/ Acree2
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1 to <5	\$	11,375
5 to <10	\$	6,084
10 to <20	\$	3,168
20 to <30	\$	1,935
30 to <40	\$	1,507
40 to <50	\$	1,375
<b>50 to &lt;100</b>	<b>\$</b>	<b>1,172</b>
100+	\$	968

**NO SALES FOR 50 TO 100 AC  
GROUP. FIGURE AVERAGED  
FROM 40 - <50 AC AND 100+ AC  
GROUP**

1 Acre	\$	11,375	10 Acre	\$	31,678
1.5 Acre	\$	13,756	15 Acre	\$	35,194
2 Acre	\$	16,137	20 Acre	\$	38,710
2.5 Acre	\$	18,518	25 Acre	\$	41,954
3 Acre	\$	20,898	30 Acre	\$	45,198
4 Acre	\$	25,660	40 Acre	\$	55,000
5 Acre	\$	30,421	50 Acre	\$	58,575
7 Acre	\$	30,924	100 Acre	\$	96,805

Figures rounded to nearest 100 in BSA  
Outliers shown in red

# IRT FRONTAGE 2025

STUDY PERIOD 4/1/2022 - 3/31/2024

## "GOOD" LAKES

Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
11/8/2022	RES	004-167-001-02	WD	610	\$ 40,900	\$ 146,000	\$ -	\$ 239	0.280
3/12/2024	RES	004-167-001-25	WD	360	\$ 82,600	\$ 149,950	\$ -	\$ 417	0.551
6/6/2022	RES	006-257-005-60	WD	215	\$ -	\$ 87,000	\$ -	\$ 405	0.000
8/26/2022	RES	006-257-005-40	WD	134	\$ -	\$ 68,500	\$ -	\$ 511	0.000
3/10/2023	RES	007-710-012-00	WD	312	\$ -	\$ 160,000	\$ -	\$ 513	0.000
7/28/2023	RES	007-275-005-26	WD	260	\$ -	\$ 120,000	\$ -	\$ 462	0.000
4/20/2023	RES	007-275-005-18	WD	261	\$ -	\$ 112,500	\$ -	\$ 431	0.000
10/16/2023	RES	004-377-007-00	WD	50	\$ 10,700	\$ 43,000	\$ -	\$ 860	0.249
<b>CONCLUSION</b>				<b>2202</b>		<b>\$ 886,950</b>	<b>\$ -</b>	<b>\$ 403</b>	

## "BEST" LAKES

Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
11/17/2023	RES	002-335-030-00	WD	86	\$ -	\$ 50,000	\$ -	\$ 581	0.000
11/27/2023	RES	002-335-049-60	WD	173	\$ -	\$ 85,000	\$ -	\$ 491	0.000
8/31/2023	RES	005-135-013-00	WD	175	\$ -	\$ 98,000	\$ -	\$ 560	0.000
12/9/2022	RES	006-350-002-50	WD	300	\$ -	\$ 200,000	\$ -	\$ 667	0.000
3/30/2023	RES	007-228-015-00	WD	405	\$ -	\$ 245,000	\$ -	\$ 605	0.000
<b>CONCLUSION</b>				<b>1139</b>		<b>\$ 678,000</b>	<b>\$ -</b>	<b>\$ 595</b>	

## "AVERAGE" LAKES

Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
8/19/2023	RES	004-375-007-00	WD	69.4	\$ 14,400	\$ 120,000	\$ 26,264	\$ 1,351	0.120
9/28/2022	RES	004-010-004-25	WD	300	\$ 11,800	\$ 39,700	\$ -	\$ 132	0.297
10/25/2022	RES	004-002-012-00	WD	230	\$ 115,000	\$ 284,900	\$ 219,542	\$ 284	0.404
3/9/2023	RES	004-010-004-24	QC	460	\$ 26,600	\$ 95,000	\$ 40,440	\$ 119	0.280
9/19/2022	RES	004-011-011-60	WD	115	\$ 126,500	\$ 450,000	\$ 398,824	\$ 445	0.281
10/5/2023	RES	002-266-007-00	WD	295	\$ -	\$ 85,000	\$ -	\$ 288	0.000
6/23/2023	RES	007-590-020-00	WD	108	\$ -	\$ 35,000	\$ -	\$ 324	0.000
4/19/2022	RES	003-232-004-10	WD	150	\$ -	\$ 45,000	\$ -	\$ 300	0.000
6/23/2023	RES	007-590-020-00	WD	108	\$ -	\$ 35,000	\$ -	\$ 324	0.000
9/9/2022	RES	001-028-001-36	WD	217	\$ -	\$ 56,500	\$ -	\$ 260	0.000

CONCLUSION		1523			\$ 1,031,100	\$ 618,366	\$ 271		
<b>"FAIR" LAKES</b>									
Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
9/22/2022	RES	002-154-008-70	WD	332	\$ -	\$ 65,000	\$ -	\$ 196	0.000
6/27/2023	RES	007-114-006-10	WD	200	\$ -	\$ 40,000	\$ -	\$ 200	0.000
CONCLUSION		532			\$ 105,000	\$ -	\$ 197		
<b>RIVER/POND</b>									
Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
2/13/2023	RES	004-259-004-00	WD	1000	\$ 14,600	\$ 30,000	\$ 27,266	\$ 3	0.487
1/20/2023	RES	004-056-001-10	WD	750	\$ 21,500	\$ 60,000	\$ -	\$ 80	0.358
9/29/2023	RES	004-059-101-00	WD	1200	\$ 72,000	\$ 2,000,000	\$ -	\$ 1,667	0.036
11/9/2023	RES	004-021-077-00	WD	200	\$ 60,500	\$ 170,000	\$ 103,928	\$ 330	0.356
11/30/2022	RES	002-261-004-40	WD	276	\$ -	\$ 25,000	\$ -	\$ 91	0.000
9/1/2023	RES	002-261-004-45	WD	275	\$ -	\$ 32,000	\$ -	\$ 116	0.000
CONCLUSION		1301			\$ 117,000	\$ -	\$ 90		
<b>RESIDENTIAL ROAD FRONTAGE</b>									
Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	Price/FF	A/S
11/10/2023	RES	004-054-013-00	WD	209	\$ 26,000	\$ 35,000	\$ 16,526	\$ 88	0.743
9/29/2022	RES	004-028-064-00	WD	60	\$ 1,300	\$ 1,600	\$ -	\$ 27	0.813
3/20/2023	RES	004-028-082-00	WD	100	\$ 28,100	\$ 89,000	\$ 59,724	\$ 293	0.316
8/2/2022	RES	004-007-015-00	WD	1320	\$ 9,300	\$ 10,000	\$ -	\$ 8	0.930
2/8/2024	RES	004-016-402-30	WD	316	\$ -	\$ 83,000	\$ 55,820	\$ 86	0.000
12/15/2023	RES	004-027-014-00	WD	600	\$ 20,100	\$ 54,000	\$ 31,331	\$ 38	0.372
CONCLUSION		585			\$ 119,600	\$ 72,346	\$ 81	0.000	
<b>COMMERCIAL/INDUSTRIAL FRONTAGE</b>									
Date of Sale	Class	Parcel #	Insmt	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF	A/S
4/25/2022	COM/IND	004-017-003-00	WD	635	\$ 18,000	\$ 105,000	\$ 53,127	\$ 82	0.171
12/21/2022	COM/IND	054-117-001-00	WD	180	\$ -	\$ 50,000	\$ -	\$ 278	0.000
12/7/2022	COM/IND	007-041-002-00	WD	330	\$ -	\$ 10,500	\$ -	\$ 32	0.000
8/10/2022	COM/IND	052-028-058-00	WD	70	\$ -	\$ 2,000	\$ -	\$ 29	0.000
1/21/2022	COM/IND	002-080-027-00	WD	487	\$ -	\$ 50,000	\$ -	\$ 103	0.000
CONCLUSION		1452			\$ 165,500	\$ 53,127	\$ 77		

Outliers shown in red





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CONCLUSION				0		\$ -	\$ -		#DIV/0!
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**20-<30 Acres\***

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
<b>NO SALES</b>								
								#DIV/0!
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								#DIV/0!
								#DIV/0!
								#DIV/0!
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CONCLUSION				0		\$ -	\$ -		#DIV/0!
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**30-<40 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
7/1/2022	TC	004-160-006-00	WD	39	\$ -	\$ 42,510	\$ -	\$ 1,090
3/31/2023	TC	004-166-005-10	WD	33.24	\$ 18,600	\$ 59,000	\$ -	\$ 1,775

CONCLUSION				72.24		\$ 101,510	\$ -	\$ 1,405
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**40-<50 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
10/20/2022	TC	004-235-004-00	WD	41.5		\$ 120,000	\$ 87,261	\$ 789
1/20/2023	TC	004-056-001-10	WD	41	\$ 21,500	\$ 60,000	\$ -	\$ 1,463
6/30/2022	TC	002-004-001-50	WD	40.61	\$ -	\$ 44,680	\$ -	\$ 1,100

CONCLUSION				123.11		\$ 224,680	\$ 87,261	\$ 1,116
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**50-<100 Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
3/5/2024	TC	006-102-006-00	WD	60	\$ -	\$ 130,000	\$ -	\$ 2,167
1/31/2023	TC	007-073-002-50	WD	65	\$ -	\$ 74,000	\$ -	\$ 1,138
8/15/2022	TC	007-115-016-00	WD	65	\$ -	\$ 58,500	\$ -	\$ 900

CONCLUSION				130		\$ 132,500	\$ -	\$ 1,019
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**100+ Acres**

Date of Sale	Class	Parcel #	Insmt	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
9/29/2023	TC	004-059-001-00	WD	641	\$ -	\$ 1,350,000	\$ 298,655	\$ 1,640
9/29/2023	TC	004-059-001-00	WD	567	\$ -	\$ 2,000,000	\$ 328,247	\$ 2,948
9/29/2023	TC	003-006-013-00	WD	120	\$ -	\$ 74,000	\$ -	\$ 617
<b>CONCLUSION</b>				120		\$ 74,000	\$ -	\$ <b>617</b>

**\*RESIDENTIAL SALE STUDY VALUES WILL BE USED FOR PARCELS <30 ACRES**

### Acresage Averages

Acre Range	\$/ Acre
1 to <5	#DIV/0!
5 to <10	#DIV/0!
10 to <20	#DIV/0!
20 to <30	#DIV/0!
30 to <40	\$ 1,405
40 to <50	\$ 1,116
50 to <100	\$ 1,019
100+	\$ 617

### Acresage Table Breakdown

Acresage	\$/ Acre	Acresage	\$/ Acre2
1 Acre	#DIV/0!	10 Acre	#DIV/0!
1.5 Acre	#DIV/0!	15 Acre	#DIV/0!
2 Acre	#DIV/0!	20 Acre	#DIV/0!
2.5 Acre	#DIV/0!	25 Acre	#DIV/0!
3 Acre	#DIV/0!	30 Acre	\$ 42,155
4 Acre	#DIV/0!	40 Acre	\$ 44,649
5 Acre	#DIV/0!	50 Acre	\$ 50,962
7 Acre	#DIV/0!	100 Acre	\$ 61,667

Figures in BSA rounded to nearest 100

Outliers shown in red