

2026 IRT FRONTAGE

Study Period 4/1/2023 - 3/31/2025

GOOD LAKES								
Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF
3/12/2024		004-167-001-25	WD	360	\$ 82,600	\$ 149,950	\$ -	\$ 417
7/28/2023		007-275-005-26	WD	260	\$ -	\$ 120,000	\$ -	\$ 462
4/20/2023		007-275-005-18	WD	261	\$ -	\$ 112,500	\$ -	\$ 431
7/3/2024		004-167-001-24	WD	360	\$ 56,950	\$ 145,000	\$ -	\$ 403
10/9/2024		004-167-001-25	WD	360	\$ 57,010	\$ 155,000	\$ -	\$ 431
10/16/2023		004-377-007-00	WD	50	\$ 10,700	\$ 43,000	\$ -	\$ 860
5/21/2024	RES	004-167-001-12	WD	350	\$ 48,020	\$ 134,950	\$ -	\$ 386
				1951	\$ 244,580	\$ 817,400	\$ -	\$ 419

BEST LAKES								
Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF
11/27/2023		002-335-049-60	WD	173		\$ 85,000	\$ -	\$ 491
8/31/2023		005-135-013-00	WD	175		\$ 98,000	\$ -	\$ 560
3/14/2025	res	004-175-005-00	WD	450	\$ 107,260	\$ 300,000	\$ -	\$ 667
				798	\$ 107,260	\$ 483,000	\$ -	\$ 605

SMALL LAKES /AVERAGE								
Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF
1/3/2025	RES	003-232-011-05	WD	410		\$ 115,000	\$ -	
10/5/2023	RES	002-266-007-00	WD	295	\$ -	\$ 85,000	\$ -	\$ 288
6/23/2023		007-590-020-00	WD	108	\$ -	\$ 35,000	\$ -	\$ 324
10/19/2024	RES	004-011-011-10	WD	170	\$ 27,180	\$ 150,000	\$ -	\$ 882
				813	\$ -	\$ 235,000	\$ -	\$ 289

FAIR LAKES								
Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF
6/27/2023	RES	007-114-006-10	WD	200		\$ 40,000	\$ -	\$ 200

8/19/2023	RES	003-229-019-00	WD	65		\$ 2,000	\$ -	\$ 31
12/29/2023	RES	003-232-006-05	WD	660		\$ 80,000	\$ -	\$ 121
1/3/2025	RES	003-232-011-05	WD	410		\$ 115,000	\$ -	\$ 280
1/8/2025	RES	005-024-003-10	WD	200		\$ 130,000	\$ -	\$ 650
11/25/2024	RES	006-271-003-40	WD	270		\$ 90,000	\$ -	\$ 333
2/4/2025	RES	006-282-026-00	WD	212		\$ 35,000	\$ -	\$ 165
12/10/2024	RES	006-282-028-00	WD	350		\$ 32,500	\$ -	\$ 93
5/1/2024		004-103-002-00	WD	3400	\$ 197,960	\$ 925,000	\$ 75,765	\$ 250
				2167	\$ -	\$ 394,500	\$ -	\$ 182

RIVER/POND

Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	\$/FF
11/2/2023	RES	052-029-008-00	WD	126		\$ 4,000	\$ -	\$ 32
11/2/2023	RES	005-020-001-10	WD	286		\$ 48,000	\$ -	\$ 168
3/21/2024	RES	003-160-004-00	WD	1320		\$ 95,000	\$ -	\$ 72
5/16/2023	RES	004-054-018-75	WD	200	\$ 4,300	\$ 39,500	\$ -	\$ 198
9/29/2023	RES	004-059-101-00	WD	1200	\$ 72,000	\$ 2,000,000	\$ -	\$ 1,667
9/1/2023	RES	002-261-004-45		275	\$ -	\$ 32,000	\$ -	\$ 116
3/14/2025	RES	004-175-005-00	WD	1760	\$ 107,260	\$ 300,000	\$ -	\$ 170
3/14/2025	RES	004-175-005-00	WD	1900	\$ 107,260	\$ 300,000	\$ -	\$ 158
6/9/2024	RES	004-201-011-50	WD	600	\$ 29,230	\$ 70,000	\$ -	\$ 117
10/23/2024	TC	004-307-001-00	WD	10090	\$ -	\$ 1,248,030	\$ -	\$ 124
5/16/2023	RES	004-054-018-75	WD	200	\$ 4,300	\$ 39,500	\$ -	\$ 198
				2321	\$ 29,230	\$ 201,000	\$ -	\$ 87

ROAD FRONTAGE

Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value	Sale Price	Price of Buildings	Price/FF
2/7/2024	RES	004-151-008-00	WD	830	\$ 13,740	\$ 34,000	\$ -	\$ 41
4/19/2024	RES	004-165-012-00	WD	211	\$ 22,100	\$ 39,900	\$ -	\$ 189
8/8/2023	RES	004-021-032-00	WD	269	\$ 3,600	\$ 5,000	\$ -	\$ 19
4/3/2023	COM	002-262-040-00	WD	200		\$ 14,900	\$ -	\$ 75
10/10/2023	RES	002-440-003-00	WD	100		\$ 6,200	\$ -	\$ 62
9/17/2024	COM	054-132-003-00	WD	30		\$ 100	\$ -	\$ 3
11/1/2023	RES	055-402-002-00	WD	40		\$ 2,900	\$ -	\$ 73
9/26/2024	RES	053-203-019-00	WD	60		\$ 750	\$ -	\$ 13
3/12/2024	RES	054-465-012-00	WD	90		\$ 1,500	\$ -	\$ 17

					1619	\$	17,340	\$	65,350	\$	-	\$	40
COMMERCIAL/INDUSTRIAL FRONTAGE													
Date of Sale	Class	Parcel #	Instrument	FF	Assessed Value		Sale Price		Price of Buildings		\$ /FF		
12/19/2024		004-021-085-00	WD	500	\$	60,540	\$	129,261	\$	99,896	\$	59	
4/14/2023		002-118-027-00	WD	389	\$	-	\$	175,000	\$	-	\$	450	
10/24/2023		002-001-025-20	WD	580	\$	-	\$	115,500	\$	-	\$	199	
9/17/2024	COM	054-132-003-00	WD	30			\$	100	\$	-	\$	3.33	
4/3/2023	COM	002-262-040-00	WD	200			\$	14,900	\$	-	\$	74.50	
10/10/2023		002-440-003-00	WD	100			\$	6,200	\$	-	\$	62.00	
12/21/2023		052-028-016-50	WD	110			\$	5,000	\$	-	\$	45	
				910	\$	60,540	\$	155,361	\$	99,896	\$	61	

2026 IRT AGRICULTURAL ACREAGE

Study Period 4/1/2023 - 3/31/2025

0-<5 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
9/20/2023	RES	004-078-008-10	WD	2.15		\$ 4,000	\$ -	\$ 1,860
8/2/2024	RES	007-063-007-10	WD	1.87		\$ 4,000	\$ -	\$ 2,139
3/17/2025	RES	053-006-002-00	WD	2		\$ 4,000		\$ 2,000
6/3/2024	RES	006-155-006-50	WD	2.2		\$ 10,000	\$ -	\$ 4,545
3/14/2024	RES	006-155-004-10	WD	2.77		\$ 13,500	\$ -	\$ 4,874
				10.99	\$ -	\$ 35,500	\$ -	\$ 3,230

5-<10 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
8/7/2025	RES	041-513-019-00	WD	5		\$ 10,000	\$ -	\$ 2,000
8/2/2024	RES	002-327-010-00	WD	6.9		\$ 26,000	\$ -	\$ 3,768
11/8/2024	RES	004-007-015-00	WD	8	\$ 24,950	\$ 15,000	\$ -	\$ 1,875
6/15/2023	RES	001-015-013-00	WD	8.25		\$ 31,900	\$ -	\$ 3,867
3/26/2025	RES	004-174-023-00	WD	9.8	\$ 9,660	\$ 34,000	\$ -	\$ 3,469
2/9/2024		002-060-005-25	WD	7.19		\$ 20,000	\$ -	\$ 2,782
11/8/2024	RES	004-007-015-00	WD	8		\$ 15,000	\$ -	\$ 1,875
8/7/2024		041-513-019-00	WD	5		\$ 10,000	\$ -	\$ 2,000
				58.14	\$ 34,610	\$ 161,900	\$ -	\$ 2,785

10-<20 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
12/26/2023		011-105-001-00		18.51	\$ -	\$ 30,000	\$ -	\$ 1,621
2/4/2024		005-135-005-10		10	\$ -	\$ 15,000	\$ -	\$ 1,500
12/31/2024	AG	002-068-006-05	WD	15		\$ 45,000	\$ -	\$ 3,000
9/30/2023		003-229-014-00	WD	16.94		\$ 30,000	\$ -	\$ 1,771
				60.45	\$ -	\$ 120,000	\$ -	\$ 1,985

20-<30 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
7/3/2023	ag	002-082-013-50	WD	20		\$ 50,000	\$ -	\$ 2,500
4/18/2024	RES	004-165-011-50	WD	19	\$ 20,100	\$ 39,900	\$ -	\$ 2,100
9/6/2023	RES	005-134-011-40	WD	20		\$ 39,500	\$ -	\$ 1,975

8/16/2023		009-077-403-55		29		\$ 42,000	\$ -	\$ 1,448
				68	\$ 20,100	\$ 121,400	\$ -	\$ 1,785
30-<40 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
12/19/2024	RES	001-018-013-00	WD	31		\$ 48,000	\$ -	\$ 1,548
7/13/2023	RES	007-091-006-00	WD	37.5		\$ 54,000	\$ -	\$ 1,440
5/1/2024	TC	004-019-008-00	WD	35	\$ 37,890	\$ 46,500	\$ -	\$ 1,329
5/28/2023		002-183-010-00		34		\$ 46,750	\$ -	\$ 1,375
				137.5	\$ 37,890	\$ 195,250	\$ -	\$ 1,420
40-<50 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
2/15/2024	RES	003-223-010-00	WD	40		\$ 31,750	\$ -	\$ 794
6/19/2023	RES	004-355-001-00	WD	40	\$ 21,300	\$ 52,000	\$ -	\$ 1,300
8/29/2024	RES	002-054-006-00	WD	40		\$ 48,000	\$ -	\$ 1,200
3/12/2024	AG	007-010-002-00		40		\$ 50,000	\$ -	\$ 1,250
1/7/2024	AG	008-274-018-00		40		\$ 38,500	\$ -	\$ 963
7/9/2024	RES	004-166-014-00	WD	40		\$ 70,000	\$ -	\$ 1,750
1/24/2024	RES	001-260-040-00	WD	40		\$ 80,000	\$ -	\$ 2,000
				280	\$ 21,300	\$ 370,250		\$ 1,322
50-<100 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
8/15/2023		001-067-010-20		79		\$ 78,500	\$ -	\$ 994
11/20/2023		008-329-003-50		53.3		\$ 53,300	\$ -	\$ 1,000
11/29/2023		001-024-013-00		59.51		\$ 60,000	\$ -	\$ 1,008
11/25/2024	RES	003-157-001-00	WD	77		\$ 66,000	\$ -	\$ 857
6/20/2023	RES	007-056-020-00	WD	85		\$ 140,000	\$ -	\$ 1,647
7/31/2024	RES	006-263-006-00	WD	99		\$ 130,000	\$ -	\$ 1,313
				452.81	\$ -	\$ 527,800	\$ -	\$ 1,166
100+ Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
9/19/2024	AG	004-084-011-00	WD	160	\$ 125,900	\$ 300,000	\$ 23,400	\$ 1,729
8/31/2023		007-027-008-00		102		\$ 75,000	\$ -	\$ 735
7/21/2023	AG	004-160-011-00		200		\$ 200,000	\$ -	\$ 1,000
				302	\$ -	\$ 275,000	\$ -	\$ 911

Acreage Averages

Acre Range	\$/ Acre
1 to <5	\$ 3,230
5 to <10	\$ 2,785
10 to <20	\$ 1,985
20 to <30	\$ 1,785
30 to <40	\$ 1,420
40 to <50	\$ 1,322
50 to <100	\$ 1,166
100+	\$ 911

Acreage Table Breakdown

Acreage	\$/ Acre	Acreage	\$/ Acre2
1 Acre	\$ 3,230	10 Acre	\$ 19,851
1.5 Acre	\$ 4,567	15 Acre	\$ 27,778
2 Acre	\$ 5,903	20 Acre	\$ 35,706
2.5 Acre	\$ 7,240	25 Acre	\$ 39,153
3 Acre	\$ 8,577	30 Acre	\$ 42,600
4 Acre	\$ 11,250	40 Acre	\$ 52,893
5 Acre	\$ 13,923	50 Acre	\$ 58,281
7 Acre	\$ 16,294	100 Acre	\$ 91,060

Figures in BSA rounded to nearest 100

Outliers shown in red

2026 IRT RESIDENTIAL ACREAGE

Study Period 4/1/2023 - 3/31/2025

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Building	Price/Acre
0-<5 Acres								
8/24/2024	RES	004-078-014-00	WD	1	\$ 2,000	\$ 25,000	\$ -	\$ 25,000
9/20/2023	RES	004-078-008-10	WD	2.15	\$ -	\$ 4,000	\$ -	\$ 1,860
8/8/2023	RES	004-021-032-00	WD	1.931	\$ 3,600	\$ 5,000	\$ -	\$ 2,589
8/19/2023	RES	001-230-018-00	WD	0.58		\$ 4,000	\$ -	\$ 6,897
9/28/2023	RES	002-318-027-00	WD	0.86		\$ 5,000	\$ -	\$ 5,814
5/29/2024	RES	007-720-020-00	WD	1		\$ 6,500	\$ -	\$ 6,500
8/2/2024	RES	007-063-007-10	WD	1.87		\$ 4,000	\$ -	\$ 2,139
3/17/2025	RES	053-006-002-00	WD	2		\$ 4,000	\$ -	\$ 2,000
6/3/2024	RES	006-155-006-50	WD	2.2		\$ 10,000	\$ -	\$ 4,545
2/19/2025	RES	002-057-009-27	WD	4.58		\$ 32,500	\$ -	\$ 7,096
4/1/2024	RES	007-110-014-00	WD	4.84		\$ 10,000	\$ -	\$ 2,066

				22.011	\$ 3,600	\$ 85,000	\$ -	\$ 3,862
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5-<10 Acres								
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Building	Price/Acre
2/1/2024	RES	004-151-008-00	WD	5.4	\$ 8,800	\$ 34,000	\$ 8,570	\$ 4,709
3/29/2024	RES	004-377-001-75	WD	5.4	\$ 7,800	\$ 23,000	\$ -	\$ 4,259
6/7/2024		004-386-001-30	WD	5.03	\$ 73,460	\$ 175,000	\$ 126,109	\$ 9,720
11/8/2024	res	004-007-015-00	wd	8	\$ 24,950	\$ 15,000	\$ -	\$ 1,875
12/10/2024		004-016-026-00	WD	8.41	\$ -	\$ 15,000	\$ -	\$ 1,784
11/2/2024	RES	004-007-011-50	WD	5	\$ 70,310	\$ 180,000	\$ 163,903	\$ 3,219
8/7/2024	RES	041-513-019-00	WD	5		\$ 10,000	\$ -	\$ 2,000
3/24/2025	RES	004-174-023-00	WD	9.81	\$ 9,660	\$ 34,000	\$ -	\$ 3,466
1/24/2025		007-009-018-50	WD	5.4		\$ 31,000	\$ -	\$ 5,741
8/2/2024		002-327-010-00	WD	6.9		\$ 26,000	\$ -	\$ 3,768
10/10/2023	RES	001-019-054-10	WD	7.6		\$ 30,000	\$ -	\$ 3,947

				38.12	\$ 34,610	\$ 100,000	\$ -	\$ 2,623
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10-<20 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	ice of Buildin	Price/Acre
6/9/2024	RES	004-201-011-50	WD	18.182	\$ 29,230	\$ 70,000	\$ -	\$ 3,850
2/7/2024	RES	005-135-005-10		10	\$ -	\$ 15,000	\$ -	\$ 1,500
9/18/2023	RES	004-167-004-17	WD	18.31	\$ 15,800	\$ 45,000	\$ -	\$ 2,458
12/26/2023	AG	011-105-001-00		18.51	\$ -	\$ 30,000	\$ -	\$ 1,621
7/30/2024	RES	002-264-013-00	WD	10		\$ 25,000	\$ -	\$ 2,500
1/29/2025	RES	001-011-006-10	WD	11.38		\$ 24,252	\$ -	\$ 2,131
4/8/2024	RES	002-260-010-00	WD	12		\$ 25,000	\$ -	\$ 2,083
9/30/2023	RES	003-229-014-00	WD	16.94		\$ 30,000	\$ -	\$ 1,771
9/21/2023	RES	006-055-003-00	WD	17.94		\$ 73,300	\$ -	\$ 4,086
1/29/2025	RES	001-011-006-10	WD	11.38		\$ 35,000	\$ -	\$ 3,076
2/1/2024	RES	003-175-021-00		10	\$ -	\$ 15,000	\$ -	\$ 1,500
				126.702	\$ 45,030	\$ 299,252	\$ -	\$ 2,362

20-<30 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	ice of Buildin	Price/Acre
8/4/2023	RES	014-329-006-00		20		\$ 28,650	\$ -	\$ 1,433
4/19/2024		004-165-011-50		20	\$ 22,100	\$ 39,900	\$ -	\$ 1,995
10/18/2024	RES	004-165-001-10	WD	20	\$ 21,000	\$ 80,000	\$ -	\$ 4,000
11/1/2024	RES	004-151-003-10	WD	21.82	\$ -	\$ 60,000	\$ -	\$ 2,750
8/16/2023	RES	009-077-403-55		29		\$ 42,000	\$ -	\$ 1,448
4/19/2024	RES	004-165-012-00	WD	20	\$ 22,100	\$ 39,900	\$ -	\$ 1,995
				110.82	\$ 44,200	\$ 210,450	\$ -	\$ 1,899

30-<40 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	ice of Buildin	Price/Acre
5/29/2024	RES	003-214-017-00	WD	37.5		\$ 25,715	\$ -	\$ 686
5/1/2024	TC	004-019-008-00	WD	35	\$ 37,890	\$ 46,500	\$ -	\$ 1,329
11/10/2023	RES	004-022-016-00	WD	39.77	\$ -	\$ 87,000	\$ -	\$ 2,188
				112.27	\$ 37,890	\$ 159,215	\$ -	\$ 1,418

40-<50 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	ice of Buildin	Price/Acre
9/28/2024	RES	004-005-013-00	WD	40	\$ 32,000	\$ 60,000	\$ -	\$ 1,500
8/2/2023	RES	004-355-001-00	WD	40	\$ 21,300	\$ 52,000	\$ -	\$ 1,300
7/11/2024	RES	004-166-014-00	WD	40	\$ 32,000	\$ 70,000	\$ -	\$ 1,750

7/28/2023	RES	004-058-028-00	WD	40	\$ 70,400	\$ 210,000	\$ 101,404	\$ 2,715
8/13/2024	RES	004-085-001-02	WD	40	\$ 22,350	\$ 52,000	\$ -	\$ 1,300
				120	\$ 75,650	\$ 164,000	\$ -	\$ 1,367

50-<100 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	Price of Buildin	Price/Acre
10/27/2023	RES	004-016-020-00	WD	59	\$ 93,000	\$ 200,000	\$ 109,600	\$ 1,532
11/29/2023		011-024-013-00		59.51	\$ -	\$ 60,000	\$ -	\$ 1,008
8/15/2023		001-677-010-20		79	\$ -	\$ 90,000	\$ -	\$ 1,139
7/31/2024		006-263-006-00	WD	99		\$ 130,000	\$ -	\$ 1,313
3/14/2025	RES	004-175-005-00	WD	53.36	\$ 107,260	\$ 300,000	\$ -	\$ 5,622
				237.51	\$ -	\$ 280,000	\$ -	\$ 1,179

100+ Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Valu	Sale Price	Price of Buildin	Price/Acre
9/29/2023	RES	004-059-101-00	WD	641	\$ -	\$ 1,350,000	\$ 323,059	\$ 1,602
8/31/2023		007-027-008-00	WD	102	\$ -	\$ 75,000	\$ -	\$ 735
9/25/2023		014-236-006-00	WD	160	\$ -	\$ 167,500	\$ -	\$ 1,047
7/21/2023		001-115-003-30	WD	200	\$ -	\$ 200,000	\$ -	\$ 1,000
10/3/2024	RES	004-003-001-00	WD	137	\$ 82,200	\$ 143,850	\$ -	\$ 1,050
4/11/2023	RES	004-160-007-00	WD	100	\$ 40,200	\$ 107,000	\$ -	\$ 1,070
5/5/2023	RES	004-160-011-00	WD	100	\$ -	\$ 107,000	\$ -	\$ 1,070
5/1/2024	RES	004-103-002-00	WD	722	\$ 345,400	\$ 925,000	\$ 111,467	\$ 1,127
9/1/2024	RES	004-085-004-00	WD	120		\$ 200,000	\$ -	\$ 1,667
10/23/2024	TC	004-307-001-00	WD	1356	\$ -	\$ 1,248,030	\$ -	\$ 920
				2173	\$ 122,400	\$ 2,173,380	\$ -	\$ 1,000

Acre Range	Average \$/Acre
0 to <5	\$ 3,862
5 to <10	\$ 2,623
10 to <20	\$ 2,362
20 to <30	\$ 1,899
30 to <40	\$ 1,418
40 to <50	\$ 1,367
50 to <100	\$ 1,179

Acreage	\$/ Acre	Acreage	\$/ Acre2
1 Acre	\$ 3,862	10 Acre	\$ 23,619
1.5 Acre	\$ 5,019	15 Acre	\$ 30,800
2 Acre	\$ 6,175	20 Acre	\$ 37,981
2.5 Acre	\$ 7,332	25 Acre	\$ 40,262
3 Acre	\$ 8,489	30 Acre	\$ 42,544
4 Acre	\$ 10,803	40 Acre	\$ 54,667
5 Acre	\$ 13,116	50 Acre	\$ 58,945

100+	\$ 1,000
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7 Acre	\$ 17,317	100 Acre	\$ 100,017
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Outliers are shown in red

Study Period 4/1/2023 - 3/31/2025

0-<5 Acres										
Date of Sale	Class	Parcel #	Instrument	Acres	FF	Assessed Value	Sale Price	Price of Buildings		Price/Acre
12/2/2023		052-028-016-50	WD	0.53			5000	\$	-	\$ 9,434
12/19/2024	COM	004-021-085-00	WD	2.52	500	\$ 60,540	\$ 129,261	\$	99,896	\$ 11,653
7/1/2023		051-011-20-30	WD	1.12			\$ 75,000	\$	62,615	\$ 11,058
12/7/2023		052-030-002-50	WD	3.5			\$ 510,575	\$	470,630	\$ 11,413
4/3/2023	COM	002-262-040-00	WD	1.33	200		\$ 14,900	\$	-	\$ 11,203
10/10/2023		002-440-003-00	WD	0.298	100		\$ 6,200	\$	-	\$ 20,805
12/15/2023	COM	004-027-014-00	WD	2.5	600	\$ 20,100	\$ 54,000	\$	34,036	\$ 7,986
				4.36	800	\$ 20,100	\$ 73,900	\$	34,036	\$ 9,143

5-<10 Acres									
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
8/17/2023	RES	004-162-007-00	WD	5.8	\$ 135,100	\$ 255,000	\$ 109,418		\$ 25,100
9/23/2024	COM	004-027-009-00	WD	6.95		\$ 227,500		\$ 36,781	\$ 5,292
				6.95	\$ -	\$ 227,500	\$ -	\$ 36,781	\$ 5,292

10-<20 Acres									
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
NO SALES									
				0	\$ -	\$ -	\$ -	\$ -	#DIV/0!

20-<30 Acres									
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
9/6/2023		005-134-011-40	WD	20		\$ 39,500	\$ -		\$ 1,975
				20	\$ -	\$ 39,500	\$ -	\$ -	\$ 1,975

30-<40 Acres									
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
6/10/2023		005-012-027-20	WD	36		\$ 50,000	\$ -		\$ 1,389
				36	\$ -	\$ 50,000	\$ -		\$ 1,389

40-<50 Acres									
Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
NO SALES									

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				0	\$	-	\$	-	\$	-	#DIV/0!
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50-<100 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
NO SALES									#DIV/0!
									#DIV/0!
									#DIV/0!
									#DIV/0!
									#DIV/0!
									#DIV/0!
									#DIV/0!

				0	\$	-	\$	-	\$	-	#DIV/0!
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100+ Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Land Residual	Price/Acre
9/19/2024	IND	004-085-004-00	WD	120	\$ 57,000	\$ 200,000	\$ -		\$ 1,667
									#DIV/0!
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									#DIV/0!
									#DIV/0!

				120	\$ 57,000	\$ 200,000	\$ -	\$ -	\$ 1,667
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Outliers shown in red

Acreage Averages

Acre Range	\$/ Acre	
1 to <5	\$ 9,143	
5 to <10	\$ 5,292	
10 to <20	\$ 3,634	AVERAGED
20 to <30	\$ 1,975	
30 to <40	\$ 1,389	
40 to <50	\$ 1,367	RES
50 to <100	\$ 1,179	RES
100+	\$ 1,000	RES

Acreage Table Breakdown

Acreage	\$/ Acre	Acreage	\$/ Acre2
1 Acre	\$ 9,143	10 Acre	\$ 36,340
1.5 Acre	\$ 11,308	15 Acre	\$ 37,920
2 Acre	\$ 13,472	20 Acre	\$ 39,500
2.5 Acre	\$ 15,637	25 Acre	\$ 40,583
3 Acre	\$ 17,802	30 Acre	\$ 41,667
4 Acre	\$ 22,131	40 Acre	\$ 54,680
5 Acre	\$ 26,460	50 Acre	\$ 58,950
7 Acre	\$ 30,412	100 Acre	\$ 100,000

2026 IRT TIMBER CUTOVER

Study Period 4/1/2023 - 3/31/2025

1-<5 Acres*

[illegible]

	0	\$	-	\$	-	\$	-	#DIV/0!
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5-<10 Acres*

[illegible]

	0	0	\$	-	\$	-	#DIV/0!
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10-<20 Acres*

[illegible]

#DIV/0!

#DIV/0!

#DIV/0!

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

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
NO SALES		NO SALES						#DIV/0!
								#DIV/0!
								#DIV/0!
								#DIV/0!
								#DIV/0!
								#DIV/0!
								#DIV/0!
								#DIV/0!

				0	0	\$	-	\$	-	#DIV/0!
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30-<40 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
2/3/2025	TC	004-273-001-10	WD	36.51	\$ 19,010	\$ 80,000	\$ -	\$ 2,191
5/1/2024	TC	004-019-008-00	WD	35	\$ 37,890	\$ 46,500	\$ -	\$ 1,329
5/29/2024	RES	003-214-017-00	WD	37.5		\$ 25,715	\$ -	\$ 686
12/9/2024		001-018-013-00	WD	31		\$ 48,000	\$ -	\$ 1,548

				140.01	\$ 56,900	\$ 200,215	\$ -	\$ 1,430
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40-<50 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
								#DIV/0!
2/21/1901	TC	004-160-006-00	WD	40	\$ 178,560	\$ 342,500	\$ 297,903	\$ 1,115
8/13/2024	TC	004-085-001-01	WD	40	\$ -	\$ 62,000	\$ -	\$ 1,550
8/13/2024	TC	004-085-001-02	WD	40	\$ -	\$ 52,000	\$ -	\$ 1,300
4/25/2024		002-169-010-10	WD	40		\$ 60,000	\$ -	\$ 1,500
8/26/2024		005-013-001-00	WD	40		\$ 40,000	\$ -	\$ 1,000
11/17/2023		006-262-013-00	WD	40		\$ 52,500	\$ -	\$ 1,313

3/14/2024	006-277-001-00	WD	40	\$	32,000	\$	-	\$	800
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			200	\$	178,560	\$	519,000	\$	297,903	\$	1,105
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50-<100 Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
3/5/2024		006-102-006-00	WD	60	\$ -	\$ 130,000	\$ -	\$ 2,167
1/31/2023		007-073-002-50	WD	65	\$ -	\$ 74,000	\$ -	\$ 1,138
4/12/2024		001-285-004-00	WD	80		\$ 73,000	\$ -	\$ 913
3/7/2025		007-010-008-00	WD	80		\$ 120,000	\$ -	\$ 1,500
11/29/2023		011-024-013-00	WD	59.51	\$ -	\$ 60,000	\$ -	\$ 1,008

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			204.51	\$	-	\$	207,000	\$	-	\$	1,012
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100+ Acres

Date of Sale	Class	Parcel #	Instrument	Acres	Assessed Value	Sale Price	Price of Buildings	Price/Acre
9/29/2023		004-059-001-00	WD	284.5	\$ 221,900	\$ 1,350,000	\$ 290,314	\$ 3,725
9/29/2023		004-059-001-00	WD	310	\$ -	\$ 2,000,000	\$ -	\$ 6,452
9/29/2023		003-006-013-00	WD	120	\$ -	\$ 74,000	\$ -	\$ 617
5/1/2024	TC	004-103-002-00	WD	482.72	\$ 345,400	\$ 925,000	\$ 75,765	\$ 1,759
10/23/2024	TC	004-307-001-00	WD	1356		\$ 1,248,030	\$ -	\$ 920
8/31/2023		007-027-008-00	WD	102	\$ -	\$ 75,000	\$ -	\$ 735
6/18/2024		004-160-011-00	WD	100		\$ 107,000	\$ -	\$ 1,070
6/12/2024		004-001-011-00	WD	160		\$ 135,000	\$ -	\$ 844

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			482	\$	-	\$	391,000	\$	-	\$	811
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*RESIDENTIAL SALE STUDY VALUES WILL BE USED FOR SALES <30 ACRES

Acreage 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	\$ 1,430
40 to <50	\$ 1,105
50 to <100	\$ 1,012
100+	\$ 811

Acreage Table Breakdown

Acreage	\$/ Acre	Acreage	\$/ 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	\$ 42,900
4 Acre	#DIV/0!	40 Acre	\$ 44,219
5 Acre	#DIV/0!	50 Acre	\$ 50,609
7 Acre	#DIV/0!	100 Acre	\$ 81,120