

**1-2 Acre Value**

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Frt. Ft. Rate	Per Acre Rate
01/12/21	22,000	020-023-200-083-06	2.16	2.16	Irreg x irreg	Irreg x irreg	Private			10,185
02/24/21	15,000	130-031-200-130-02	1.46	1.46	Irreg x irreg	Irreg x irreg	Private			10,274
02/24/21	15,000	130-031-200-130-01	0.98	0.98	Irreg x irreg	Irreg x irreg	Private			15,306
05/12/21	15,900	140-024-300-050-01	2.17	1.79	Irreg x irreg	Irreg x irreg	Private			8,883
09/30/21	20,000	010-014-400-140-05	2.16	2.02	Irreg x irreg	Irreg x irreg	Private			9,901
11/11/21	17,000	140-008-100-002-08	1.02	0.88	Irreg x irreg	Irreg x irreg	Paved			19,318
11/30/21	17,000	100-004-300-070-00	0.92	0.80	Irreg x irreg	Irreg x irreg	Paved			21,250
04/13/22	10,000	050-030-100-041-03	1.59	1.59	Irreg x irreg	Irreg x irreg	Private			6,289
04/25/22	16,000	100-019-400-010-01	1.07	0.98	Irreg x irreg	Irreg x irreg	Private			16,327
07/15/22	22,500	100-027-300-020-04	1.77	1.61	Irreg x irreg	Irreg x irreg	Private			13,975

Totals 170,400 15.30 14.27 Count : 10 11,900 Actual Per Acre  
 23,800 Actual Selling Price for 1.5 Acres

\* INCLUDES MORE THEN ONE PARCEL (TOTAL ACREAGE)

**2.5-4.5 Acre Value**

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Frt. Ft. Rate	Per Acre Rate
2/12/2020	28,000	060-005-300-052-11	2.94	2.94	265 x irreg	265 x irreg	Private		106	9,524
6/30/2020	15,000	010-033-200-040-08	3.09	2.82	367 x 368	367 x 335	Gravel		41	5,315
12/10/2020	40,000	020-023-200-083-1,2	4.42	4.06	Irreg x irreg	Irreg x irreg	Private			9,852
04/15/21	25,000	140-003-300-001-02	3.17	3.02	Irreg x irreg	Irreg x irreg	Private			8,278
04/30/21	26,300	060-005-300-052-13	4.42	4.16	Irreg x irreg	Irreg x irreg	Private			6,322
6/17/22	36,285	060-001-200-090-03	3.24	3.05	Irreg x irreg	Irreg x irreg	Paved			11,897
05/20/21	28,000	060-031-400-090-00	4.00	3.80	Irreg x irreg	Irreg x irreg	Paved			7,368
09/20/21	45,000	090-004-200-029-01	5.25	4.93	Irreg x irreg	Irreg x irreg	Paved			9,128 3 parcels
02/02/22	29,000	100-012-300-030-07	5.00	4.71	Irreg x irreg	Irreg x irreg	Paved			6,157
03/15/22	24,000	130-034-100-040-02	2.97	2.97	Irreg x irreg	Irreg x irreg	Paved			8,081
06/03/22	50,000	100-015-300-141-00	5.00	4.67	Irreg x irreg	Irreg x irreg	Paved			10,707
06/17/22	36,285	060-001-200-090-03	3.24	3.05	Irreg x irreg	Irreg x irreg	Paved			11,897
06/28/22	25,500	130-031-200-060-02	2.60	2.42	Irreg x irreg	Irreg x irreg	Paved			10,537

Totals 408,370 49.34 46.60 Count : 13 8,800 Actual Per Acre  
 26,400 Actual Selling Price for 3 Acres

**5-10 Acre Value**

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Frt. Ft. Rate	Per Acre Rate
03/19/20	28,000	090-036-400-111-01	7.08	6.90	irreg x irreg	irreg x irreg	Paved			4,058
05/18/20	38,000	060-003-100-091-00	14.38	13.71	464 x 1320	464 x 1287	Gravel		82	2,772
08/06/20	25,000	100-017-400-075-03	6.35	5.74	335 x 826	335 x 793	Paved		75	4,355
08/28/20	27,900	140-011-300-770-15	6.38	5.74	irreg x irreg	irreg x irreg	Paved			4,861
05/18/21	40,000	090-025-100-001-03	10.69	10.43	irreg x irreg	irreg x irreg	Paved			3,835
07/07/21	30,000	140-003-300-001-05	6.25	5.98	irreg x irreg	irreg x irreg	Private			5,017
07/20/21	38,000	010-032-400-075-02	5.64	5.26	irreg x irreg	irreg x irreg	Private			7,224 2 parcels
10/08/21	38,500	090-035-400-060-00	9.18	8.84	irreg x irreg	irreg x irreg	Paved			4,355
11/18/21	35,000	090-015-400-085-01	10.00	9.66	irreg x irreg	irreg x irreg	Private			3,623
07/22/21	40,000	100-029-400-065-00	10.00	9.75	irreg x irreg	irreg x irreg	Private			4,103
02/02/22	40,000	100-014-400-045-02	10.11	9.72	irreg x irreg	irreg x irreg	Private			4,115
04/07/22	35,000	060-033-400-120-00	6.20	5.79	irreg x irreg	irreg x irreg	Paved			6,045
04/11/22	45,000	130-023-400-010-00	10.17	9.89	irreg x irreg	irreg x irreg	Private			4,550

Totals 460,400 112.43 107.41 Count : 13 4,300 Actual Per Acre  
 21,500 Actual Selling Price for 7 Acres

\* INCLUDES MORE THEN ONE PARCEL (TOTAL ACREAGE)

010 - 020 - 050 - 060 - 090 - 100 - 130 - 140 -

**1-2 Acre Value**

STUDIES

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Fr. Ft. Rate	Per Acre Rate
02/28/20	12,000	120-026-100-055-01	1.04	1.04	190 x 240	190 x 240	Paved		63	11,538
06/09/20	15,000	160-034-400-002-02	1.55	1.44	150 x 450	150 x 417	Paved		100	10,446
10/20/20	18,000	080-026-400-080-00	1.38	1.31	173 x 330	173 x 330	Paved		104	13,734
10/23/20	35,900	080-019-400-040-02	2.28	2.28	200 x 490	200 x 40	Private		180	15,746
11/17/20	19,500	120-026-200-006-00	1.01	0.93	110 x 400	110 x 367	Gravel		177	21,041
12/23/20	24,900	160-013-100-076-06	2.16	2.16	290 x 325	290 x 325	Gravel		86	11,508
02/03/21	16,000	070-035-400-060-01	1.52	1.41	150 x 442	150 x 409	Gravel		107	11,360
03/17/21	25,000	070-022-400-041-13	1.10	1.10	irreg x irreg	irreg x irreg	Private			22,727
04/26/21	26,900	160-013-100-076-05	2.16	1.96	irreg x irreg	irreg x irreg	Gravel			13,704
05/14/21	18,000	160-022-300-020-06	1.96	1.82	irreg x irreg	irreg x irreg	Gravel			9,890
08/04/21	38,500	080-018-100-150-00	2.36	2.23	irreg x irreg	irreg x irreg	Paved			17,265
08/27/21	38,000	080-017-400-042-00	1.89	1.78	irreg x irreg	irreg x irreg	Paved			21,348
09/23/21	20,000	070-034-100-070-04	0.96	0.87	irreg x irreg	irreg x irreg	Paved			22,989
12/28/21	17,000	070-011-400-081-02	1.12	0.99	irreg x irreg	irreg x irreg	Paved			17,172
01/12/22	30,000	120-026-100-076-11	1.76	1.63	irreg x irreg	irreg x irreg	Gravel			18,405
02/24/22	13,000	160-022-300-093-07	1.80	1.41	irreg x irreg	irreg x irreg	Paved			9,220

Totals 367,700 26.05 24.36 Count : 16 15,100 Actual Per Acre

30,200 Actual Selling Price for 1-2 Acres

Using This Value, Average of Actual selling price between 1.5 acres, 2 acres and 2.5 acres

9,800 Average Per Acre

East Side Eaton County Rural Small Acreage Land Values Date Printed 10/6/22

2022

**2.5-4.5 Acre Value**

STUDI

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Fr. Ft. Rate	Per Acre Rate
01/21/20	34,000	120-027-400-293-00	4.86	4.80	irreg x irreg	irreg x irreg	Paved			7,083
05/19/20	39,500	160-001-100-040-02	3.36	3.13	300 x 488	300 x 455	Paved		132	12,605
08/06/20	38,000	120-026-100-076-03	2.99	2.90	irreg x irreg	irreg x irreg	Private			13,103
11/25/20	34,900	030-019-200-051-00	4.00	3.10	322 x 501	289 x 468	Gravel		108	11,240
12/07/20	45,000	080-030-400-046-00	4.00	3.80	265 x 658	265 x 625	Paved		170	11,835
01/27/21	40,000	120-026-100-076-07	3.14	3.14	irreg x irreg	irreg x irreg	Private			12,739
05/04/21	35,000	070-009-300-050-15	2.91	2.74	irreg x irreg	irreg x irreg	Paved			12,774
05/19/21	40,000	160-012-100-050-05	3.64	3.41	irreg x irreg	irreg x irreg	Gravel			11,730
10/28/21	26,900	110-061-600-002-00	2.95	2.79	irreg x irreg	irreg x irreg	Gravel			9,642
08/09/22	37,000	110-013-400-052-04	2.38	2.15	irreg x irreg	irreg x irreg	Gravel			17,209

Totals 370,300 34.23 31.97 Count : 10 11,600 Actual Per Acre

34,800 Actual Selling Price for 2.5 -4.5 Acres

Using This Value, Average of Actual selling price between 2.5 acres, 3 acres and 4 acres

10,600 Average Per Acre

East Side Eaton County Rural Small Acreage Land Values Date Printed 10/6/22

2022

**5-10 Acre Value**

STUDI

Year Sale	Sale Price	Code Number	Acres	Acres-r/w	Lot Size	Lot Size-r/w	Type Road	Comments	Fr. Ft. Rate	Per Acre Rate
01/16/20	40,000	070-010-100-001-23	10.38	10.38	irreg x irreg	irreg x irreg	Private			3,854
02/19/20	65,000	120-026-400-081-01	11.37	11.06	602 x 833	602 x 800	Gravel		108	5,879
03/05/20	60,000	080-032-300-082-00	11.35	10.89	614 x irreg	614 x irreg	Paved		98	5,510
07/10/20	42,000	070-032-200-205-00	10.40	10.40	206 x 2200	206 x 2200	Private		204	4,038
08/03/20	42,500	160-022-400-065-00	10.05	9.75	330 x 1320	330 x 1287	Paved		129	4,359
02/19/21	45,000	120-028-200-001-08	10.53	10.17	483 x 950	483 x 917	Paved		93	4,426
03/12/21	40,000	150-008-300-061-05	11.10	11.00	irreg x irreg	irreg x irreg	Gravel			3,636
04/02/21	65,000	070-014-300-045-00	10.00	9.75	irreg irreg	irreg x irreg	Paved			6,667
06/02/21	60,000	080-030-400-073-00	10.00	9.50	irreg irreg	irreg x irreg	Paved			6,316
06/14/21	45,000	160-009-200-250-00	6.61	6.33	irreg irreg	irreg x irreg	Paved			7,109
07/08/21	44,900	110-024-400-151-02	5.01	4.76	irreg irreg	irreg x irreg	Paved			9,433
06/04/21	45,000	160-027-400-090-00	7.00	6.83	irreg irreg	irreg x irreg	Paved			6,589
08/27/21	65,000	120-028-200-001-09	10.53	10.17	irreg irreg	irreg x irreg	Paved			6,391

Totals 659,400 124.33 120.98 Count : 13 5,500 Actual Per Acre

27,500 Actual Selling Price for 5-10 Acres

Using This Value, Average of Actual selling price between 7 acres and 10 acres

6,800 Average Per Acre

030-070-080-110-120-150-160-