AGRICULTURE LAND TABLE RATES

GUSTIN TOWNSHIP AGRICULTURE VACANT LAND RATES 4/01/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
050-024-100-010-00	09/19/20	$110,000	WD	$110,000	$110,000	$110,000	80.00	80.00	$1,375	101	202/000000390		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-024-200-005-04	05/27/20	$23,000	WD	$23,000	$23,000	$27,816	20.23	20.23	$1,137	101	202/000001562		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-033-100-005-10	08/28/20	$62,900	WD	$62,900	$62,900	$52,828	38.42	38.42	$1,637	101	202/02781		AGRICULTURAL	101	GUSTIN TOWNSHIP	IMPROVED
050-033-100-020-01	08/21/20	$55,900	WD	$55,900	$55,900	$55,000	40.00	40.00	$1,398	101	202/02671		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-036-200-005-00	11/10/21	$120,000	WD	$120,000	$120,000	$110,743	80.54	42.00	$1,490	101		050-036-100-015-00	AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
Totals:		**$371,800**		**$371,800**	**$371,800**	**$356,387**	**259.19**	**220.65**								

per Net Acre=> **1,434.47**

USE $1,450

GUSTIN TOWNSHIP AGRICULTURE UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	er Parcels in	Class	
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLI VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007		402	GUSTIN TOV VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLI VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLI VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TO VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOV VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOV VACANT
		$128,400		$128,400	$128,400				34.55							
									$3,716							

USE $3,700 PER ACRE

GUSTIN TOWNSHIP AGRICULTURE 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	er Parcels in	Class	
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-10(	402	GUSTIN TOV VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOV VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOV VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOV VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOV IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOV VACANT
		$798,800		$798,800	$773,980				539.56							
									$1,434.47							

USE 1,400 PER ACRE

COMMERCIAL LAND TABLE RATES

GUSTIN TOWNSHIP COMMERCIAL UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007		402	GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP COMMERCIAL 5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246		402	GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309		401	GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247		401	GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP COMMERCIAL 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	#####	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	#####	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP COMMERCIAL 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP COMMERCIAL 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

GUSTIN TOWNSHIP/VILLAGE OF LINCOLN FRONT FOOT RATES

GUSTIN TOWNSHIP FF RATES 4/1/2020 thru 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	$24	401	202/03247		RESIDENTIAL	401	GUSTIN TOWNSHIP IMPROVED
050-012-400-022-00	11/12/21	$70,000	WD	$70,000	$10,633	$10,208	408.0	871.0	$26	401	202100004526	050-012-400-021-00	RESIDENTIAL	401	GUSTIN TOWNSHIP IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	1317.0	$63	401	202/04168		RESIDENTIAL	401	GUSTIN TOWNSHIP IMPROVED
050-011-300-071-00	01/11/22	$62,000	WD	$62,000	$15,499	$4,335	200.0	250.0	$77	401	2022184		RESIDENTIAL	401	GUSTIN TOWNSHIP IMPROVED
050-002-200-038-00	04/29/21	$133,000	LC	$133,000	$45,047	$5,829	332.9	528.0	$135	401	202/100001999	050-002-200-037-00	RESIDENTIAL	401	GUSTIN TOWNSHIP IMPROVED
	Totals:	**$495,800**		**$495,800**	**$131,404**	**$80,205**	**2,285.8**								
						USE	**$57**	**PER FF**							

USE GUSTIN TOWNSHIP FF RATES ON MCCONNEL RD, COUNTRY RDS TRASK LAKE RD, LINCOLN LAKE DR AND UNBUILDABLE LAND

GUSTIN TOWNSHIP TRASK LAKE FRONT FOOT 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
050-002-200-015-00	02/16/22	$19,000	WD	$19,000	$15,170	$20,300	100.0	98.0	$152	51116	20221166		FRANKLINS ADDI#2/TRASK LAKE SUB	408	GUSTIN TOWNSHIP IMPROVED
051-116-000-020-01	09/17/20	$77,000	WD	$77,000	$19,859	$24,360	120.0	105.0	$165	51116	202/03111		FRANKLINS ADDI#2/TRASK LAKE SUB	408	GUSTIN TOWNSHIP IMPROVED
050-002-200-015-00	10/29/20	$24,900	WD	$24,900	$21,070	$20,300	100.0	98.0	$211	51116	202/03624		FRANKLINS ADDI#2/TRASK LAKE SUB	408	GUSTIN TOWNSHIP IMPROVED
		$120,900		$120,900	$56,099		320.0								
						$175.31 PER FF									
						USE $175 PER FF									

VILLAGE OF KILLMASTER FF RATES 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
051-150-018-007-00	09/08/20	$5,000	QC	$5,000	$5,000	$3,300	165.0	132.0	$30	51150	202/000002994		VILLAGE OF KILLMASTER	402	GUSTIN TOWNSHIP VACANT
051-150-025-003-00	04/21/21	$4,000	WD	$4,000	$4,000	$2,175	198.0	165.0	$20	51150	202/100001798		VILLAGE OF KILLMASTER	402	GUSTIN TOWNSHIP VACANT
	Totals:	**$9,000**		**$9,000**	**$9,000**	**$5,475**	**363.0**								
						USE	**$25**	**PER FF**							

USE VILLAGE OF KILLMASTER/NORTHWOODS ESTATES ON THIRD ST,FOURTH ST, FIFTH ST,MILL ST,UNDEVELOPED LAND AND PINECREST ROAD

NORTHWOODS ESTATES FF RATES 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
051-150-018-007-00	09/08/20	$5,000	QC	$5,000	$5,000	$3,300	165.0	132.0	$30	51150	202/000002994		VILLAGE OF KILLMASTER	402	GUSTIN TOWNSHIP VACANT
051-150-025-003-00	04/21/21	$4,000	WD	$4,000	$4,000	$2,175	198.0	165.0	$20	51150	202/100001798		VILLAGE OF KILLMASTER	402	GUSTIN TOWNSHIP VACANT
	Totals:	**$9,000**		**$9,000**	**$9,000**	**$5,475**	**363.0**								
						USE	**$25**	**PER FF**							

USE VILLAGE OF KILLMASTER/NORTHWOODS ESTATES ON THIRD ST,FOURTH ST, FIFTH ST,MILL ST,UNDEVELOPED LAND AND PINECREST ROAD

GUSTIN TOWNSHIP VILLAGE OF LINCOLN FF RATES 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
052-000-028-002-00	02/26/21	$128,900	WD	$128,900	$32,127	$6,678	159.0	165.0	$202	2100	202/10702		VILLAGE OF LINCOLN	401	GUSTIN TOWNSHIP IMPROVED
052-000-033-005-00	11/30/20	$68,000	WD	$68,000	$13,750	$5,544	132.0	152.0	$104	2100	202/04054		VILLAGE OF LINCOLN	408	GUSTIN TOWNSHIP IMPROVED
	Totals:	**$196,900**		**$196,900**	**$45,877**	**$12,222**	**291.0**								
						USE	**$158**	**PER FF**							

USE VLLAGE OF LINCOLN FF RATES ON MAIN STREET 2nd STREET AND SIDE STREETS IN THE VILLAGE OF LINCOLN
AND TRAVERSE BAY/BARLOW RD AND LINCOLN INDUSTRIAL PARK AND SECOND STREET AND LAKE ST

INDUSTRIAL LAND TABLE RATES

GUSTIN TOWNSHIP INDUSTRIAL UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007		402	GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP INDUSTRIAL 5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246		402	GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309		401	GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247		401	GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP INDUSTRIAL 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	#####	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	#####	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP INDUSTRIAL 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP INDUSTRIAL 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

LINCOLN SHORES/NORTHWOODS ESTATE LAND TABLE RATES

GUSTIN TOWNSHIP LINCOLN SHORES/NORTHWOODS ESTATE UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007	402		GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP LINCOLN SHORES/NORTHWOODS ESTATE 5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246	402		GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309	401		GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247	401		GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP LINCOLN SHORES/NORTHWOODS ESTATE 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	1317.0	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	1320.0	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP LINCOLN SHORES/NORTHWOODS ESTATE 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP LINCOLN SHORES/NORTHWOODS ESTATE 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

RESIDENTIAL LAND TABLE RATES

GUSTIN TOWNSHIP RESIDENTIAL UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007		402	GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL 5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246		402	GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309		401	GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247		401	GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	1317.0	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	1320.0	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

GUSTIN TOWNSHIP AGRICULTURE VACANT LAND RATES 4/01/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
050-024-100-010-00	09/19/20	$110,000	WD	$110,000	$110,000	$110,000	80.00	80.00	$1,375	101	202/000000390		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-024-200-005-04	05/27/20	$23,000	WD	$23,000	$23,000	$27,816	20.23	20.23	$1,137	101	202/000001562		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-033-100-005-10	08/28/20	$62,900	WD	$62,900	$62,900	$52,828	38.42	38.42	$1,637	101	202/02781		AGRICULTURAL	101	GUSTIN TOWNSHIP	IMPROVED
050-033-100-020-01	08/21/20	$55,900	WD	$55,900	$55,900	$55,000	40.00	40.00	$1,398	101	202/02671		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-036-200-005-00	11/10/21	$120,000	WD	$120,000	$120,000	$110,743	80.54	42.00	$1,490	101		050-036-100-015-00	AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
	Totals:	**$371,800**		**$371,800**	**$371,800**	**$356,387**	**259.19**	**220.65**								

per Net Acre=> 1,434.47

USE $1,450

RESIDENTIAL WITH LAKE LAND TABLE RATES

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007	402		GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE 5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246	402		GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309	401		GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247	401		GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	1317.0	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	1320.0	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

VILLAGE OF KILLMASTER LAND TABLE RATES

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER UP TO 5 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-001-100-005-00	2/3/2022	$25,000	LC	$25,000	$25,000				5.04	5.04	$4,960		202200000393			HARRISVILLE TOWNSHIP	VACANT
050-032-100-013-10	12/29/20	$18,000	WD	$18,000	$18,000	$12,122	0.0	0.0	4.18	4.18	$4,306	401	202/10007	402		GUSTIN TOWNSHIP	VACANT
060-010-400-062-00	9/14/2020	$16,500	WD	$16,500	$16,500				5.01	5.01	$3,293		202000003021			HARRISVILLE TOWNSHIP	VACANT
060-010-400-063-00	9/15/2020	$15,000	WD	$15,000	$15,000				5.00		$3,000		202000003025			HARRISVILLE TOWNSHIP	VACANT
091-023-300-020-00	7/20/2021	$22,000	WD	$22,000	$22,000				5.00		$4,400		202000003067			MIKADO TOWNSHIP	VACANT
100-021-200-007-00	5/18/2020	$12,000	WD	$12,000	$12,000				5.16		$2,326		202000003525			MILLEN TOWNSHIP	VACANT
100-021-200-007-00	8/23/2021	$19,900	WD	$19,900	$19,900				5.16		$3,857		202100003438			MILLEN TOWNSHIP	VACANT
		$128,400		$128,400	$128,400				34.55								
									$3,716								

USE $3,700 PER ACRE

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER5 THRU 15 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
060-015-400-005-05	10/17/20	$34,900	WD	$34,900	$34,900				10.01	10.01	$3,487		202200003461			HARRISVILLE TOWNSHIP	VACANT
090-007-400-053-00	07/23/21	$34,900	WD	$34,900	$34,900				10.11	10.11	$3,452		202100003070			MIKADO TOWNSHIP	VACANT
100-001-100-011-00	05/05/20	$37,000	WD	$37,000	$37,000				14.60	14.60	$2,534		202000001476			MILLEN TOWNSHIP	VACANT
101-005-300-005-06	02/07/22	$34,900	WD	$34,900	$34,900				10.02	10.02	$3,482		202200000531			MILLEN TOWNSHIP	VACANT
101-010-400-015-00	04/10/21	$20,000	WD	$20,000	$20,000				10.00	10.00	$2,000		202100001614			MILLEN TOWNSHIP	VACANT
112-031-200-010-21	02/11/21	$38,000	WD	$38,000	$38,000				14.42	14.42	$2,635					MILLEN TOWNSHIP	VACANT
113-022-100-203-00	02/09/21	$30,000	WD	$30,000	$30,000				10.01	10.01	$2,997					MILLEN TOWNSHIP	VACANT
113-022-100-227-00	08/30/21	$23,000	WD	$23,000	$23,000				10.01	10.01	$2,298					MILLEN TOWNSHIP	VACANT
113-022-100-248-00	08/21/20	$20,000	WD	$20,000	$20,000				11.51	11.51	$1,738					MILLEN TOWNSHIP	VACANT
113-028-400-279-00	11/05/21	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497					MILLEN TOWNSHIP	VACANT
113-032-100-013-00	07/28/20	$24,900	WD	$24,900	$24,900				10.01	10.01	$2,488					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	01/26/21	$27,500	WD	$27,500	$27,500				10.05	10.05	$2,736					MILLEN TOWNSHIP	VACANT
113-034-100-154-00	09/01/21	$31,500	WD	$31,500	$31,500				10.05	10.05	$3,134					MILLEN TOWNSHIP	VACANT
113-034-100-156-00	03/09/21	$25,000	WD	$25,000	$25,000				10.36	10.36	$2,413					MILLEN TOWNSHIP	VACANT
060-015-400-005-05	02/18/22	$35,000	WD	$35,000	$35,000				10.01	10.01	$3,497		202200000530			HARRISVILLE TOWNSHIP	VACANT
060-022-400-012-10	02/05/21	$34,000	WD	$34,000	$34,000				10.01	10.01	$3,397		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-100-012-00	11/02/21	$40,000	WD	$40,000	$40,000				10.01	10.01	$3,996		202100000490			HARRISVILLE TOWNSHIP	VACANT
060-022-400-010-00	09/08/20	$30,000	WD	$30,000	$30,000				10.00	10.00	$3,000		202000002874			HARRISVILLE TOWNSHIP	VACANT
050-032-200-050-02	10/01/20	$22,000	WD	$22,000	$22,000	$20,000	0.0	0.0	10.00	10.00	$2,200	401	202/03246	402		GUSTIN TOWNSHIP	VACANT
050-017-300-030-00	09/25/20	$42,000	WD	$42,000	$30,144	$20,020	0.0	0.0	10.01	10.01	$3,011	401	202/03309	401		GUSTIN TOWNSHIP	IMPROVED
050-002-100-050-00	09/29/20	$95,800	WD	$95,800	$15,062	$24,660	627.7	926.0	12.33	12.33	$1,222	401	202/03247	401		GUSTIN TOWNSHIP	IMPROVED
		$715,400		$715,400	$622,806				223.54								
									$2,786.07								

USE $2,800 PER ACRE

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER 16 THRU 30 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
091-013-300-030-00	12/14/20	$30,000	WD	$30,000	$30,000				20.00	20.00			202100003562			MIKADO TOWNSHIP	VACANT
091-013-300-030-00	08/21/21	$35,000	WD	$35,000	$35,000				20.00	20.00			202000004353			MIKADO TOWNSHIP	VACANT
101-005-300-005-16	08/26/21	$54,000	WD	$54,000	$54,000				20.04	20.04			202100003465			MILLEN TOWNSHIP	VACANT
101-005-400-006-32	08/06/21	$50,000	WD	$50,000	$50,000				21.87	21.87			202100003240			MILLEN TOWNSHIP	VACANT
111-024-300-020-00	10/24/20	$38,500	WD	$38,500	$38,500				20.00	20.00						MILLEN TOWNSHIP	VACANT
113-031-300-001-00	07/07/21	$45,000	WD	$45,000	$45,000				20.07	20.07						MILLEN TOWNSHIP	VACANT
050-020-200-035-00	04/09/20	$188,000	WD	$186,000	$15,431	$26,469	0.0	0.0	15.57	15.57	$991	401	202/000001242		401	GUSTIN TOWNSHIP	IMPROVED
050-013-200-003-00	12/08/20	$135,000	WD	$135,000	$45,163	$35,173	717.3	1317.0	20.69	20.69	$2,183	401	202/04168		401	GUSTIN TOWNSHIP	IMPROVED
050-012-200-009-00	07/23/20	$122,000	WD	$122,000	$26,433	$43,996	814.0	1320.0	25.88	25.88	$1,021	401	202/000002176		401	GUSTIN TOWNSHIP	IMPROVED
050-034-300-015-01	02/07/22	$68,000	WD	$68,000	$68,000	$45,883	0.0	0.0	26.99	26.99	$2,519	401			401	GUSTIN TOWNSHIP	IMPROVED
		$765,500		$763,500	$407,527				211.11								
									$1,930.40								

USE $1,950 PER ACRE

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER 30 THRU 60 ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-200-013-05	12/15/21	$71,000	WD	$71,000	$71,000	$39,000	0.0	0.0	30.00	30.00	$2,367	401	202100004917		402	GUSTIN TOWNSHIP	VACANT
050-024-100-005-00	09/11/20	$43,000	WD	$43,000	$43,000	$48,659	0.0	0.0	37.43	37.43	$1,149	401	202/000002917		402	GUSTIN TOWNSHIP	VACANT
050-032-300-005-00	04/29/20	$85,000	WD	$85,000	$52,020	$52,000	0.0	0.0	40.00	40.00	$1,301	401LP	202/000001350		401	GUSTIN TOWNSHIP	IMPROVED
060-034-400-010-00	11/08/21	$85,000	WD	$85,000	$85,000				40.00	40.00			202100004496			HARRISVILLE TOWNSHIP	VACANT
100-015-200-075-00	03/028/21	$54,000	WD	$54,000	$54,000				30.03	30.03			202100000834			MILLEN TOWNSHIP	VACANT
101-008-100-005-00	08/19/20	$70,000	LC	$70,000	$70,000				50.00	50.00			202000002644			MILLEN TOWNSHIP	VACANT
111-001-300-003-00	04/18/20	$45,000	WD	$45,000	$45,000				40.00	40.00						MILLEN TOWNSHIP	VACANT
112-032-300-040-00	04/23/21	$85,000	WD	$85,000	$85,000				40.26	40.26						MILLEN TOWNSHIP	VACANT
113-013-200-005-00	12/18/20	$40,000	WD	$40,000	$40,000				39.12	39.12						MILLEN TOWNSHIP	VACANT
113-021-100-05-10	12/17/20	$52,000	WD	$52,000	$52,000				42.46	42.46						MILLEN TOWNSHIP	VACANT
		$630,000		$630,000	$597,020				389.30								
									$1,533.57								

USE $1,550 PER ACRE

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER 60 AND UP ACRE 4/1/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class		
050-032-100-030-00	09/23/21	$145,900	WD	$145,900	$145,900	$90,907	0.0	0.0	63.44	51.39	$2,300	401LP	021/3967	050-032-100-001-00	402	GUSTIN TOWNSHIP	VACANT
112-012-100-050-00	07/28/21	$219,900	WD	$219,900	$219,900				158.75					112-013-100-050-00		MILLEN TOWNSHIP	VACANT
112-015-100-020-00	08/25/20	$70,000	WD	$70,000	$70,000				75.37	75.37						MILLEN TOWNSHIP	VACANT
112-035-100-045-00	01/10/21	$85,000	WD	$85,000	$85,000				80.00	80.00						MILLEN TOWNSHIP	VACANT
050-021-100-005-00	06/15/21	$178,000	WD	$178,000	$153,180	$100,000	0.0	0.0	80.00	80.00	$1,915	401LP	202/12564		401	GUSTIN TOWNSHIP	IMPROVED
050-027-300-005-00	07/23/20	$100,000	WD	$100,000	$100,000	$107,625	0.0	0.0	82.00	82.00	$1,220	401	202/000002247		402	GUSTIN TOWNSHIP	VACANT
		$798,800		$798,800	$773,980				539.56								
									$1,434.47								

USE 1,400 PER ACRE

GUSTIN TOWNSHIP AGRICULTURE VACANT LAND RATES 4/01/2020 THRU 3/31/2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
050-024-100-010-00	09/19/20	$110,000	WD	$110,000	$110,000	$110,000	80.00	80.00	$1,375	101	202/000000390		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-024-200-005-04	05/27/20	$23,000	WD	$23,000	$23,000	$27,816	20.23	20.23	$1,137	101	202/000001562		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-033-100-005-10	08/28/20	$62,900	WD	$62,900	$62,900	$52,828	38.42	38.42	$1,637	101	202/02781		AGRICULTURAL	101	GUSTIN TOWNSHIP	IMPROVED
050-033-100-020-01	08/21/20	$55,900	WD	$55,900	$55,900	$55,000	40.00	40.00	$1,398	101	202/02671		AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
050-036-200-005-00	11/10/21	$120,000	WD	$120,000	$120,000	$110,743	80.54	42.00	$1,490	101		050-036-100-015-00	AGRICULTURAL	102	GUSTIN TOWNSHIP	VACANT
	Totals:	**$371,800**		**$371,800**	**$371,800**	**$356,387**	**259.19**	**220.65**								

per Net Acre=> 1,434.47

USE $1,450