

Gustin Township Agriculture Vacant Land Rates 4/1/2021 thru 3/31/2023

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
050-036-200-005-00	11/10/21	\$120,000	WD	\$120,000	\$120,000	\$116,783	0.0	0.0	80.54	42.00	\$1,490	101		050-036-100-015-00	102 Improved
					\$120,000				80.54						
									80.54						
									1,489.94						

Use \$1,500 Per Acre

5 Acres

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
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400				
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400				
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960				
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319				
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968				
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164				
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808				

USE \$4,900 PER ACRE

60 Acres and up

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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401P	021/3967	050-032-100-001-00	402
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17						
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00	
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00	
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00						
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00						
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401P	202/12564		401
				\$1,465,800	\$1,436,570				852.36		\$1,685.40				

USE \$1,700.00 PER ACRE

Gustin Township Commercial Land Values 4/1/20212 thru 3/31/2023

5 Acres															
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
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400				
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400				
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960				
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319				
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968				
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164				
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808				
									USE	\$4,900	PER ACRE				

5 thru 15 Acres															
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
050-033-300-006-01	06/01/22	\$110,000	WD	\$110,000	\$49,052	\$41,860	0.0	0.0	14.95	14.95	\$3,281	401	202/22170		401
050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401
				\$380,000	\$62,484				19.95		\$3,132.03				
									USE	\$3,150.00	PER ACRE				

15 thru 30 acres															
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
050-034-300-015-01	02/07/22	\$67,500	WD	\$67,500	\$67,500	\$52,631	0.0	0.0	26.99	26.99	\$2,501	401			401
050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402
				\$138,500	\$137,193				56.99		\$2,407.32				
									USE	\$2,400.00	PER ACRE				

30 Thru 60 Acres															
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
050-021-300-060-00	07/29/22	\$66,000	WD	\$66,000	\$58,659	\$62,729	0.0	0.0	40.47	40.47	\$1,449	401	20222809		401
050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402
050-013-400-010-00	11/10/22	\$89,900	WD	\$89,900	\$89,900	\$62,000	1,320.0	1320.0	40.00	40.00	\$2,248	401	202/24107		402
050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402
				\$450,900	\$443,559				192.90		\$2,299.42				
									USE	\$2,300.00	PER ACRE				

60 Acres and up															
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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401LP	021/3967	050-032-100-001-00	402
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17						
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00	
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00	
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00						
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00						
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401LP	202/12564		401
				\$1,465,800	\$1,436,570				852.36		\$1,685.40				
									USE	\$1,700.00	PER ACRE				

Gustin Township Industrial Land Values 4/1/20212 thru 3/31/2023

5 Acres																
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	
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401	
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400					
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400					
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960					
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319					
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968					
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164					
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401	
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808					
									USE	\$4,900	PER ACRE					

5 thru 15 Acres																
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	
050-033-300-006-01	06/01/22	\$110,000	WD	\$110,000	\$49,052	\$41,860	0.0	0.0	14.95	14.95	\$3,281	401	202/22170		401	
050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401	
				\$380,000	\$62,484				19.95		\$3,132.03					
									USE	\$3,150.00	PER ACRE					

15 thru 30 acres																
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	
050-034-300-015-01	02/07/22	\$67,500	WD	\$67,500	\$67,500	\$52,631	0.0	0.0	26.99	26.99	\$2,501	401			401	
050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402	
				\$138,500	\$137,193				56.99		\$2,407.32					
									USE	\$2,400.00	PER ACRE					

30 Thru 60 Acres																
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	
050-021-300-060-00	07/29/22	\$66,000	WD	\$66,000	\$58,659	\$62,729	0.0	0.0	40.47	40.47	\$1,449	401	20222809		401	
050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402	
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402	
050-013-400-010-00	11/10/22	\$89,900	WD	\$89,900	\$89,900	\$62,000	1,320.0	1320.0	40.00	40.00	\$2,248	401	202/24107		402	
050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402	
				\$450,900	\$443,559				192.90		\$2,299.42					
									USE	\$2,300.00	PER ACRE					

60 Acres and up																
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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401LP	021/3967	050-032-100-001-00	402	
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17							
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00		
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00		
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00							
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00							
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401LP	202/12564		401	
				\$1,465,800	\$1,436,570				852.36		\$1,685.40					
									USE	\$1,700.00	PER ACRE					

Gustin Township Lincoln Shores/Northwoods Land Values 4/1/2012 thru 3/31/2023

5 Acres																
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	
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401	
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400					
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400					
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960					
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319					
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968					
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164					
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401	
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808					
									USE	\$4,900	PER ACRE					

5 thru 15 Acres																
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	
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050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401	
				\$380,000	\$62,484				19.95		\$3,132.03					
									USE	\$3,150.00	PER ACRE					

15 thru 30 acres																
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050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402	
				\$138,500	\$137,193				56.99		\$2,407.32					
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30 Thru 60 Acres																
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050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402	
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402	
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050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402	
				\$450,900	\$443,559				192.90		\$2,299.42					
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60 Acres and up																
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020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00		
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00		
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00							
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				\$1,465,800	\$1,436,570				852.36		\$1,685.40					
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Gustin Township Residential Land Values 4/1/2012 thru 3/31/2023

5 Acres															
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050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400				
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400				
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960				
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319				
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968				
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164				
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808				
									USE	\$4,900	PER ACRE				

5 thru 15 Acres															
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
050-033-300-006-01	06/01/22	\$110,000	WD	\$110,000	\$49,052	\$41,860	0.0	0.0	14.95	14.95	\$3,281	401	202/22170		401
050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401
				\$380,000	\$62,484				19.95		\$3,132.03				
									USE	\$3,150.00	PER ACRE				

15 thru 30 acres															
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
050-034-300-015-01	02/07/22	\$67,500	WD	\$67,500	\$67,500	\$52,631	0.0	0.0	26.99	26.99	\$2,501	401			401
050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402
				\$138,500	\$137,193				56.99		\$2,407.32				
									USE	\$2,400.00	PER ACRE				

30 Thru 60 Acres															
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
050-021-300-060-00	07/29/22	\$66,000	WD	\$66,000	\$58,659	\$62,729	0.0	0.0	40.47	40.47	\$1,449	401	20222809		401
050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402
050-013-400-010-00	11/10/22	\$89,900	WD	\$89,900	\$89,900	\$62,000	1,320.0	1320.0	40.00	40.00	\$2,248	401	202/24107		402
050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402
				\$450,900	\$443,559				192.90		\$2,299.42				
									USE	\$2,300.00	PER ACRE				

60 Acres and up															
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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401LP	021/3967	050-032-100-001-00	402
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17						
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00	
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00	
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00						
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00						
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401LP	202/12564		401
				\$1,465,800	\$1,436,570				852.36		\$1,685.40				
									USE	\$1,700.00	PER ACRE				

Gustin Township Residential With Lake Land Values 4/1/2012 thru 3/31/2023

5 Acres															
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
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400				
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400				
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960				
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319				
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968				
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164				
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808				
									USE	\$4,900	PER ACRE				

5 thru 15 Acres															
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
050-033-300-006-01	06/01/22	\$110,000	WD	\$110,000	\$49,052	\$41,860	0.0	0.0	14.95	14.95	\$3,281	401	202/22170		401
050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401
				\$380,000	\$62,484				19.95		\$3,132.03				
									USE	\$3,150.00	PER ACRE				

15 thru 30 acres															
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
050-034-300-015-01	02/07/22	\$67,500	WD	\$67,500	\$67,500	\$52,631	0.0	0.0	26.99	26.99	\$2,501	401			401
050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402
				\$138,500	\$137,193				56.99		\$2,407.32				
									USE	\$2,400.00	PER ACRE				

30 Thru 60 Acres															
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
050-021-300-060-00	07/29/22	\$66,000	WD	\$66,000	\$58,659	\$62,729	0.0	0.0	40.47	40.47	\$1,449	401	20222809		401
050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402
050-013-400-010-00	11/10/22	\$89,900	WD	\$89,900	\$89,900	\$62,000	1,320.0	1320.0	40.00	40.00	\$2,248	401	202/24107		402
050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402
				\$450,900	\$443,559				192.90		\$2,299.42				
									USE	\$2,300.00	PER ACRE				

60 Acres and up															
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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401LP	021/3967	050-032-100-001-00	402
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17						
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00	
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00	
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00						
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00						
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401LP	202/12564		401
				\$1,465,800	\$1,436,570				852.36		\$1,685.40				
									USE	\$1,700.00	PER ACRE				

Gustin Township Village of Killmaster Land Values 4/1/20212 thru 3/31/2023

5 Acres																
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	
050-011-300-071-00	01/11/22	\$62,000	WD	\$62,000	\$7,264	\$4,255	200.0	250.0	1.15	1.15	\$6,317	401	2022184		401	
071-007-400-010-03	08/31/23	\$27,000	WD	\$27,000	\$27,000				5.00	5.00	\$5,400					
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000				5.00	5.00	\$6,400					
060-010-100-005-00	02/03/22	\$25,000	LC	\$25,000	\$25,000				5.04	5.04	\$4,960					
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500				5.21	5.21	\$4,319					
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500				5.67	5.67	\$3,968					
082-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000				7.30	7.30	\$6,164					
050-012-400-022-00	11/12/21	\$70,000	WD	\$70,000	\$3,291	\$13,024	408.0	871.0	3.52	0.99	\$935	401	2.021E+11	050-012-400-021-00	401	
				\$306,000	\$184,555				37.89	\$4,870.81	\$4,808					
									USE	\$4,900	PER ACRE					

5 thru 15 Acres																
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	
050-033-300-006-01	06/01/22	\$110,000	WD	\$110,000	\$49,052	\$41,860	0.0	0.0	14.95	14.95	\$3,281	401	202/22170		401	
050-032-100-013-01	09/23/21	\$270,000	WD	\$270,000	\$13,432	\$18,500	0.0	0.0	5.00	5.00	\$2,686	401	202/13846		401	
				\$380,000	\$62,484				19.95		\$3,132.03					
									USE	\$3,150.00	PER ACRE					

15 thru 30 acres																
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	
050-034-300-015-01	02/07/22	\$67,500	WD	\$67,500	\$67,500	\$52,631	0.0	0.0	26.99	26.99	\$2,501	401			401	
050-032-200-013-05	12/15/21	\$71,000	WD	\$71,000	\$69,693	\$46,500	0.0	0.0	30.00	30.00	\$2,323	401	2.021E+11		402	
				\$138,500	\$137,193				56.99		\$2,407.32					
									USE	\$2,400.00	PER ACRE					

30 Thru 60 Acres																
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	
050-021-300-060-00	07/29/22	\$66,000	WD	\$66,000	\$58,659	\$62,729	0.0	0.0	40.47	40.47	\$1,449	401	20222809		401	
050-028-200-020-05	05/12/22	\$105,000	WD	\$105,000	\$105,000	\$54,250	0.0	0.0	35.00	35.00	\$3,000	401	20221771		402	
050-024-100-005-00	09/22/22	\$110,000	WD	\$110,000	\$110,000	\$58,017	0.0	0.0	37.43	37.43	\$2,939	401	20223423		402	
050-013-400-010-00	11/10/22	\$89,900	WD	\$89,900	\$89,900	\$62,000	1,320.0	1320.0	40.00	40.00	\$2,248	401	202/24107		402	
050-016-400-005-00	11/07/22	\$80,000	WD	\$80,000	\$80,000	\$62,000	0.0	0.0	40.00	40.00	\$2,000	401	202/23986		402	
				\$450,900	\$443,559				192.90		\$2,299.42					
									USE	\$2,300.00	PER ACRE					

60 Acres and up																
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	\$113,395	0.0	0.0	63.44	51.39	\$2,300	401LP	021/3967	050-032-100-001-00	402	
022-011-100-070-00	01/20/23	\$118,000	WD	\$118,000	\$118,000				50.17							
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00					020-015-100-004-00		
112-012-100-050-00	07/28/21	\$219,900	WD	\$219,900	\$219,900				158.75					112-013-100-050-00		
070-024-300-050-00	10/22/21	\$265,000	WD	\$265,000	\$265,000				180.00							
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00							
050-021-100-005-00	06/15/21	\$178,000	WD	\$178,000	\$148,770	\$112,000	0.0	0.0	80.00	80.00	\$1,860	401LP	202/12564		401	
				\$1,465,800	\$1,436,570				852.36		\$1,685.40					
									USE	\$1,700.00	PER ACRE					

Gustin Township/Village Of Lincoln Front Foot Rates 4/1/2021 thru 3/31/2023

Gustin Township Front Foot

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
013-120-000-001-01	08/26/22		WD	\$12,500	\$12,500		389.0		\$32			
013-320-000-016-00	01/27/23		WD	\$15,000	\$15,000		75.0		\$200			
013-360-000-010-00	09/21/22		WD	\$7,000	\$7,000		80.0		\$88			
023-210-000-003-00	09/13/22		WD	\$11,000	\$11,000		200.0		\$55			
041-100-000-029-00	08/04/22		WD	\$6,000	\$6,000		196.0		\$31			
061-226-000-001-00	11/22/22		WD	\$14,000	\$14,000		132.0		\$106			
072-220-002-007-00	05/05/21		WD	\$12,000	\$12,000		132.0		\$91			
092-101-000-045-00	09/16/22		WD	\$14,000	\$14,000		200.0		\$70			
041-400-006-016-00	06/10/22		WD	\$9,500	\$9,500		198.0		\$48			
070-011-100-030-01	04/21/22		WD	\$15,500	\$15,500		110.0		\$141			
072-135-000-008-00	03/02/22		WD	\$17,000	\$17,000		305.2		\$56			
					\$133,500		2,017.2		\$66			

Use \$66 Per FF

Use Gustin Township FF Rates on McConnell Rd, Countyr Rds, Trask Lake Rd, Lincoln Lake Dr and Unbuildable land

Trask Lake Front Foot

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
050-002-200-015-00	02/16/22	\$19,000	WD	\$19,000	\$14,739	\$17,500	100.0	98.0	\$147	20221166		401
					\$14,739				\$147			

Use \$150 Per FF

Village of Killmaster/Norhtwoods Estates

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
051-150-025-003-00	04/21/21	\$4,000	WD	\$4,000	\$4,000	\$2,775	198.0	165.0	\$20	202/100001798		001
051-150-025-004-06	12/26/21	\$2,500	WD	\$2,500	\$2,500	\$1,650	66.0	132.0	\$38	20220024		001
					\$6,500		264.0					
							24.6					

Use \$25 Per FF

Use Village of Killmaster/Northwoods Estates on Third St, Fourth St, Fifth St, Mill St, Undeveloped Land and Pinecrest Road

Village of Lincoln

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
052-000-027-003-00	06/22/22	\$67,000	WD	\$67,000	\$14,026	\$10,428	66.0	109.0	\$213	20222259		401
052-100-000-013-00	06/30/22	\$135,000	WD	\$131,000	\$25,257	\$31,600	200.0	110.0	\$126	20222456	052-100-000-011-00	401
					\$39,283		266.0					
							147.7					

Use 150.0 Per FF

Use Village of Lincoln FF Rated on Main Street, 2nd St, Side Streets, Traverse Bay/Barlow Rd, Lincoln Industrial Park, Second Street and Lake St