

Rate	Land Table	2025-2026
Non-til	AG	3,700
Tillable	AG	6,200
Dev	AG	11,100

RES ACRE 1 ACRE RATE FROM ACREAGE TABLE RES

Acreage Table 'A'



Description: RESIDENTIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	38,768	3 Acre:	62,726	10 Acre:	104,544	30 Acre:	169,884
1.5 Acre:	46,391	4 Acre:	71,438	15 Acre:	130,680	40 Acre:	191,664
2 Acre:	52,272	5 Acre:	78,408	20 Acre:	148,104	50 Acre:	217,800
2.5 Acre:	57,717	7 Acre:	91,476	25 Acre:	163,350	100 Acre:	304,920

Close

Spe	Parcel Number	Sale Date	Sale Price	Acreage	\$/Acre	% Change	# of Months between sales	% Change per month
SPE	04-32-200-014	5/28/2019	70000	9.75	7179.487			
SPE	04-32-200-012	8/20/2020	74100	9.75	7600	0.058571429	14.73333333	0.40% Paired Sale
NEL	03-03-200-005	6/2/2017	98000	30.785	3183.369			
NEL	03-02-100-032	6/24/2021	210000	54.29	3868.116	0.215101439	48.73333333	0.44% Paired Sale

2024 0.42%

BOW	24-09-400-001	8/24/2020	200000	33.893	5900.923			
	09-27-100-027	11/22/2023	445000	35.583	12505.97	1.119324537	38.93333333	2.87%
GAI	41-22-26-200-029	12/15/2020	310000	35.11	8829.393			
	41-22-15-200-049	7/9/2021	592200	37.13	15949.37			
			282200			0.806394447	6.80000000	11.86%
NEL	03-03-100-004	5/25/2021	120000	38.68	3102.378			
	12-22-300-028	2/28/2023	190000	34.39	5524.862	0.780847145	21.1000	3.70%
OAK	08-12-200-044	3/29/2019	161700	33.91	4768.505			
	08-26-300-010	8/2/2022	260000	30.76	8452.536	0.772575681	40.1000	1.93%
SOL	02-20-100-004	1/15/2020	225525	38.8	5812.5			
	02-16-400-010	3/9/2021	417000	72.51	5750.931	-0.010592532	13.8000	-0.08%
SPA	05-27-100-014	7/20/2018	225000	18.75	12000			
	05-26-200-019	6/13/2023	872000	75.489	11551.35	-0.037387346	58.76666667	-0.06%
SPE	04-30-200-010	8/7/2023	160000	48.81	3278.017			
	04-30-200-010	1/11/2024	225000	30.31	7423.293	1.264568212	5.133333333	24.63%
TYR	01-09-300-018	12/6/2018	150000	51	2941.176			
	01-29-300-005	8/17/2023	265000	38.29	6920.867	1.353094803	56.36666667	2.40%

Megan Added

SPE	41-04-32-200-014	5/28/2019	70000	10	7000			
	41-04-32-200-012	8/20/2020	74000	10	7400	0.057142857	14.73333333	0.39%
SPE	41-04-32-200-014	5/28/2019	70000	10	7000			
	41-04-32-200-011	9/17/2020	75000	10.6	7075.472	0.010781671	15.63333333	0.07%
OAK	41-08-26-200-017	5/15/2018	215000	58	3706.897			
	41-08-26-300-010	8/2/2022	260000	31.55	8240.887	1.223123134	50.56666667	2.42%

2025 Average 4.56%
 2023 USDA Farmland Time Adj 4.60%
 Time adj applied annual 4.60%
 Per month 0.38%

NEW 2026

BOW	41-24-18-200-030	8/2/2021	100000	5		0.374609131		
	41-24-18-200-030	10/19/2023	159900					
NEL	41-03-12-100-043	11/6/2020	111500					
	41-03-12-100-043	4/3/2023	170000			0.344117647		

2026 USDA 5.10%
 2024 USDA Farmland Rates 4800 to 6450 0.43%

Courtland, Nelson, Spencer, Grattan, Solon, Vergennes, Oakfield

PN	Address	Class	Class Type	Land Table	Est. Table	School District	Sale Date	Sale Terms	Sale Price	Adj Sale Price	Acres	Land Description	Land Size 1	Total Acres	Monthly Acres	Monthly Value	Residual Value	Net Acres	S/Acre
41-02-16-400-010	2191 19 MILE RD NE	102	Agricultural	SOL-A	SOL-A	41070	3/9/2021	03-ARM'S LENGTH	\$417,000	\$417,000	72.51	TILLABLE	66.18	72.832	6.33	23,857	437,492	66.18	6,611
41-12-01-300-017	7600 ASHLEY AVE NE	102	Agricultural	GRA-A	GRA-A	34080	10/26/2022	03-ARM'S LENGTH	\$300,000	\$300,000	56.03	TILLABLE	48.48	56.33	7.85	29,586	277,079	48.48	5,715
41-12-31-126-007	9840 S MILE RD NE	102	Agricultural	GRA-A	GRA-A	41170	5/31/2024	03-ARM'S LENGTH	\$415,000	\$415,000	75.46	TILLABLE	55	75.46	20.46	77,112	337,888	55	6,163
41-03-32-100-044	5979 BECKER ST	102	Agricultural	NEL-A	NEL-A	41070	2/28/2023	03-ARM'S LENGTH	\$190,000	\$190,000	34.39	TILLABLE	28.82	35	6.18	23,292	167,552	28.82	5,814
41-04-20-400-029	14969 NE WHITBECK AVE	102	Agricultural	SPE	ALP-A	41070	9/12/2023	03-ARM'S LENGTH	\$553,000	\$553,000	78.98	TILLABLE1	77.88	78.98	1.1	4,146	548,854	77.88	7,047
41-04-30-200-010	14699 NE HARVARD AVE	102	Agricultural	SPE-A	SPE-A	41070	1/11/2024	03-ARM'S LENGTH	\$225,000	\$225,000	31.72	TILLABLE	30.31	31.72	1.41	5,314	219,686	30.31	7,248
																4,307,104	689.58	6,469	

Weighted Mean 6,200

41-08-28-300-010	12954 NE BEARDSLEE ST	102	Agricultural	OAK-A	OAK-A	59070	8/2/2022	03-ARM'S LENGTH	\$260,000	\$260,000	29.18	NON-TILLABLE	1.58	0.00		0	8,945		
41-03-06-300-005	5140 GRIMES ST	1	Ref. Real	NEL-A	NEL-A	59080	10/11/2022	03-ARM'S LENGTH	\$210,000	\$210,000	20.68	NON-TILLABLE	12.6	0		0	7,975		
41-03-22-900-027	15100 MYERS LAKE AVE NE	102	Agricultural	NEL		41070	5/9/2025	03-ARM'S LENGTH	\$646,125	\$646,125	86.15	Tillable	85.57	86.15	0.58	2,186	643,999	85.57	7,525

FF#	Address	Class	Class Type	Land Table	Ecf Table	Unit	School District	Sale Date	Sale Terms	Sale Price	Adj Sale Price	Confidential	Acreage	Land Description 1	Land Size L	Volume Removed	Total Acres	Residual Value 2024-2025 Rate Average	Net Acres	\$/Acre 25,500 #REF!
OAK, NEL, SPE, OAK, VEA, SOL - DEV																				
41-01-000-000																				
41-01-09-101-006	4860 22 MILE RD NE	101	Agricultural	NEL-A	NEL-A	24	5900	5/11/2022	20-ARM'S LENGTH	77,845	77,845	No	2.88	DEVELOPMENTAL	2.58	77,845	2.60	77,845	2.58	10,300
41-01-09-116-001	5160 22 MILE RD NE	102	Agricultural	NEL-A	NEL-A	24	5900	4/28/2023	19-MULTI PARCEL ARM'S LENGTH	410,000	410,000	No	42.78	DEVELOPMENTAL	38.89	410,000	42.78	342,812	38.89	10,095
41-04-27-251-017	1810 NE FARGO ST	1	Ref. Bnd	SPE-A	SPE-A	28	5900	5/11/2023	03-ARM'S LENGTH	200,000	200,000	No	20.14	DEVELOPMENTAL	20.07	200,000	20.14	200,000	20.07	9,965
41-08-21-400-006	11928 ELKINS ST NE	101	Agricultural	OAK-A	OAK-A	25	5900	10/10/2024	19-MULTI PARCEL ARM'S LENGTH	560,000	560,000	No	40.39	TILLABLE	19.67	491,949	40.39	343,898	29.02	13,745
																		1,024,903	91.96	11,306
41-08-21-400-008	11928 ELKINS ST NE	101	Agricultural	OAK-A	OAK-A	25	5900	10/10/2024	19-MULTI PARCEL ARM'S LENGTH	560,000	560,000	No	19.87	NON-TILLABLE	15.37		15.37	0	11,745	