

Used following Commercial Sales for Industrial Study:

Large Acreage Lots in Township & Village:

1st Acre	\$12,000	Approximately 1/2 the per acre rate above
Excess Acres	\$4,100	\$1,000/ac less than the overall agricultural land table rate; as not purchased to farm
ROW		
Tillable	\$5,700	Based on Ag Land
Non Tillable	\$4,100	\$1,000/ac less than the overall agricultural land table rate; as not purchased to farm

Small lots - Front Foot Rate:

Township:	\$500	Midway between \$379 and \$716/FF sales above
Village:	\$300	Based on Front Foot Rate above

Sales Date April 1, 2022 thru March 31, 2024: If remove LC sale then per acre rate goes to \$5493

If remove LC sale then per acre rate goes to \$5493

Quincy Township 2025 Database

Agricultural Land Values -- Vacant Sales only

Tillable vs. Non-tillable

Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: All 4 sales included

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	No-till Acres	No-Till Rate/Ac	No-till Total Value	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	ROW Acres	Total Acres	Total Dollars
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	14.16	\$4,834	\$68,449	21.90	\$5,094	\$111,551	1.18	37.24	\$180,000
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	27.07	\$5,887	\$159,361	55.28	\$6,307	\$348,639	3.94	86.29	\$508,000
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	80.00	\$430,000	\$5,375	32.76	\$5,375	\$176,085	46.55	\$5,455	\$253,915	0.69	80.00	\$430,000
080-014-300-025-98	E CHICAGO RD	09/30/22	\$181,200	46.92	\$181,200	\$3,862	10.62	\$3,862	\$41,014	35.84	\$3,911	\$140,186	0.46	46.92	\$181,200
Totals:			\$1,299,200	250.45	\$1,299,200	\$19,957	84.61	\$19,958	\$444,910	159.57	\$20,767	\$854,290	6.27		
Simple Avg						\$4,989			\$4,990			\$5,192			
Weighted Avg						\$5,187			\$5,258			\$5,354			

Sales Date April 1, 2022 thru March 31, 2024: Excluding LC sale

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	No-till Acres	No-Till Rate/Ac	No-till Total Value	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	ROW Acres	Total Acres	Total Dollars
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	14.16	\$4,834	\$68,449	21.90	\$5,094	\$111,551	1.18	37.24	\$180,000
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	27.07	\$5,887	\$159,361	55.28	\$6,307	\$348,639	3.94	86.29	\$508,000
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	80.00	\$430,000	\$5,375	32.76	\$5,375	\$176,085	46.55	\$5,455	\$253,915	0.69	80.00	\$430,000
Totals:			\$1,118,000	203.53	\$1,118,000	\$16,095	73.99	\$16,096	\$403,896	123.73	\$16,855	\$714,104	5.81		
Simple Avg						\$5,365			\$5,365			\$5,618			
Weighted Avg						\$5,493			\$5,459			\$5,771			

AG rates used for 2025:

Tillable	\$5,800	Based on Tillable above without the land contract sale
Non-tillable	\$5,000	Based on the non-tillable rate above with the land contract sale included
Bldg Site	\$15,000	Based on Rural Residential Sales over 5 Acres
Rural Residential	\$2,500	Based on Rural Res Sales Study
Woods	\$5,300	Based on Rec Rate
Wetland	\$2,200	Based on Rec Rate

**Quincy Township 2025 Database
Recreational Land Value Breakdown For Agricultural and Residential Class
Used both Vacant Ag & Recreational parcels
Woods, Wetland Value
Prepared January 19, 2025**

Sales Date April 1, 2022 thru March 31, 2024: All Mixed Woods

Sales Date April 1, 2022 thru March 31, 2024:		All Mixed Woods																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	WD	32-SPLIT VACANT	\$135,000	\$0	0.00	\$111,644	\$135,000	\$111,644	731.9	1290.6	21.47	21.47	\$184	\$6,288	\$0.14	0.00	4005	2022-06651	4006 RECREATIOI	9/25/2022	402	
080-032-200-015-00	LAKESIDE DR	05/31/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,218	48.12	\$23,457	\$15,000	\$23,457	276.0	744.9	4.72	4.72	\$54	\$3,178	\$0.07	276.00	4005	2023-03083	4006 RECREATIOI	11/8/2011	402	
Totals:			\$150,000			\$150,000	\$7,218		\$135,101	\$150,000	\$135,101	1,007.9		26.19	26.19										
								Sale. Ratio =>	4.81				Average			Average			Average						
								Std. Dev. =>	34.03				per FF=>	\$149		per Net Acre=>	5,727.38		per SqFt=>	\$0.13					

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	No-Till Acres	No-till Rate/Ac	No-Till Total Value	Mixed Wood Acres	Mixed Wood Rate/Ac	Mixed Wood Total Value	Wet Wood Acres	Wet Wood Rate/Ac	Wet Wood Total Value	High Wood Acres	High Wood Rate/Ac	High Wood Total Value	Wetland Acres	Wetland Rate/Ac	Wetland Total Value	Total Value	
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	21.47	\$135,000	\$6,288	0.00			0.00			21.47	\$6,288	\$135,000											
080-032-200-015-00	LAKESIDE DR	05/31/23	\$15,000	4.72	\$15,000	\$3,178	0.00			0.00			4.51	\$3,325	\$15,000											
080-003-100-005-01	674 CLARENDRD RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	21.90	\$5,800	\$127,020	4.54	\$5,000	\$22,700	9.43	\$3,161	\$29,805								0.19	\$2,500	\$475	
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	55.28	\$5,800	\$320,624	1.63	\$5,000	\$8,150	25.44	\$7,045	\$179,226											\$0
Totals:				149.72	\$838,000		77.18	\$11,600	\$447,644	6.17	\$10,000	\$30,850	60.85	\$19,819	\$359,031	0.00	\$0	\$0	0.00	\$0	\$0					
				Simple Avg		\$5,047			\$5,800			\$5,000			\$4,955			\$0			\$0					
				Weighted Avg		\$5,597			\$5,800			\$5,000			\$5,900			#DIV/0!			#DIV/0!					

The following rates were used for Ag Recreational:
Based on above data and Ag land values

Based on above data and Ag land values

Woods, High	\$6,000
Woods, Mixed	\$5,300
Woods, Wet	\$2,650
Wetlands	\$2,200
Nontillable	\$5,000
Tillable	\$5,800
Water Front	\$30,000

The following rates were used for Residential Recreational:

Based on above data and Ag land values

Based on above data and Ag land values	
Woods, High	\$6,000
Woods, Mixed	\$5,300
Woods, Wet	\$2,650
Wetlands	\$2,200
Nontillable	\$5,000
Tillable	\$5,800
Waterfront	\$30,000 2 x bldg site value

Sales Date April 1, 2022 thru March 31, 2024:

No Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
						\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00											
							Sale. Ratio =>	#DIV/0!				Average		Average					Average							
							Std. Dev. =>	#DIV/0!				per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!				per SqFt=>	#DIV/0!						

Sales Date April 1, 2022 thru March 31, 2024:

Improved Sales Only

Residential Land Value for 2025:

First Acre (Bldg Site) \$15,000
Additional Acres \$2,500

Based on overall rate above also see Building Site Analysis

Based on Rural Residential Analysis - 7 acre sale given more weight (See next spreadsheet for breakdown)

Large Acreage Parcels:

Tillable	\$5,800	From Ag Sales Study
Non-tillable	\$5,000	From Ag Sales Study
Woods	\$5,300	From Rec rate
Wet Woods	\$2,200	From Rec rate
Waterfront	\$30,000	2 x Building Site

Quincy Township 2025 database
 Residential land Sales
 Vacant Residential Sales
 Prepared January 18, 2025

Building site Analysis:

Under 1 acre

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	0.98	\$50,216	\$51,189
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	0.74	\$19,569	\$26,624
080-034-200-005-01	1069 WILLOWOOD RD	11/03/22	\$246,000	0.98	\$50,144	\$51,063
Totals:				2.70	\$119,929	\$44,451

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$35,216	(0.02)	
\$15,000	\$4,569	-0.265	
\$15,000	\$35,144	-0.018	

Over 1 ac - Under 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	3.00	\$99,343	\$33,114
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	1.71	\$45,929	\$26,812
080-031-200-005-06	780 RAWSON RD	03/13/24	\$47,000	3.00	\$47,000	\$15,667
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	1.65	\$11,993	\$7,268
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	1.07	\$62,534	\$58,280
Totals:				10.44	\$266,799	\$25,565

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$84,343	2.00	\$42,172
\$15,000	\$30,929	0.71	\$43,379
\$15,000	\$32,000	2.00	\$16,000
\$15,000	-\$3,007	0.65	(\$4,626)
\$15,000	\$47,534	0.07	\$651,151

Over 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	7.86	\$17,006	\$2,164
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	7.10	\$54,721	\$7,706
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	8.59	\$125,951	\$14,663
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	10.00	\$106,502	\$10,650
Totals:				33.55	\$304,180	\$9,067

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$2,006	6.86	\$293
\$15,000	\$39,721	6.10	\$6,511
\$15,000	\$110,951	7.59	\$14,618
\$15,000	\$91,502	9.00	\$10,167
			\$3,402 Average

Sales Date April 1, 2022 thru March 31, 2024: First sale is vacant & purchased by adjacent owner; rest are improved.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. Sale %
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Lots over 1/2 ac in size: Twp Top 2 large ac

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Ter.
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Lots under 1/2 ac in size: Twp

Future Sales: April 1, 2024 to January 31, 2025

Parcel Number Street Address Sale Date Sale Price Instr. Terms of Sale Adm. Sale \$ Asd. wh...

Rate Using on US-12 in Township for lots over a 1/2 acre in size:

1st Acre \$12,000 Based on sales over a 1/2 acre in Township & consistent w/ Rural Residential Building Site Value

Addit Acres (2-9) \$2,500 Based on Rural Res Rate

Advertisers (L-5) \$2,500 Based on RAR
ROW

Tillable	\$3,800
Non-tillable	\$5,000

Non-tiltable \$3,000 Sa

Lots less than 1/2 acre in size: \$650. Based on a 100' frontage.

Sales Date April 1, 2022 thru March 31, 2024:		All sales are improved due to only vacant sale having a negative land residual																			Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1
080-L15-000-009-00	860 LAWRENCE ST	03/01/23	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$52,008	40.16	\$147,533	\$32,044	\$50,077	100.2	163.5	0.38	0.38	\$320	\$85,451	\$1.96	100.00	4190	2023-01292	4190 LAWRENCE A WOOD SUB	9/7/2009	401	DEPTH 163	
080-L15-000-011-00	408 RICHARD ST	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,978	29.98	\$111,305	\$58,756	\$40,061	80.1	163.5	0.30	0.30	\$733	\$195,853	\$4.50	80.00	4190	2022-02291	4190 LAWRENCE A WOOD SUB	10/30/2020	401	DEPTH 163	
080-L15-000-012-00	412 RICHARD ST	04/29/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$40,665	25.26	\$115,133	\$85,928	\$40,061	80.1	163.5	0.30	0.30	\$1,072	\$286,427	\$6.58	80.00	4190	2022-03372	4190 LAWRENCE A WOOD SUB	9/17/2009	401	DEPTH 163	
080-L15-000-020-00	853 DERY ST	02/10/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,235	41.72	\$157,851	\$17,218	\$45,069	90.1	163.5	0.34	0.34	\$191	\$50,941	\$1.17	90.00	4190	2023-01093	4190 LAWRENCE A WOOD SUB	5/24/2023	401	DEPTH 163	
080-L15-000-024-00	874 ELAINE ST	06/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,731	41.73	\$119,479	\$24,756	\$44,235	88.5	186.3	0.35	0.35	\$280	\$70,934	\$1.63	85.00	4190	2022-04545	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163	
080-L15-000-037-00	875 DERY ST	07/05/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$66,143	42.95	\$137,942	\$67,469	\$51,411	102.8	164.1	0.40	0.40	\$656	\$168,252	\$3.86	94.70	4190	2023-03717	4190 LAWRENCE A WOOD SUB	11/12/2020	401	DEPTH 163	
080-L15-000-046-00	409 RICHARD ST	05/02/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$42,070	25.65	\$132,904	\$71,157	\$40,061	80.1	163.5	0.30	0.30	\$888	\$237,190	\$5.45	80.00	4190	2022-03234	4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163	
080-L16-000-051-00	410 GERALD ST	09/23/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,936	27.46	\$123,198	\$76,863	\$40,061	80.1	163.5	0.30	0.30	\$959	\$256,210	\$5.88	80.00	4190	2022-07088	4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163	
080-L16-000-060-00	450 GERALD ST	06/21/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$84,432	48.80	\$176,682	\$54,512	\$58,194	116.4	163.0	0.44	0.44	\$468	\$125,028	\$2.87	116.39	4190	2023-03656	4190 LAWRENCE A WOOD SUB	2/13/1997	401	DEPTH 163	
080-L16-000-074-00	417 GERALD ST	05/05/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$42,153	31.25	\$122,343	\$52,618	\$40,061	80.1	163.5	0.30	0.30	\$657	\$175,393	\$4.03	80.00	4190	2022-03348	4190 LAWRENCE A WOOD SUB	6/22/2022	401	DEPTH 163	
080-L18-000-132-00	848 RONALD ST	08/11/22	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$57,389	33.08	\$169,983	\$59,456	\$55,939	111.9	126.5	0.47	0.47	\$531	\$127,862	\$2.94	61.00	4190	2022-05570	4190 LAWRENCE A WOOD SUB	9/11/2022	401	DEPTH 155	
080-L18-000-140-00	493 RICHARD ST	06/02/23	\$157,940	WD	03-ARM'S LENGTH	\$157,940	\$62,921	39.84	\$132,394	\$63,918	\$38,372	76.7	150.0	0.28	0.28	\$833	\$232,429	\$5.34	80.00	4190	2023-03079	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 150	
Totals:			\$1,767,840			\$1,767,840	\$626,661		\$1,646,747	\$664,695	\$543,602	1,087.2		4.14	4.14											

Sales Date April 1, 2022 thru March 31, 2024:		Sales since April 1, 2023 - only three in past year																			Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1
080-L15-000-037-00	875 DERY ST	07/05/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$66,143	42.95	\$137,942	\$67,469	\$51,411	102.8	164.1	0.40	0.40	\$656	\$168,252	\$3.86	94.70	4190	2023-03717	4190 LAWRENCE A WOOD SUB	11/12/2020	401	DEPTH 163	
080-L16-000-060-00	450 GERALD ST	06/21/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$84,432	48.80	\$176,682	\$54,512	\$58,194	116.4	163.0	0.44	0.44	\$468	\$125,028	\$2.87	116.39	4190	2023-03656	4190 LAWRENCE A WOOD SUB	2/13/1997	401	DEPTH 163	
080-L18-000-140-00	493 RICHARD ST	06/02/23	\$157,940	WD	03-ARM'S LENGTH	\$157,940	\$62,921	39.84	\$132,394	\$63,918	\$38,372	76.7	150.0	0.28	0.28	\$833	\$232,429	\$5.34	80.00	4190	2023-03079	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 150	
Totals:			\$484,940			\$484,940	\$213,496		\$447,018	\$185,899	\$147,977	296.0		1.11	1.11											

Using for 2025: \$600 per front foot for all lots based on all sales within the time frame & supported by future sales

Sales Date April 1, 2022 thru March 31, 2024:		Combined all 4 quadrants														If remove 3 outliers over \$1000/FF then land value goes to \$544; If remove 3 over \$1000 & 2 under \$150 then land value goes to \$612											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$160,082	\$4,497	\$65,079	108.5	260.5	0.52	0.52	\$41	\$8,665	\$0.20	86.84	4210	2023-04344		4210 VILLAGE RESIDENTIAL NORTH WES	12/27/2009	401	ARNOLD ST	
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$149,252	\$91,223	\$60,475	77.5	165.0	0.30	0.30	\$1,177	\$309,231	\$7.10	78.00	4210	2022-05207		4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST	
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$237,522	\$76,028	\$102,342	131.2	330.0	0.50	0.50	\$579	\$152,056	\$3.49	132.00	4210	2023-04911	081-N01-000-153-00	4210 VILLAGE RESIDENTIAL NORTH WES	10/22/2023	401	NORTH MAIN-WEST	
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$139,347	\$66,423	\$58,270	97.1	109.5	0.51	0.51	\$684	\$129,480	\$2.97	75.00	4220	2022-07109		4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST	
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$105,265	\$71,574	\$26,839	41.9	76.0	0.12	0.12	\$1,707	\$611,744	\$14.04	67.00	4230	2023-05384		4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/20/2020	401	SOUTH MAIN-WEST	
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$133,930	\$41,383	\$35,313	55.2	105.0	0.18	0.18	\$750	\$228,635	\$5.25	75.00	4230	2023-05631		4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/26/2023	401	SOUTH MAIN-WEST	
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$83,548	\$28,679	\$22,227	34.7	146.3	0.13	0.13	\$826	\$214,022	\$4.91	40.00	4230	2023-03678		4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/15/2020	401	W JEFFERSON	
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$191,830	\$9,014	\$45,844	71.6	146.3	0.28	0.28	\$126	\$32,542	\$0.75	82.50	4230	2022-05370		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/16/2023	401	W JEFFERSON	
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$160,554	\$31,964	\$36,518	57.1	145.0	0.22	0.22	\$560	\$145,291	\$3.34	66.00	4230	2022-04549		4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT	
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$138,228	\$57,817	\$51,045	79.8	177.0	0.34	0.34	\$725	\$170,552	\$3.92	83.50	4230	2024-00759		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/15/2014	401	BERRY-PLEASANT	
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$119,037	\$78,108	\$77,145	120.5	184.9	0.53	0.53	\$648	\$148,777	\$3.42	123.75	4230	2024-00312		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/2/2009	401	W JEFFERSON	
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$250,728	\$70,646	\$72,302	119.9	239.1	0.47	0.47	\$589	\$150,953	\$3.47	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE	
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$120,027	\$62,489	\$30,516	67.8	147.8	0.22	0.22	\$921	\$278,969	\$6.40	66.00	4240	2023-0348		4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON	
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$160,000	\$17,243	\$32,243	71.7	165.0	0.25	0.25	\$241	\$68,972	\$1.58	66.00	4240	2022-02869		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON	
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$98,111	\$58,494	\$26,605	59.1	60.8	0.13	0.13	\$989	\$467,952	\$10.74	89.75	4240	2023-06480		4240 VILLAGE RESIDENTIAL SOUTH-EAST	9/1/2009	401	FULTON & COLFAX	
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$140,055	\$32,811	\$29,866	66.4	128.0	0.20	0.20	\$494	\$160,838	\$3.69	69.41	4240	2022-05135		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST	
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$179,840	\$140,631	\$30,471	67.7	143.0	0.22	0.22	\$2,077	\$639,232	\$14.67	67.00	4240	2024-00075		4240 VILLAGE RESIDENTIAL SOUTH-EAST	5/5/2024	401	ORANGE & WOOD	
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$181,764	\$66,272	\$52,036	115.6	191.0	0.43	0.43	\$573	\$152,700	\$3.51	99.00	4240	2022-05086		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX	
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$209,784	\$67,406	\$71,436	158.7	250.0	0.48	0.48	\$425	\$139,846	\$3.21	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD	
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,958,904	\$1,072,702	\$926,572	1,602.1	6.03	6.03													

NW:		If remove 15 Arnold St then \$801/FF																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2
<

Sales Date April 1, 2022 thru March 31, 2024:		Combined all 4 quadrants				If remove 3 outliers over \$1000/FF then land value goes to \$544; If remove 3 over \$1000 & 2 under \$150 then land value goes to \$612																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$160,082	\$4,497	\$65,079	108.5	260.5	0.52	0.52	\$41	\$8,665	\$0.20	86.84	4210	2023-04344	4210 VILLAGE RESIDENTIAL NORTH WES	12/27/2009	401	ARNOLD ST		
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$149,252	\$91,223	\$60,475	77.5	165.0	0.30	0.30	\$1,177	\$309,231	\$7.10	78.00	4210	2022-05207	4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST		
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$237,522	\$76,028	\$102,342	131.2	330.0	0.50	0.50	\$579	\$152,056	\$3.49	132.00	4210	2023-04911	081-N01-000-153-00	4210 VILLAGE RESIDENTIAL NORTH WES	10/22/2023	401	NORTH MAIN-WEST	
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$139,347	\$66,423	\$58,270	97.1	109.5	0.51	0.51	\$684	\$129,480	\$2.97	75.00	4220	2022-07109	4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST		
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$105,265	\$71,574	\$26,839	41.9	76.0	0.12	0.12	\$1,707	\$611,744	\$14.04	67.00	4230	2023-05384	4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/20/2020	401	SOUTH MAIN-WEST		
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$133,930	\$41,383	\$35,313	55.2	105.0	0.18	0.18	\$750	\$228,635	\$5.25	75.00	4230	2023-05631	4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/26/2023	401	SOUTH MAIN-WEST		
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$83,548	\$28,679	\$22,227	34.7	146.3	0.13	0.13	\$826	\$214,022	\$4.91	40.00	4230	2023-03678	4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/15/2020	401	W JEFFERSON		
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$191,830	\$9,014	\$45,844	71.6	146.3	0.28	0.28	\$126	\$32,542	\$0.75	82.50	4230	2022-05370	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/16/2023	401	W JEFFERSON		
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$160,554	\$31,964	\$36,518	57.1	145.0	0.22	0.22	\$560	\$145,291	\$3.34	66.00	4230	2022-04549	4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT		
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$138,228	\$57,817	\$51,045	79.8	177.0	0.34	0.34	\$725	\$170,552	\$3.92	83.50	4230	2024-00759	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/15/2014	401	BERRY-PLEASANT		
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$119,037	\$78,108	\$77,145	120.5	184.9	0.53	0.53	\$648	\$148,777	\$3.42	123.75	4230	2024-00312	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/2/2009	401	W JEFFERSON		
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$250,728	\$70,646	\$72,302	119.9	239.1	0.47	0.47	\$589	\$150,953	\$3.47	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE	
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$120,027	\$62,489	\$30,516	67.8	147.8	0.22	0.22	\$921	\$278,969	\$6.40	66.00	4240	2023-0348	4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON		
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$160,000	\$17,243	\$32,243	71.7	165.0	0.25	0.25	\$241	\$68,972	\$1.58	66.00	4240	2022-02869	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON		
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$98,111	\$58,494	\$26,605	59.1	60.8	0.13	0.13	\$989	\$467,952	\$10.74	89.75	4240	2023-06480	4240 VILLAGE RESIDENTIAL SOUTH-EAST	9/1/2009	401	FULTON & COLFAX		
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$140,055	\$32,811	\$29,866	66.4	128.0	0.20	0.20	\$494	\$160,838	\$3.69	69.41	4240	2022-05135	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST		
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$179,840	\$140,631	\$30,471	67.7	143.0	0.22	0.22	\$2,077	\$639,232	\$14.67	67.00	4240	2024-00075	4240 VILLAGE RESIDENTIAL SOUTH-EAST	5/5/2024	401	ORANGE & WOOD		
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$181,764	\$66,272	\$52,036	115.6	191.0	0.43	0.43	\$573	\$152,700	\$3.51	99.00	4240	2022-05086	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX		
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$209,784	\$67,406	\$71,436	158.7	250.0	0.48	0.48	\$425	\$139,846	\$3.21	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD	
Totals:			\$2,968,250			\$2,961,750		\$1,217,866		\$2,958,904		\$1,072,702		\$926,572		1,602.1		6.03		6.03							
						Sale. Ratio =>	41.12					Average					Average										
						Std. Dev. =>	11.23					per FF=>	\$670				per Net Acre=>	177,982.74				per SqFt=>	\$4.09				

Northeast quadrant land value for 2025: \$610 front foot Based on overall rate excluding the high & low outliers and consistent with one sale above

Large Acreage Parcels		
1st Acre	\$12,000	Based on the rate for US 12 sales over 1/2 ac for both Twp & Village
Addit Acres (2-9)	\$2,500	Based on Rural Res Rate
ROW		
Tillable	\$5,800	Same as Ag
Non-tillable	\$5,000	Same as Ag
Woods	\$5,300	Based on Rec Rate

Sales Date April 1, 2022 thru March 31, 2024:		Combined all 4 quadrants																			If remove 3 outliers over \$1000/FF then land value goes to \$544; If remove 3 over \$1000 & 2 under \$150 then land value goes to \$612																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2												
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$160,082	\$4,497	\$65,079	108.5	260.5	0.52	0.52	\$41	\$8,665	\$0.20	86.84	4210	2023-04344		4210 VILLAGE RESIDENTIAL NORTH WES	12/27/2009	401	ARNOLD ST													
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$149,252	\$91,223	\$60,475	77.5	165.0	0.30	0.30	\$1,177	\$309,231	\$7.10	78.00	4210	2022-05207		4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST													
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM*	\$155,250	\$90,042	58.00	\$237,522	\$76,028	\$102,342	131.2	330.0	0.50	0.50	\$579	\$152,056	\$3.49	132.00	4210	2023-04911	081-N01-000-153-00	4210 VILLAGE RESIDENTIAL NORTH WES	10/22/2023	401	NORTH MAIN-WEST													
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$139,347	\$66,423	\$58,270	97.1	109.5	0.51	0.51	\$684	\$129,480	\$2.97	75.00	4220	2022-07109		4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST													
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$105,265	\$71,574	\$26,839	41.9	76.0	0.12	0.12	\$1,707	\$611,744	\$14.04	67.00	4230	2023-05384		4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/20/2020	401	SOUTH MAIN-WEST													
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$133,930	\$41,383	\$35,313	55.2	105.0	0.18	0.18	\$750	\$228,635	\$5.25	75.00	4230	2023-05631		4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/26/2023	401	SOUTH MAIN-WEST													
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$83,548	\$28,679	\$22,227	34.7	146.3	0.13	0.13	\$826	\$214,022	\$4.91	40.00	4230	2023-03678		4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/15/2020	401	W JEFFERSON													
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$191,830	\$9,014	\$45,844	71.6	146.3	0.28	0.28	\$126	\$32,542	\$0.75	82.50	4230	2022-05370		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/16/2023	401	W JEFFERSON													
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$160,554	\$31,964	\$36,518	57.1	145.0	0.22	0.22	\$560	\$145,291	\$3.34	66.00	4230	2022-04549		4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT													
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$138,228	\$57,817	\$51,045	79.8	177.0	0.34	0.34	\$725	\$170,552	\$3.92	83.50	4230	2024-00759		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/15/2014	401	BERRY-PLEASANT													
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$119,037	\$78,108	\$77,145	120.5	184.9	0.53	0.53	\$648	\$148,777	\$3.42	123.75	4230	2024-00312		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/2/2009	401	W JEFFERSON													
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM*	\$197,500	\$72,947	36.94	\$250,728	\$70,646	\$72,302	119.9	239.1	0.47	0.47	\$589	\$150,953	\$3.47	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE													
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$120,027	\$62,489	\$30,516	67.8	147.8	0.22	0.22	\$921	\$278,969	\$6.40	66.00	4240	2023-00348		4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON													
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$160,000	\$17,243	\$32,243	71.7	165.0	0.25	0.25	\$241	\$68,972	\$1.58	66.00	4240	2022-02869		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON													
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$98,111	\$58,494	\$26,605	59.1	60.8	0.13	0.13	\$989	\$467,952	\$10.74	89.75	4240	2023-06480		4240 VILLAGE RESIDENTIAL SOUTH-EAST	9/1/2009	401	FULTON & COLFAX													
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$140,055	\$32,811	\$29,866	66.4	128.0	0.20	0.20	\$494	\$160,838	\$3.69	69.41	4240	2022-05135		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST													
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$179,840	\$140,631	\$30,471	67.7	143.0	0.22	0.22	\$2,077	\$639,232	\$14.67	67.00	4240	2024-00075		4240 VILLAGE RESIDENTIAL SOUTH-EAST	5/5/2024	401	ORANGE & WOOD													
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$181,764	\$66,272	\$52,036	115.6	191.0	0.43	0.43	\$573	\$152,700	\$3.51	99.00	4240	2022-05086		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX													
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM*	\$170,000	\$78,491	46.17	\$209,784	\$67,406	\$71,436	158.7	250.0	0.48	0.48	\$425	\$139,846	\$3.21	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD													

SW:		IF removed both outliers 9 S Main & 42 W Jefferson FF Rate goes to: \$685; IF remove just 9 S Main FF Rate goes to \$590; IF Remove just 42 W Jefferson St FF rate goes to \$795																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land

Sales Date April 1, 2022 thru March 31, 2024:		Combined all 4 quadrants										If remove 3 outliers over \$1000/FF then land value goes to \$544; If remove 3 over \$1000 & 2 under \$150 then land value goes to \$612																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2	
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$160,082	\$4,497	\$65,079	108.5	260.5	0.52	0.52	\$41	\$8,665	\$0.20	86.84	4210	2023-04344	4210 VILLAGE RESIDENTIAL NORTH WES	12/27/2009	401	ARNOLD ST			
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$149,252	\$91,223	\$60,475	77.5	165.0	0.30	0.30	\$1,177	\$309,231	\$7.10	78.00	4210	2022-05207	4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST			
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,250	\$90,042	58.00	\$237,522	\$76,028	\$102,342	131.2	330.0	0.50	0.50	\$579	\$152,056	\$3.49	132.00	4210	2023-04911	081-N01-000-153-00	4210 VILLAGE RESIDENTIAL NORTH WES	10/22/2023	401	NORTH MAIN-WEST		
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$139,347	\$66,423	\$58,270	97.1	109.5	0.51	0.51	\$684	\$129,480	\$2.97	75.00	4220	2022-07109	4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST			
081-S01-000-008-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$105,265	\$71,574	\$26,839	41.9	76.0	0.12	0.12	\$1,707	\$611,744	\$14.04	67.00	4230	2023-05384	4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/20/2020	401	SOUTH MAIN-WEST			
081-S01-000-033-99	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$133,930	\$41,383	\$35,313	55.2	105.0	0.18	0.18	\$750	\$228,635	\$5.25	75.00	4230	2023-05631	4230 VILLAGE RESIDENTIAL SOUTH-WEST	11/26/2023	401	SOUTH MAIN-WEST			
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$83,548	\$28,679	\$22,227	34.7	146.3	0.13	0.13	\$826	\$214,022	\$4.91	40.00	4230	2023-03678	4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/15/2020	401	W JEFFERSON			
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$191,830	\$9,014	\$45,844	71.6	146.3	0.28	0.28	\$126	\$32,542	\$0.75	82.50	4230	2022-05370	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/16/2023	401	W JEFFERSON			
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$160,554	\$31,964	\$36,518	57.1	145.0	0.22	0.22	\$560	\$145,291	\$3.34	66.00	4230	2022-04549	4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT			
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$138,228	\$57,817	\$51,045	79.8	177.0	0.34	0.34	\$725	\$170,552	\$3.92	83.50	4230	2024-00759	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/15/2014	401	BERRY-PLEASANT			
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$119,037	\$78,108	\$77,145	120.5	184.9	0.53	0.53	\$648	\$148,777	\$3.42	123.75	4230	2024-00312	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/2/2009	401	W JEFFERSON			
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$197,500	\$72,947	36.94	\$250,728	\$70,646	\$72,302	119.9	239.1	0.47	0.47	\$589	\$150,953	\$3.47	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE		
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$120,027	\$62,489	\$30,516	67.8	147.8	0.22	0.22	\$921	\$278,969	\$6.40	66.00	4240	2023-0348	4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON			
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$140,055	\$32,811	\$29,866	66.4	128.0	0.20	0.20	\$494	\$160,838	\$3.69	69.41	4240	2022-05135	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST			
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$179,840	\$140,631	\$30,471	67.7	143.0	0.22	0.22	\$2,077	\$639,232	\$14.67	67.00	4240	2024-00075	4240 VILLAGE RESIDENTIAL SOUTH-EAST	5/5/2024	401	ORANGE & WOOD			
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$181,764	\$66,272	\$52,036	115.6	191.0	0.43	0.43	\$573	\$152,700	\$3.51	99.00	4240	2022-05086	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX			
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$78,491	46.17	\$209,784	\$67,406	\$71,436	158.7	250.0	0.48	0.48	\$425	\$139,846	\$3.21	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD		
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,958,904	\$1,072,702	\$926,572	1,602.1		6.03	6.03													
						Sale. Ratio =>	41.12									Average per FF=>	\$670		Average per Net Acre=>	177,982.74		Average per SqFt=>	\$4.09					

SE: IF remove 23 Orange St which is an outlier then FF rate goes to: \$569		IF remove the high and low sale then land value at \$609/FF																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2
081-S01-000-251-01	5 DALLEY ST	06/0																									

Sales Date April 1, 2022 thru March 31, 2024: Only Vacant Sale is outside the time frame

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-Q40-000-006-00	68 BLUEBIRD COURT	05/13/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$7,462	41.46	\$14,923	\$18,000	\$14,923	0.0	0.0	0.36	0.36	#DIV/0!	\$49,451	\$1.14	0.00	4250	2024-02660		4250 QUAIL MEADOWS	6/27/2009	402		
		Totals:	\$18,000			\$18,000	\$7,462		\$14,923	\$18,000	\$14,923	0.0		0.36	0.36												
								Sale. Ratio =>	41.46				Average				Average										
								Std. Dev. =>	#DIV/0!				per FF=>			#DIV/0!	per Net Acre=>	49,450.55									
																	Average										
																	per SqFt=>		\$1.14								

Sales Date April 1, 2022 thru March 31, 2024: Improved Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1		
081-Q40-000-026-00	23 HUNTING TRAIL AVE	11/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,470	33.63	\$195,307	\$89,282	\$9,589	0.0	0.0	0.23	0.23	#DIV/0!	\$381,547	\$8.76	0.00	4250	2023-06112		4250 QUAIL MEADOWS	12/16/2023	401			
081-Q40-000-027-00	19 HUNTING TRAIL AVE	11/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,434	40.87	\$252,225	\$37,373	\$9,598	0.0	0.0	0.23	0.23	#DIV/0!	\$159,714	\$3.67	0.00	4250	2023-06114		4250 QUAIL MEADOWS	10/24/2018	401			
		Totals:	\$555,000			\$555,000	\$206,904		\$447,532	\$126,655	\$19,187	0.0		0.47	0.47													
								Sale. Ratio =>	37.28				Average			#DIV/0!	per Net Acre=>	270,630.34										
								Std. Dev. =>	5.12				per FF=>				Average											
																	per SqFt=>		\$6.21									

2025 Values:
 Using \$1.15/ sq ft for phase 1
 Based on above vacant lot sale above & supported by improved lots
 Using \$1.15/ sq ft for phase 2
 Phase 2 (lots 12-13, & 22-25)(started selling these lots in 2021) Based on above vacant lot sale above & supported by improved lots
 Using \$0.45/sq ft for phase 3
 Phase 3 is everything on Oriole St; leaving rate same; as no further development of infrastructure has occurred in this area
 Leaving common area at \$5,600

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737		4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39

Sales Date April 1, 2022 thru March 31, 2024: Narrow Lots - vacant - No sales this year

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1

Sales Date April 1, 2022 thru March 31, 2024: Combined Channel Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737		4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434		4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+
080-021-300-060-99	920 BECKWITH SHO	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551		4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT

2025 Land Values: Front Foot

Golf View & QH Lots 1-19 & 39 \$550 Based on Miller Drive Sale

QH 24-32 \$550 Based on Miller Drive Sale

Unplatted \$550 Based on Miller Drive Sale

QH 20-21; 33-36 (cor depth) \$550 Based on Miller Drive Sale

QH 37-38 narrow lots \$110 Do no sales adjusted down from last year due to other land values dropping

Unplatted Larger Lots w/ partial water front; Priced water front portion as listed above

Remaining portion priced as:

Drain Access \$350 Based on Backlot Values

Road access only \$350 Based on Backlot Values

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434		4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737		4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434		4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551		4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT

For 2025 Using:

Front Foot

Lost Forty- Pleasant

\$1,700 Based on 2 bottom sales above & same as Beckwith/Mick-ke-Saw Be Lake front rate

Large acreage Lots:

First Acre \$17,000 Based on Rural Resid Rate + \$2000 for water influence

Addit Acres \$2,500 Based on Rural Res Rate

Quincy Township 2025 Database
 4400 - Secondary Lake Front Unplatted - Unplatted Back Lots
 4405 - Chapman Subdivision - Secondary lots only
 4410 - Bowermans Landing Secondary Lots
 4430 - Highbanks Secondary Lots
 4440 - Maple Haven - Secondary Lots
 4450 - Vollmers Secondary Lots only
 4460 - Lucas Joseph/Wildwood Secondary Lots Only
 4465 - Lost Forty - Pleasant Ridge Secondary Lots Only
 4470 - Paulbarb Secondary Lots only w/ lake access
 4480 - Like Dee Paradise Secondary Lots Only
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:		2nd sale is vacant; other 3 are improved													First 2 sales go together but weren't purchased together; 2 separate sales; thus reason ratio appears out of line													Vacant sale removed FF goes to \$356		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1				
080-028-200-080-04	912 MILLER DR	06/16/23	\$323,000	WD	03-ARM'S LENGTH	\$308,000	\$153,538	49.85	\$326,702	\$77,315	\$96,017	240.0	115.5	1.03	1.03	\$322	\$74,773	\$1.72	40.00	4400	2023-03345		4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	401	SEC 28; DEP 140				
080-028-200-080-05	MILLER DR	06/16/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$27,059	180.39	\$56,965	\$15,000	\$56,965	142.4	137.9	0.45	0.45	\$105	\$33,113	\$0.76	143.00	4400	2023-03344		4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	402	SEC 28; DEP 140				
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$171,243	\$41,689	\$37,932	94.8	125.0	0.29	0.29	\$440	\$145,258	\$3.33	100.00	4400	2022-04872		4400 SECONDARY LAKE FRONT UNPLATTED	8/8/2022	401	SEC 32; DEP 125				
080-M10-000-001-99	948 LAKESPORT RD	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,895	49.08	\$182,100	\$58,500	\$65,600	164.0	150.0	0.57	0.57	\$357	\$103,540	\$2.38	164.00	4400	2023-05350		4400 MAPLE HAVEN	5/5/2013	401	ROAD 1-6				
Totals:			\$688,000			\$673,000	\$338,093		\$737,010	\$192,504	\$256,514	641.3		2.34	2.34															
													Sale. Ratio =>	50.24	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average		
													Std. Dev. =>	67.01	per FF=>	\$300	per Net Acre=>	82,407.53	per SqFt=>	\$1.89										

Sales Date April 1, 2022 thru March 31, 2024:		No Secondary back lots for Pleasant Ridge; this lot is for Channel front only																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1		
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434		4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+		

4400 Secondary Unplatted
 4405-4410-4430 Chapman-Bowerman-Highbanks
 4440 Maple Haven
 4450 Vollmers
 4460 Lucas Joseph/Wildwood
 4465 Lost Forty- Pleasant Ridge
 4470 Paulbarb
 4480 Like Dee Paradise
 4400 Secondary Unplatted - Prospect; Dep 82
 4400 Secondary Unplatted - Miller Dr Acc
 4400 Secondary Unplatted - Sec 29; Dep 60

\$350 Based on Sales above excluding vacant sale
 \$1,000 Adjusted last year rate by \$100 due to decrease of other secondary lots & based on Channel front land rate above for Pleasant Ridge
 \$350 Based on Sales above excluding vacant sale
 \$105 Based on Vacant Sale Above
 \$500 Used Channel Rate due to having access to the lake
 \$350 Based on Sales above excluding vacant sale

Sales Date April 1, 2022 thru March 31, 2024:		Switched Rolling Meadows to a square foot rate																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-002-00	165 RIDGE RD	06/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,817	52.94	\$165,716	\$50,157	\$85,873	151.5	267.9	0.99	0.99	\$331	\$50,869	\$1.17	151.54	4400	2023-03654	4490 ROLLING MEADOW	12/7/2022	401			
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$184,323	\$56,638	\$51,061	107.6	133.7	0.34	0.34	\$527	\$169,069	\$3.88	107.56	4400	2023-01420	4490 ROLLING MEADOW	11/17/2011	401			
080-R70-000-015-00	839 ROLLING MEADOWS DR	08/25/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$135,517	39.51	\$312,223	\$99,295	\$68,518	136.7	286.5	0.79	0.79	\$726	\$126,330	\$2.90	125.03	4400	2023-04721	4490 ROLLING MEADOW	10/2/2023	401			
080-R70-000-017-00	831 ROLLING MEADOWS DR	07/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,556	44.82	\$261,902	\$123,586	\$145,488	157.7	494.1	1.67	1.67	\$784	\$74,004	\$1.70	157.70	4400	2023-03870	4490 ROLLING MEADOW	12/17/2019	401			
Totals:			\$902,900			\$902,900	\$380,982		\$924,164	\$329,676	\$350,940	553.5		3.78	3.78												
								Sale. Ratio =>	42.20		Average			Average			Average										
								Std. Dev. =>	7.24		per FF=>			per Net Acre=>			per SqFt=>										
										\$596					87,285.15												
Sales Date April 1, 2022 thru March 31, 2024:		Those 1 acre and over																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-002-00	165 RIDGE RD	06/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,817	52.94	\$165,716	\$50,157	\$85,873	151.5	267.9	0.99	0.99	\$331	\$50,869	\$1.17	151.54	4400	2023-03654	4490 ROLLING MEADOW	12/7/2022	401			
080-R70-000-017-00	831 ROLLING MEADOWS DR	07/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,556	44.82	\$261,902	\$123,586	\$145,488	157.7	494.1	1.67	1.67	\$784	\$74,004	\$1.70	157.70	4400	2023-03870	4490 ROLLING MEADOW	12/17/2019	401			
Totals:			\$370,000			\$370,000	\$176,373		\$427,618	\$173,743	\$231,361	309.2		2.66	2.66												
								Sale. Ratio =>	47.67		Average			Average			Average										
								Std. Dev. =>	5.74		per FF=>			per Net Acre=>			per SqFt=>										
										\$562					65,415.29												
Sales Date April 1, 2022 thru March 31, 2024:		Those under 1 acre																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$184,323	\$56,638	\$51,061	107.6	133.7	0.34	0.34	\$527	\$169,069	\$3.88	107.56	4400	2023-01420	4490 ROLLING MEADOW	11/17/2011	401			
080-R70-000-015-00	839 ROLLING MEADOWS DR	08/25/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$135,517	39.51	\$312,223	\$99,295	\$68,518	136.7	286.5	0.79	0.79	\$726	\$126,330	\$2.90	125.03	4400	2023-04721	4490 ROLLING MEADOW	10/2/2023	401			
Totals:			\$532,900			\$532,900	\$204,609		\$496,546	\$155,933	\$119,579	244.2		1.12	1.12												
								Sale. Ratio =>	38.40		Average			Average			Average										
								Std. Dev. =>	2.21		per FF=>			per Net Acre=>			per SqFt=>										
										\$638					139,101.69												

*LA Wood Subdivision sq ft rate shows \$3.69; Quail Meadows is \$1.14/sf

Using \$3.20 per square foot for lots under 1 acre based on sales above

Using \$1.50 per square foot for lots over 1 acre in size; based on sales above

Sales Date April 1, 2022 thru March 31, 2024:		Channel Sale at mouth to opening to lake		Considering Lake Sale																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1			
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551		4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT			
		Totals:	\$250,000			\$250,000	\$79,308		\$162,861	\$134,578	\$47,439	79.1		0.21	0.21														
								Sale. Ratio =>	31.72				Average																
								Std. Dev. =>	#DIV/0!				Average																
													per FF=>																
													\$1,702																
														per Net Acre=>	650,135.27														
Future Sale: July 2024		Actual Channel Sale - sale included a collapsed trailer that needed removed; thus considering vacant sale; trailer value had been removed for 2024																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1			
080-021-300-060-96	946 BECKWITH SHORES	07/17/24	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$35,302	70.60	\$70,589	\$50,000	\$70,130	116.9	130.4	0.33	0.33	\$428	\$152,439	\$3.50	105.66	4500	2024-03790		4500 BECKWITH SHORES	12/20/2023	402	CHANNEL FRONT			
		Totals:	\$50,000			\$50,000	\$35,302		\$70,589	\$50,000	\$70,130	116.9		0.33	0.33														
								Sale. Ratio =>	70.60				Average																
								Std. Dev. =>	#DIV/0!				Average																
Sales Date April 1, 2022 thru March 31, 2024:		Combined Channel Sales																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1			
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGT	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737		4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39			
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGT	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434		4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+			
		Totals:	\$618,000			\$608,000	\$292,052		\$566,017	\$322,544	\$280,561	244.7		0.94	0.94														
								Sale. Ratio =>	48.03				Average																
								Std. Dev. =>	2.18				Average																
Combination of all Water Front lots - Platted & Unplatted		If remove bottom sale then ff rate goes to \$2670																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1			
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666		4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27			
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682		4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33			
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047		4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58			
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286		4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36			
080-L70-000-003-00	196 WILDWOOD BEACH RI	10/11/23			03-ARM'S LENGT		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952		4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14			
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$387,065																				

Sales Date April 1, 2023 thru March 31, 2024:

No sales during this time

Based on the information above from platted sales:

Sec 33; Highbanks	\$2,500	Based on above overall sales
Sec 29; PR/LF	\$2,500	Based on above overall sales
Sec 28; Mick	\$1,700	Based on Beckwith Sale Price
Sec 28; Depth 1300	\$2,500	Based on above overall sales
Sec 28; B/W/LJ	\$2,500	Based on above overall sales
Sec 33; B/W/LJ	\$2,500	Based on above overall sales
Homestead	\$15,000	Based on Rural Res Rate
Rural Res	\$2,500	Based on Rural Res Rate
ROW		
Wooded	\$5,300	Based on Rec Rate
Tillable	\$5,800	Based on Ag Rate
Non Tillable	\$5,000	Based on Ag Rate
Waterfront	\$30,000	2 x rural residential bldg site

Sales Date April 1, 2022 thru March 31, 2024:

No Sales during this time

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
Totals:			\$0			\$0		\$0		\$0		0.0	0.0	0.00	0.00											

Sale. Ratio => #DIV/0!
 Std. Dev. => #DIV/0!

Average per FF=> #DIV/0!
 Average per Net Acre=> #DIV/0!

Average per SqFt=> #DIV/0!

All Lake Front Sales Combined

Combination of all Water Front lots - Platted & Unplatted

If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666		4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682		4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047		4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286		4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$56,908	42.15	\$118,989	\$118,989	\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952		4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164		4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10
Totals:			\$1,777,000			\$1,777,000		\$782,607		\$1,774,556		\$1,077,182		\$1,074,738		442.6		1.99		1.99						

Sale. Ratio => 44.04
 Std. Dev. => 6.95

Average per FF=> \$2,434

Average per Net Acre=> 541,025.62

Average per SqFt=> \$12.42

Using for 2025:

Water Front

\$1,700

Based on Beckwith Shores Sale

**Quincy Township 2025 Database
4560-Bowerman/Wildwood/Lucas Water Front Lots
Land Values
Prepared January 19, 2025
Lucas Joseph frontage based on traverse line in order**

Sales Date April 1, 2022 thru March 31, 2024:

If remove bottom sale then ff rate goes to \$2,000,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH				\$56,908		\$118,989					\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000		\$782,607		\$1,774,556		\$1,077,182		\$1,074,738		442.6		1.99		1.99						

2025 Rate Using:

Waterfront

Based on Sales above plus overall lake sales

Sales Date April 1, 2022 thru March 31, 2024: No Highbanks Water Front Sales

Combination of all Water Front lots - Platted & Unplatted

If remove bottom sale then ff rate goes to \$2

Combination of Water Front Lots - Platted & Unplatted		If a TIE for lowest bottom line then price goes to \$2000																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 2-3	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS 30-3	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH			42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
Sale. Ratio =>			44.04						Average							Average										
Std. Dev. =>			6.95						per FF=>							per Net Acre=>										
																	per SqFt=>									
																		\$12.42								

2025 Rate Using:

Waterfront

\$2,500

Based on overall lake sales

Sales Date April 1, 2022 thru March 31, 2024:		Due to only 1 sale going with the overall lake rate																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
		Totals:	\$360,000			\$360,000	\$140,551		\$294,911	\$197,467	\$132,378	53.0		0.17	0.17											
						Sale. Ratio =>		39.04			Average per FF=>															
						Std. Dev. =>		#DIV/0!			Average per Net Acre=>															
Combination of all Water Front lots - Platted & Unplatted		If remove bottom sale then ff rate goes to \$2670																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH																	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
		Totals:	\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
						Sale. Ratio =>		44.04			Average per FF=>															
						Std. Dev. =>		6.95			Average per Net Acre=>															

2025 Rate Using:
Waterfront \$2,500 Based on overall lake sales

Sales Date April 1, 2022 thru March 31, 2024: No Waterfront only sales

2025 Rate Using

Waterfront	\$2,500	Based on overall lake sales
Middle	\$500	Middle rate same as channel
Backlot	\$350	Same as secondary rate

Backlist \$550 Same as secondary rate

Sales Date April 1, 2022 thru March 31, 2024: Like Dee/Riley/Lakeside Water Front Lots Only																			If remove last sale that is an outlier; then front foot rate goes to \$2522 Permit pulled in 2024 to demo home on bottom parcel; in which case the land value would be consistent w/ other 2 sales											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1				
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33					
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58					
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10					
Totals:				\$789,000		\$789,000	\$376,914		\$873,242	\$493,552	\$577,794	231.1		0.85	0.85															
										Sale. Ratio =>	47.77	Average per FF=>				Average per Net Acre=>				Average per SqFt=>				\$13.33						
										Std. Dev. =>	9.62																			
Combination of all Water Front lots - Platted & Unplatted If remove bottom sale then ff rate goes to \$2670																														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1				
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27					
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33					
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58					
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36					
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH				\$56,908	42.15	\$118,989					\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10					
Totals:				\$1,777,000		\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99															
										Sale. Ratio =>	44.04	Average per FF=>				Average per Net Acre=>				Average per SqFt=>				\$12.42						
										Std. Dev. =>	6.95																			

2025 Rate Using:
Waterfront \$2,500
Secondary lot \$350
Based on Lakeside Sales & overall lake sales
Same as secondary lots

Sales Date April 1, 2022 thru March 31, 2024:		Top sale is 2 vacant lots; 2nd sale is vacant lot; 3rd sale is one improved & 1 vacant lot; Last sale is improved on 2 lots																			ECF Area	Liber/Page	Other Parcels	Land Table	Inspected Date	Class	Rate Group 1
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Inspected Date	Class	Rate Group 1	
080-B60-000-011-00	825 WILLIAMS DR	02/17/23	\$60,000	WD	19-MULTI PARCEL AR	\$60,000	\$27,479	45.80	\$63,314	\$60,000	\$56,202	87.9	349.1	0.30	0.30	\$683	\$202,020	\$4.64	77.54	4400	2023-01046	080-028-400-025-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	12/6/2019	402	BOWERMAN 1-11	
080-B60-000-047-00	815 WILLIAMS DR	09/26/24	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$33,205	65.75	\$66,378	\$50,500	\$65,037	92.9	171.0	0.31	0.31	\$544	\$160,828	\$3.69	80.00	4400	2024-05126		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/23/2011	402	BOWERMAN #4	
080-S40-000-005-99	930 WILLOWOOD RD	05/25/23	\$300,000	WD	19-MULTI PARCEL AR	\$300,000	\$146,976	48.99	\$329,608	\$156,737	\$124,230	177.5	200.0	0.46	0.46	\$883	\$340,733	\$7.82	200.00	4400	2023-02970	080-S40-000-005-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	2/8/2021	401	SILVER DOLLAR	
080-S40-000-015-00	932 WILLOWOOD RD	09/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,851	61.36	\$282,662	\$51,568	\$124,230	177.5	100.0	0.46	0.46	\$291	\$112,349	\$2.58	200.00	4400	2022-06872		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/21/2011	401	SILVER DOLLAR	
Totals:			\$620,500			\$620,500	\$336,511		\$741,962	\$318,805	\$369,699	535.8		1.53	1.53												
Sale. Ratio =>			54.23						Average		Average						Average										
Std. Dev. =>			9.59						per FF=>		\$595		per Net Acre=>		208,369.28		per SqFt=>		\$4.78								

Using for 2025: **Front Foot Rate**

Shared Access Parcels:
 Silver Dollar Circle \$600 Based on overall rate
 Bowerman \$600 Based on overall rate

Private Access Parcels*: \$800 \$200 increase over above sales

*Private Access Parcel 080-033-100-015-00

Quincy Township 2025 Database
4620- Easement Only Lots in Township & Village (non-buildable lots)
Land Values
Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:		Lake Easements - No sales during this time frame												The following are lake sales												If remove bottom sale then ff rate goes to \$2670											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	ther Parce	Land Table	Inspected Date	Class	Rate Group 1											
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27												
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33												
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58												
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36												
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	██████████	WD	03-ARM'S LENGTH	██████████	\$56,908	42.15	\$118,989	██████████	\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14												
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10												
Totals:					\$1,777,000	\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99																						
												Sale. Ratio =>	44.04	Average		Average																					
												Std. Dev. =>	6.95	per FF=>	\$2,434	per Net Acre=>	541,025.62	Average																			
Sales Date April 1, 2022 thru March 31, 2024:		Channel Easements - No sales during this time frame												The following are Channel sales												If remove bottom sale then ff rate goes to \$2670											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	ther Parce	Land Table	Inspected Date	Class	Rate Group 1											
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39												
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+												
080-021-300-060-96	946 BECKWITH SHORES	07/17/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$35,302	70.60	\$70,589	\$50,000	\$70,130	116.9	130.4	0.33	0.33	\$428	\$152,439	\$3.50	105.66	4500	2024-03790	4500 BECKWITH SHORES	12/20/2023	402	CHANNEL FRONT												
Totals:					\$668,000	\$668,000	\$327,354		\$636,606	\$372,544	\$350,691	361.6		1.27	1.27																						
												Sale. Ratio =>	49.75	Average		Average																					
												Std. Dev. =>	12.74	per FF=>	\$1,030	per Net Acre=>	293,572.89	Average																			
Sales Date April 1, 2022 thru March 31, 2024:		Road Easements - No sales during this time frame												The following are secondary lot sales												If remove bottom sale then ff rate goes to \$2670											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	ther Parce	Land Table	Inspected Date	Class	Rate Group 1											
080-028-200-080-04	912 MILLER DR	06/16/23	\$323,000	WD	03-ARM'S LENGTH	\$308,000	\$153,538	49.85	\$326,702	\$77,315	\$96,017	240.0	115.5	1.03	1.03	\$322	\$74,773	\$1.72	40.00	4400	2023-03345	4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	401	SEC 28; DEP 140												
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$171,243	\$41,689	\$37,932	94.8	125.0	0.29	0.29	\$440	\$145,258	\$3.33	100.00	4400	2022-04872	4400 SECONDARY LAKE FRONT UNPLATTED	8/8/2022	401	SEC 32; DEP 125												
080-M10-000-001-99	948 LUKESPORT RD	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,895	49.08	\$182,100	\$58,500	\$65,600	164.0	150.0	0.57	0.57	\$357	\$103,540	\$2.38	164.00	4400	2023-05350	4440 MAPLE HAVEN	5/5/2013	401	ROAD 1-6												
Totals:																																					