

Wilber Township Land Value Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
110-031-200-022-00	2982 INDIAN LAKE RE	05/03/22	WD	03-ARM'S LENC	\$275,000	\$93,200	33.89	\$252,806	\$104,314	\$82,120	68.4	178.0	\$1,524
112-A10-000-007-00	2934 INDIAN LAKE RE	06/20/22	WD	03-ARM'S LENC	\$96,000	\$39,900	41.56	\$107,464	\$48,454	\$59,918	49.9	220.7	\$970
Totals:					\$371,000	\$133,100		\$360,270	\$152,768	\$142,038	118.4		
RESIDENTIAL INDIAN LAKE							Sale. Ratio =>	35.88	Average				
							Std. Dev. =>	5.42	per FF=>		\$1,291		
									2024 FF RATE =>	\$ 1,200.00	2025 FF RATE =>	\$ 1,200.00	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
112-B10-000-001-00	2253 N ESSEX RD	12/07/22	WD	19-MULTI PAR	\$400,000	\$166,200	41.55	\$363,536	\$128,421	\$91,957	127.8	433.5	\$1,005
112-B10-000-014-00	2149 N ESSEX RD	06/07/22	WD	03-ARM'S LENC	\$223,000	\$58,800	26.37	\$155,840	\$109,778	\$42,618	44.9	152.5	\$2,447
112-B10-000-023-00	2129 N ESSEX RD	07/22/22	WD	03-ARM'S LENC	\$220,000	\$87,100	39.59	\$231,425	\$44,865	\$56,290	59.3	305.8	\$757
112-B10-000-041-00	2820 ILA DR	10/11/23	WD	03-ARM'S LENC	\$375,000	\$144,900	38.64	\$341,891	\$125,930	\$92,821	97.7	177.0	\$1,289
112-N10-000-026-00	2851 ISLAND LAKE DI	03/02/23	WD	03-ARM'S LENC	\$235,000	\$44,800	19.06	\$156,354	\$123,365	\$44,719	47.1	172.0	\$2,621
112-P20-000-001-10	2791 ISLAND LAKE DI	06/17/22	WD	03-ARM'S LENC	\$265,000	\$117,400	44.30	\$311,558	\$59,815	\$106,373	112.0	150.8	\$534
051-P10-001-004-00	1981 EASY ST	10/21/22	WD	03-ARM'S LENC	\$165,500	\$83,500	50.45	\$166,946	\$71,054	\$72,500	50.0	167.0	\$1,421
051-P10-004-014-00	3200 HENRY ST	07/31/23	WD	03-ARM'S LENC	\$180,000	\$64,600	35.89	\$129,131	\$123,369	\$72,500	50.0	150.0	\$2,467
Totals:					\$2,063,500	\$767,300		\$1,856,681	\$786,597	\$579,778	588.7		
RESIDENTIAL ISLAND LAKE							Sale. Ratio =>	37.18	Average				
							Std. Dev. =>	9.92	per FF=>		\$1,336		
									2024 FF RATE =>	\$ 950.00	2025 FF RATE =>	\$ 1,300.00	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
110-030-300-006-00	2520 OAK ST	10/11/23	WD	19-MULTI PAR	\$77,000	\$32,600	42.34	\$68,917	\$14,446	\$6,363	60.0	150.0	\$241
110-031-400-005-00*	CAMEL RD	08/22/23	WD	03-ARM'S LENC	\$6,500	\$4,200	64.62	\$9,304	\$6,500	\$9,304	100.0	167.0	\$65
112-B10-000-120-00	2776 LEONE	05/27/22	WD	03-ARM'S LENC	\$130,000	\$46,500	35.77	\$117,045	\$23,955	\$11,000	100.0	200.0	\$240
112-B10-000-140-00	2862 LEONE	04/06/22	WD	03-ARM'S LENC	\$72,100	\$30,400	42.16	\$71,167	\$8,633	\$7,700	70.0	200.0	\$123
112-H10-000-004-00	2538 CAMEL RD	02/17/23	WD	03-ARM'S LENC	\$72,000	\$30,600	42.50	\$78,349	\$2,211	\$8,560	92.0	167.0	\$24
112-H10-000-006-00*	2552 CAMEL RD	04/14/22	WD	03-ARM'S LENC	\$6,500	\$4,200	64.62	\$9,304	\$6,500	\$9,304	100.0	167.0	\$65
112-S10-000-005-00	2785 MONUMENT RD	01/22/24	WD	03-ARM'S LENC	\$84,000	\$29,900	35.60	\$68,781	\$24,132	\$8,913	100.0	150.0	\$241
112-W10-000-030-00	4676 SHADY LANE	07/11/22	WD	19-MULTI PAR	\$107,000	\$39,900	37.29	\$79,734	\$40,436	\$13,170	180.0	480.0	\$225
Totals:					\$555,100	\$218,300		\$502,601	\$126,813	\$74,314	802.0		
RESIDENTIAL FF RATES							Sale. Ratio =>	39.33	Average				
							Std. Dev. =>	12.08	per FF=>		\$158		
									2024 FF =>	\$100	2025 FF =>	\$158	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-030-400-004-50*	2680 SHERMAN RD	04/18/23	QC	21-NOT USED/C	\$6,000	\$3,700	61.67	\$10,728	\$6,000	\$10,728	1.49	1.49	\$4,027
111-020-100-001-50	882 E ESMOND RD	11/08/23	WD	03-ARM'S LENC	\$180,000	\$64,100	35.61	\$146,953	\$47,047	\$14,000	2.00	2.00	\$23,524
110-032-200-003-00	2121 WILLIAMS TR	07/21/22	WD	09-FAMILY	\$145,000	\$49,900	34.41	\$142,554	\$19,946	\$17,500	2.50	2.50	\$7,978
110-032-200-002-00	2114 WILLIAMS TR	10/11/22	WD	03-ARM'S LENC	\$185,000	\$64,500	34.86	\$210,741	\$14,341	\$19,725	3.05	3.05	\$4,702
111-029-200-001-10	550 CURTIS RD	01/20/23	WD	03-ARM'S LENC	\$249,900	\$81,700	32.69	\$171,286	\$99,521	\$26,135	4.61	4.61	\$21,588
111-031-400-006-00*	GALION RD	11/03/22	WD	03-ARM'S LENC	\$11,000	\$5,900	53.64	\$16,059	\$11,000	\$16,059	4.79	4.79	\$2,296

Wilber Township Land Value Study
April 1, 2022 - March 31, 2024

111-018-300-008-00	3657 SHERMAN RD	11/07/23	WD	03-ARM'S LENC	\$207,000	\$56,400	27.25	\$140,743	\$93,757	\$27,500	5.00	5.00	\$18,751
030-012-300-001-50	296 OLD STATE RD	07/18/23	WD	03-ARM'S LENC	\$35,000	\$13,600	38.86	\$25,500	\$35,000	\$25,500	5.00	5.00	\$7,000
111-031-200-002-00	2404 WILBER RD	08/14/23	WD	03-ARM'S LENC	\$190,000	\$82,700	43.53	\$184,199	\$37,764	\$31,963	6.19	6.19	\$6,101
111-017-200-003-10	3928 N BROOKS RD	10/06/23	WD	03-ARM'S LENC	\$75,000	\$37,800	50.40	\$92,246	\$24,700	\$39,000	10.00	10.00	\$2,470
111-029-300-002-00*	BROOKS/SWAN	08/30/22	WD	03-ARM'S LENC	\$30,000	\$17,600	58.67	\$51,600	\$30,000	\$51,600	13.50	13.50	\$2,222
111-016-200-002-00	1023 E AUSABLE RD	10/17/23	WD	09-FAMILY	\$197,000	\$90,200	45.79	\$201,259	\$56,941	\$58,200	17.00	17.00	\$3,349

Totals:					\$1,510,900	\$568,100		\$1,393,868	\$476,017	\$337,910	75.13	75.13	
RESIDENTIAL							Sale. Ratio =>	37.60		Average			
0-29.99 ACRES							Std. Dev. =>	11.02		per Net Acre=>		6,335.91	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-009-400-003-00	1381 OLD HWY US-23	01/09/23	WD	03-ARM'S LENC	\$125,000	\$40,900	32.72	\$105,437	\$98,103	\$78,540	38.00	38.00	\$2,582
111-009-400-003-00	1381 OLD HWY US-23	09/23/22	WD	03-ARM'S LENC	\$135,000	\$40,900	30.30	\$105,437	\$108,103	\$78,540	38.00	38.00	\$2,845
110-034-400-001-00*	MONUMENT RD	03/16/23	WD	03-ARM'S LENC	\$130,000	\$40,000	30.77	\$96,000	\$130,000	\$96,000	40.00	40.00	\$3,250
110-029-200-001-00*		07/14/22	WD	19-MULTI PAR	\$135,000	\$53,400	39.56	\$106,640	\$135,000	\$106,640	53.32	26.66	\$2,532
111-029-300-005-00	690 SWAN CREEK RD	08/19/22	WD	03-ARM'S LENC	\$335,000	\$109,600	32.72	\$244,646	\$215,954	\$125,600	76.00	76.00	\$2,842
111-034-400-001-00	2024 DAVISON RD	07/14/23	WD	03-ARM'S LENC	\$370,000	\$134,100	36.24	\$274,025	\$223,975	\$128,000	80.00	80.00	\$2,800

Totals:					\$1,230,000	\$418,900		\$932,185	\$911,135	\$613,320	325.32	298.66	
RESIDENTIAL							Sale. Ratio =>	34.06		Average			
30-99.99 ACRES							Std. Dev. =>	3.55		per Net Acre=>		2,800.73	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-025-200-003-00	2814 N KNUTE	05/24/23	WD	03-ARM'S LENC	\$395,000	\$148,800	37.67	\$289,957	\$299,083	\$194,040	154.00	154.00	\$1,942
111-024-200-001-00	3256 KNUTE	09/30/22	WD	03-ARM'S LENC	\$387,600	\$165,100	42.60	\$372,201	\$239,399	\$224,000	160.00	160.00	\$1,496

Totals:					\$782,600	\$313,900		\$662,158	\$538,482	\$418,040	314.00	314.00	
RESIDENTIAL							Sale. Ratio =>	40.11		Average			
100+ ACRES							Std. Dev. =>	3.48		per Net Acre=>		1,714.91	

RESIDENTIAL ACREAGE

ACRES	2025 PER ACRE	2024 PER ACRE	ACRES	2025 PER ACRE	2024 PER ACRE	ACRES	2025 PER ACRE	2024 PER ACRE	ACRES	2025 PER ACRE	2024 PER ACRE
1	\$ 6,300	\$ 7,200	3	\$ 6,200	\$ 6,500	10	\$ 3,900	\$ 3,900	30	\$ 2,800	\$ 2,600
1.5	\$ 6,300	\$ 7,200	4	\$ 6,000	\$ 6,000	15	\$ 3,800	\$ 3,800	40	\$ 2,600	\$ 2,400
2	\$ 6,300	\$ 7,200	5	\$ 5,800	\$ 5,500	20	\$ 3,700	\$ 3,000	50	\$ 2,400	\$ 2,200
2.5	\$ 6,300	\$ 7,200	7	\$ 5,600	\$ 5,000	25	\$ 3,600	\$ 2,800	100	\$ 1,700	\$ 1,400

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
010-014-300-010-50	2441 S US-23	07/12/22	LC	03-ARM'S LENC	\$275,000	\$83,400	30.33	\$60,610	22.00	22.00	\$2,755
072-031-300-001-12	5057 SOUTH BRANCH	10/07/22	MLC	03-ARM'S LENC	\$167,000	\$50,500	30.24	\$167,000	41.80	41.80	\$3,995
090-022-100-001-00	V/L SAND LK/RHODES	11/30/22	WD	03-ARM'S LENC	\$906,750	\$136,100	15.01	\$906,750	152.56	152.56	\$5,944
090-028-200-002-30	3227 S NATIONAL CIT	07/29/22	WD	03-ARM'S LENC	\$40,000	\$19,600	49.00	\$40,000	14.10	14.10	\$2,837

Totals:					\$1,388,750	\$289,600		\$1,174,360	230.46	230.46	
COMM/INDUST							Sale. Ratio =>	20.85		Average	
ACREAGE							Std. Dev. =>	13.91		per Net Acre=>	5,095.72
							2024 RATE P/A =>	\$ 3,400	2025 RATE P/A =>	\$4,000-5,100	

Wilber Township Land Value Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
110-036-100-002-30	WILBER RD	07/22/22	WD	03-ARM'S LENC	\$25,000	\$9,000	36.00	\$25,000	10.00	10.00	\$2,500	ACTIVE FARM LAND
050-021-200-001-00	MILLER RD	10/30/23	WD	03-ARM'S LENC	\$157,500	\$64,200	40.76	\$157,500	70.00	70.00	\$2,250	
090-015-400-003-00	ALABASTER & SAND	09/15/23	WD	03-ARM'S LENC	\$85,000	\$33,700	39.65	\$85,000	40.00	40.00	\$2,125	
140-002-300-001-00	401 E SHERMAN	05/12/22	WD	03-ARM'S LENC	\$144,900	\$52,400	36.16	\$144,900	55.00	55.11	\$2,635	
Totals:					\$412,400	\$159,300		\$412,400	175.00	175.11		
							Sale. Ratio =>	38.63	Average			
							Std. Dev. =>	2.42	per Net Acre=>		2,356.57	
AGRICULTURAL							2024 RATE P/A =>	\$ 2,100	2025 RATE P/A =>	\$ 2,300		