

2022 Manchester Township Land Value Determination

Land Table	Adj Sale Price	Sale Date	Improve Value	Net Acres or Lots	Land Value (ext)	Parcel Number	Property Class
700	\$2,000	8/6/2020	0	2	\$2,000	P -16-31-365-005	402
700	\$20,000	3/9/2021	0	6	\$20,000	P -16-31-364-003	402
700	\$12,000	2/4/2021	0	6	\$12,000	P -16-31-365-002	402
700	\$15,500	7/8/2019	0	6	\$15,500	P -16-31-363-003	402
	\$12,400			per lot	\$2,600		
700	\$70,000	2/26/2021	0	2.55	\$70,000	P -16-31-200-022	402
700	\$415,000	5/29/2020	365,535	3.41	\$49,465	P -16-31-200-023	401

Land Values for	Columbia	Ac	2022 LV	per ac	Ac	2022 LV	per ac
		1.0	13,800	13,800	10.0	79,200	7,920
		1.5	16,800	11,200	15.0	101,400	6,760
		2.0	19,100	9,550	20.0	103,700	5,185
		2.5	29,300	11,720	25.0	122,700	4,908
		3.0	32,200	10,733	30.0	137,500	4,583
		4.0	35,600	8,900	40.0	156,200	3,905
		5.0	44,400	8,880	50.0	187,200	3,744
		7.0	62,000	8,857	100.0	358,200	3,582

800	\$27,000	2/5/2021	0	5		P -16-26-300-013	402
800	\$38,237	3/2/2021	0	6.33		P -16-35-100-006	402
800	\$75,000	11/25/2020	0	7		P -16-21-300-020	402
800	\$79,650	3/2/2021	0	22		P -16-35-400-001	402
800	\$90,003	3/2/2021	15,844	35.68		P -16-35-100-008	402
800	\$267,100	3/2/2021	239,588	2.22	\$27,512	P -16-35-100-004	401
800	\$205,090	10/26/2020	196,843	2.79	\$8,247	P -16-28-200-008	401
800	\$250,000	8/5/2020	205,704	3.5	\$44,296	P -16-20-400-002	401
800	\$215,000	8/9/2019	206,444	5.47	\$8,556	P -16-28-400-005	401
800	\$235,000	8/7/2019	171,962	10	\$63,038	P -16-32-100-022	401
800	\$300,000	10/7/2019	253,188	12.3	\$46,812	P -16-20-400-011	401

Land Values for	Clinton	Ac	2022 LV	per ac	Ac	2022 LV	per ac
		1.0	13,300	13,300	10.0	61,100	6,110
		1.5	15,200	10,133	15.0	72,100	4,807
		2.0	19,500	9,750	20.0	73,700	3,685
		2.5	24,200	9,680	25.0	87,200	3,488
		3.0	28,700	9,567	30.0	104,800	3,493
		4.0	33,900	8,475	40.0	141,400	3,535
		5.0	39,900	7,980	50.0	173,600	3,472
		7.0	55,100	7,871	100.0	318,300	3,183

10923	\$40,000	8/15/2019	0	2.154		P -16-21-300-016	402
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2022 Manchester Township Land Value Determination

Land Table Adj Sale Price Sale Date Improve Value Net Acres or Lots Land Value (ext) Parcel Number Property Class

Mill Ponf Lake

Land Values for front

FF Rate =440

Ac	2022 LV	per ac	Ac	2022 LV	per ac
1.0	84,400	84,400	10.0	118,900	11,890
1.5	88,200	58,800	15.0	134,000	8,933
2.0	92,100	46,050	20.0	178,700	8,935
2.5	95,900	38,360	25.0	223,400	8,936
3.0	105,500	35,167	30.0	256,500	8,550
4.0	10,600	2,650	40.0	342,000	8,550
5.0	106,800	21,360	50.0	427,500	8,550
7.0	107,600	15,371	100.0	855,000	8,550

11814	\$14,990	10/1/2020	270,997	2.16	P -16-09-301-033	402
11814	\$11,899	8/26/2020	276,326	2.16	P -16-09-301-020	402
11814	\$13,307	12/16/2020	292,652	2.17	P -16-09-301-034	402
11814	\$11,954	8/26/2020	271,385	2.18	P -16-09-301-022	402
11814	\$13,307	12/16/2020	133,146	2.19	P -16-09-301-035	402
11814	\$13,825	12/26/2019	263,421	2.35	P -16-09-301-029	402
11814	\$13,734	12/16/2020	146,739	2.55	P -16-09-301-031	402
11814	\$12,722	8/26/2020	303,607	2.74	P -16-09-301-019	402
11814	\$20,000	9/2/2020	0	2.89	P -16-09-301-015	402
11814	\$15,059	10/1/2020	287,382	2.92	P -16-09-301-040	402
11814	\$18,125	12/26/2019	289,712	3.26	P -16-09-301-042	402
11814	\$14,000	10/27/2020	270,997	2.16	P -16-09-301-033	401
11814	\$14,000	10/2/2020	303,607	2.74	P -16-09-301-019	401
11814	\$14,000	11/3/2020	287,382	2.92	P -16-09-301-040	401
11814	\$423,799	3/31/2021	387,130	3.34	P -16-09-301-002	401
11814	\$16,026	9/11/2020	387,130	3.34	P -16-09-301-002	401

Land Values for Sunfield / Country

Ac	2022 LV	per ac	Ac	2022 LV	per ac
1.0	13,700	13,700	10.0	63,500	6,350
1.5	15,200	10,133	15.0	94,400	6,293
2.0	18,100	9,050	20.0	103,700	5,185
2.5	21,900	8,760	25.0	122,900	4,916
3.0	25,900	8,633			
4.0	33,700	8,425			
5.0	41,500	8,300			
7.0	52,600	7,514			

12011	\$50,000	8/5/2019	0	18.27	PM-16-10-105-002	407
12011	\$26,000	6/19/2019	0	2.01	P -16-11-300-031	402

2022 Manchester Township Land Value Determination

Land Table	Adj Sale Price	Sale Date	Improve Value	Net Acres or Lots	Land Value (ext)	Parcel Number	Property Class
12011	\$25,281	7/19/2019	0	2.03		P -16-11-300-034	402
12011	\$24,000	8/28/2020	221,297	2.05		P -16-23-200-010	402
12011	\$29,900	6/15/2020	0	2.24		P -16-07-200-008	402
12011	\$15,577	6/13/2019	0	2.5		PM-16-01-250-004	402
12011	\$32,000	11/21/2019	0	2.79		P -16-14-200-014	402
12011	\$22,886	4/6/2020	0	3		P -16-22-400-002	402
12011	\$27,500	12/7/2020	0	3.22		P -16-09-200-012	402
12011	\$20,000	5/10/2019	0	3.24		P -16-16-300-024	402
12011	\$20,762	10/13/2020	0	3.3		P -16-11-200-001	402
12011	\$45,000	3/19/2021	0	3.82		P -16-07-200-021	402
12011	\$49,000	12/22/2020	0	4.61		P -16-10-200-024	402
12011	\$87,000	12/21/2020	0	5.01		P -16-04-100-014	402
12011	\$30,767	10/13/2020	0	6.194		PM-16-11-201-019	402
12011	\$85,000	3/29/2021	0	10.01		P -16-10-100-028	402
12011	\$76,000	11/25/2019	239,652	10.01		P -16-06-300-019	402
12011	\$90,000	9/25/2020	0	10.02		P -16-15-300-002	402
12011	\$65,000	9/21/2020	0	10.02		P -16-16-300-023	402
12011	\$52,000	8/19/2019	0	10.02		P -16-16-300-023	402
12011	\$52,000	6/27/2019	0	10.2		P -16-16-300-035	402
12011	\$80,465	6/13/2019	24,103	13.87		PM-16-01-250-002	402
12011	\$105,000	1/4/2021	0	15.001		P -16-15-300-021	402
12011	\$116,217	2/21/2020	0	20		P -16-15-400-001	402
12011	\$171,783	2/21/2020	0	28.21		P -16-15-100-010	402
12011	\$201,000	10/15/2019	171,069	1.02		P -16-16-100-004	401
12011	\$179,900	10/28/2019	139,348	1.46		P -16-10-200-007	401
12011	\$149,000	5/27/2020	128,685	1.49		P -16-10-200-011	401
12011	\$150,000	10/22/2020	132,377	1.5		P -16-25-200-002	401
12011	\$190,000	9/18/2020	159,306	1.7		P -16-15-300-001	401
12011	\$175,000	4/14/2020	151,234	2		P -16-19-400-015	401
12011	\$303,000	8/12/2020	337,986	2.02		P -16-10-200-036	401
12011	\$270,000	12/7/2020	233,770	2.06		P -16-17-100-027	401
12011	\$235,000	9/28/2019	251,966	2.07		P -16-07-200-013	401
12011	\$275,000	8/13/2020	234,285	2.1		P -16-09-401-028	401
12011	\$255,000	12/5/2019	263,522	2.11		P -16-09-401-034	401
12011	\$280,000	8/30/2019	226,230	2.14		P -16-06-400-014	401
12011	\$254,900	11/20/2020	211,226	2.19		P -16-17-100-022	401
12011	\$450,000	8/14/2020	423,127	2.24		P -16-07-200-009	401
12011	\$230,000	5/22/2020	184,542	2.38		P -16-12-300-002	401
12011	\$272,500	4/13/2020	224,297	2.43		P -16-09-200-007	401
12011	\$245,000	7/29/2020	187,754	2.5		P -16-10-100-022	401
12011	\$380,207	6/13/2019	404,695	2.5		PM-16-01-250-003	401
12011	\$30,000	8/1/2020	276,453	2.88		P -16-09-401-009	401
12011	\$340,000	7/1/2019	314,362	3		P -16-09-401-011	401

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Land Table	Adj Sale Price	Sale Date	Improve Value	Net Acres or Lots	Land Value (ext)	Parcel Number	Property Class
12011	\$392,000	10/23/2020	364,589	3.079		P -16-09-401-021	401
12011	\$276,000	6/17/2019	237,808	3.22		P -16-05-200-026	401
12011	\$45,000	2/18/2021	0	3.39		P -16-13-200-033	401
12011	\$35,000	9/18/2020	346,035	3.53		P -16-07-200-022	401
12011	\$279,900	4/13/2020	281,866	3.99		P -16-09-200-014	401
12011	\$309,000	8/11/2020	172,324	4		P -16-15-100-011	401
12011	\$259,250	4/22/2020	265,758	4.1		P -16-09-401-030	401
12011	\$268,000	3/21/2021	202,928	4.4		P -16-12-300-014	401
12011	\$251,000	4/3/2020	235,308	4.5		P -16-19-200-001	401
12011	\$350,000	9/29/2020	254,596	4.5		P -16-15-100-009	401
12011	\$240,000	8/23/2019	274,999	4.56		P -16-06-300-025	401
12011	\$24,000	7/26/2019	0	4.82		P -16-09-400-015	401
12011	\$310,000	7/13/2020	284,986	4.96		P -16-26-100-009	401
12011	\$230,000	7/19/2019	159,489	5		P -16-25-200-016	401
12011	\$206,000	5/28/2020	178,922	5		P -16-17-100-001	401
12011	\$227,114	4/6/2020	203,005	5		P -16-22-400-004	401
12011	\$250,000	10/9/2019	182,411	5		P -16-06-300-014	401
12011	\$260,000	2/28/2020	327,060	5.539		P -16-09-401-024	401
12011	\$289,900	10/23/2019	296,287	5.63		P -16-09-401-023	401
12011	\$199,900	11/12/2019	122,941	6.88		P -16-24-100-007	401
12011	\$384,600	11/6/2020	341,696	7.49		P -16-14-200-015	401
12011	\$326,000	8/27/2020	295,800	7.52		P -16-09-300-004	401
12011	\$260,000	6/17/2019	152,813	7.65		P -16-17-200-004	401
12011	\$250,000	6/28/2019	198,676	8		P -16-02-200-008	401
12011	\$230,000	1/3/2020	161,888	8.66		P -16-22-200-012	401
12011	\$240,000	7/24/2019	183,868	9.56		P -16-19-200-016	401
12011	\$314,900	11/13/2020	197,907	10		P -16-19-100-012	401
12011	\$320,000	5/12/2020	173,545	10.52		P -16-04-100-002	401
12011	\$210,000	7/15/2019	135,433	11.36		P -16-18-100-010	401
12011	\$210,000	11/13/2020	157,054	14.459		P -16-04-400-004	401
12011	\$435,000	11/16/2020	345,619	20.03		P -16-14-100-019	401

Land Values for	Twp 12011	Ac			2022 LV			per ac		
		Ac	2022 LV	per ac	Ac	2022 LV	per ac			
		1.0	13,700	13,700	10.0	65,400	6,540			
		1.5	16,700	11,133	15.0	94,600	6,307			
		2.0	17,400	8,700	20.0	108,300	5,415			
		2.5	22,100	8,840	25.0	128,300	5,132			
		3.0	26,700	8,900	30.0	149,100	4,970			
		4.0	46,100	11,525	40.0	198,800	4,970			
		5.0	45,800	9,160	50.0	256,500	5,130			
		7.0	46,200	6,600	100.0	540,000	5,400			

12023	\$5,502	5/6/2019	0	0.109		P -16-31-403-001	402
12023	\$19,562	6/5/2019	6,775	0.154		P -16-31-421-004	402

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Land Table	Adj Sale Price	Sale Date	Improve Value	Net Acres or Lots	Land Value (ext)	Parcel Number	Property Class
12023	\$17,291	5/6/2019	0	0.195		P -16-31-421-003	402
12023	\$21,832	5/6/2019	0	0.218		P -16-31-421-002	402
12023	\$23,492	5/6/2019	0	0.238		P -16-31-421-001	402

Land Values for Twin Lks Front rate = 500

Land Values for Twp	Ac	2022 LV	per ac	Ac	2022 LV	per ac
	1.0	55,700	55,700	10.0	89,460	8,946
	1.5	56,700	37,800	15.0	100,100	6,673
	2.0	57,200	28,600	20.0	111,900	5,595
	2.5	57,600	23,040	25.0	124,300	4,972
	3.0	66,000	22,000			
	4.0	75,300	18,825			
	5.0	77,700	15,540			
	7.0	81,270	11,610			

12030	\$68,000	11/17/2020	0	6.37		P -16-09-100-019	402
12030	\$595,000	6/13/2019	572,059	9.09		P -16-09-400-011	401
12030	\$448,500	9/9/2020	400,513	10.3		P -16-10-300-038	401
12030	\$75,000	10/14/2019	0	14.68		P -16-10-300-034	402
12030	\$85,000	5/29/2019	324,451	15.16		P -16-10-200-030	402

Land Values for Timberhill	Ac	2022 LV	per ac	Ac	2022 LV	per ac
	1.0	29,400	29,400	10.0	104,400	10,440
	1.5	33,200	22,133	15.0	131,100	8,740
	2.0	36,300	18,150	20.0	151,600	7,580
	2.5	43,900	17,560	25.0	189,100	7,564
	3.0	46,400	15,467	30.0	210,700	7,023
	4.0	61,800	15,450	40.0	280,900	7,023
	5.0	56,600	11,320			
	7.0	79,300	11,329			

12040	\$30,000	12/15/2020	228,244	1.029		P -16-03-477-006	402
12040	\$80,000	9/30/2020	0	10.13		P -16-03-200-012	402
12040	\$340,000	7/17/2020	290,256	1.262		P -16-03-477-005	401
12040	\$436,900	2/19/2021	279,550	7.58		P -16-03-300-021	401
12040	\$310,000	2/22/2021	167,590	8.2		P -16-03-200-010	401

Land Values for Timber Lake / Duetschgrat	Ac	2022 LV	per ac	Ac	2022 LV	per ac
	1.0	29,600	29,600	10.0	107,600	10,760
	1.5	33,400	22,267	15.0	131,900	8,793
	2.0	36,500	18,250	20.0	151,600	7,580
	2.5	44,200	17,680	25.0	189,100	7,564
	3.0	46,700	15,567	30.0	210,700	7,023

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Land Table	Adj Sale Price	Sale Date	Improve Value	Net Acres or Lots	Land Value (ext)	Parcel Number	Property Class
			4.0 62,200	15,550	40.0	280,900	7,023
			5.0 56,900	11,380			
			7.0 79,800	11,400			