

12030 TIMBERHILL LND TBL

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres
P -16-09-100-019	10455 TIMBERHILL RD	6/23/2022	95,000	36,100	68,159	95,000	68,159	6.37
P -16-09-100-018	10409 TIMBERHILL RD	3/4/2022	150,500	37,700	154,065	82,825	86,390	10.05
P -16-10-200-027	10345 TIMBERHILL RD	4/15/2021	110,000	38,400	92,630	110,000	92,630	10.85
Totals:			355,500	112,200	314,854	287,825	247,179	27.27
Average Net Acre=>								10554.64

12030 Timberhill Land Table

Acres	Value	Acres	Value	Acres	Value	Acres	Value
1	29,400	3	46,400	10	85,700	30	210,700
1.5	33,200	4	50,000	15	125,000	40	280,900
2	36,300	5	53,500	20	151,600		
2.5	44,000	7	74,900	25	189,100		

12040 TIMBER LK/DUETSCHGRAT LND TBL

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres
P -16-03-478-004	639 GRAT STRASSE	1/14/2022	569,000	239,350	647,641	-47,019	31,622	0.979
P -16-03-477-004	675 WALD STRASSE	6/9/2021	450,000	214,100	447,660	35,254	32,914	1.279
P -16-03-300-015	18130 TIMBER LAKE TRL	7/16/2021	650,000	208,300	542,679	196,584	89,263	10.97
Totals:			1,669,000	661,750	1,637,980	184,819	153,799	13.228
Average Net Acre=>								13971.8

12040 Timber Lk/Duetschgrat Land Table

Acres	Value	Acres	Value	Acres	Value	Acres	Value
1	32,300	3	51,400	10	81,400	30	210,700
1.5	38,600	4	59,000	15	117,900	40	280,900
2	42,000	5	61,000	20	151,600		
2.5	50,800	7	79,800	25	189,100		

2024 Rate Table per acre

Wetlands/Swamp	275
Ag/Rec	5,400