

Lincoln Township Land Value Study

Residential Acreage

Building Sites (Less than 4 Acres)

Was \$3,000

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/Acre
13 004 015 00	08/06/21	\$3,800	\$3,800	0.88	\$4,318
14 032 003 10	08/12/21	\$10,000	\$10,000	1.90	\$5,263
05 013 016 00	10/26/21	\$4,500	\$4,500	3.00	\$1,500
08 005 002 50	06/19/20	\$5,800	\$5,800	2.5	\$2,320
					\$3,350
Outlier:					
08 013 006 30	9/17/2021	\$7,000	\$7,000	0.26	\$26,923
13 015 024 00	07/20/21	\$7,500	\$7,500	0.84	\$8,929
01 024 005 00	11/25/20	\$16,500	\$16,500	3.00	\$5,500

4-7 Acres

Was \$2,500

Parcel Number	Sale Date	Sale Price	Other Parcels	Net Acreage	\$/Acre
06 035 012 50	06/16/21	\$15,000		4.08	\$3,676
06 031 002 10	02/12/21	\$16,500		4.84	\$3,409
01 016 001 25	07/21/21	\$12,500		5.00	\$2,500
07 019 019 60	02/09/22	\$18,000		5.00	\$3,600
08 017 010 10	4/21/2021	\$16,900	08 017 010 00	7.00	\$2,414
					\$3,120
Outliers:					
05 031 023 10	11/19/20	\$36,800	05 031 024 00	4.30	\$8,558
05 001 011 10	08/06/21	\$40,500		6.72	\$6,027
07 001 013 00	07/16/21	\$16,000		4.00	\$4,000

8-14 Acres

Was \$2,000

Parcel Number	Sale Date	Sale Price	Other Parcels	Net Acreage	\$/Acre
13 032 002 10	12/29/21	\$28,000		8.00	\$3,500
01 035 013 10	01/08/21	\$18,000		8.20	\$2,195
02 023 011 02	11/12/20	\$10,000		8.27	\$1,209
14 005 001 01	12/31/20	\$27,000		9.00	\$3,000
08 012 009 03	1/25/2022	\$35,000		9.49	\$3,688
07 020 006 00	12/23/21	\$35,000		10.00	\$3,500
05 013 005 00	07/28/20	\$26,500		10.10	\$2,624
14 030 012 20	05/20/21	\$24,000		10.56	\$2,273
13 023 009 25	07/23/20	\$24,500		12.69	\$1,931
13 022 003 00	06/29/21	\$30,000		13.00	\$2,308
07 011 005 02	12/22/20	\$42,500		13.50	\$3,148
					\$2,670
Outlier:					
05 032 014 10	02/15/22	\$82,500		10.11	\$8,160
01 029 004 10	07/16/21	\$60,000		10.01	\$5,994

05 032 014 10	08/07/20	\$44,000	10.11	\$4,352
01 029 004 60	12/29/20	\$60,000	13.82	\$4,342

15-30 Acres Was \$1,750

Parcel Number	Sale Date	Sale Price	Other Parcels Net Acreage	\$/Acre
07 003 013 02	09/07/21	\$30,000	16.31	\$1,839
08 028 012 01	12/11/20	\$30,000	16.37	\$1,833
02 016 008 00	05/04/20	\$32,000	17.11	\$1,870
16 016 019 00	04/23/21	\$30,000	19.75	\$1,519
08 012 018 00	3/31/2022	\$55,000	20.00	\$2,750
08 016 023 00	7/2/2021	\$50,000	08 016 017 50 20.21	\$2,474
07 008 002 04	06/07/21	\$40,000	26.26	\$1,523
01 010 016 00	09/14/21	\$45,000	30.00	\$1,500
08 012 019 00	07/08/21	\$65,000	30.00	\$2,167
				\$1,942

Outlier

01 021 004 50	10/22/20	\$58,000	20.00	\$2,900
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31-59 Acres Was \$1,750

Parcel Number	Sale Date	Sale Price	Other Parcels Net Acreage	\$/Acre
13 002 003 00	12/10/21	\$80,000	38.56	\$2,075
02 014 001 10	10/09/20	\$74,500	02 014 001 20 39.06	\$1,907
08 002 021 00	5/21/2021	\$105,000	39.25	\$2,675
02 024 002 00	12/01/20	\$67,000	39.63	\$1,691
05 005 002 00	07/20/21	\$70,000	39.98	\$1,751
01 031 007 00	08/18/21	\$100,000	40.00	\$2,500
05 014 015 00	09/22/21	\$75,000	40.00	\$1,875
07 010 004 00	09/28/20	\$84,200	40.00	\$2,105
07 036 012 00	01/02/21	\$79,900	07 036 013 00 40.00	\$1,998
05 014 023 50	11/23/21	\$98,000	40.31	\$2,431
02 032 004 02	02/22/22	\$121,000	55.00	\$2,200
07 034 026 00	03/13/21	\$57,000	56.09	\$1,016
08 020 032 00	10/14/2021	\$120,000	57.00	\$2,105
07 027 010 00	10/28/20	\$70,000	59.00	\$1,186
				\$1,965

Outliers:

02 015 010 00	02/22/22	\$160,000	02 015 011 00 40.00	\$4,000
07 019 012 00	08/25/21	\$120,000	07 019 011 00 40.00	\$3,000
01 016 003 01	10/15/21	\$119,500	40.15	\$2,976

60-99 Acres Was \$1,750

Parcel Number	Sale Date	Sale Price	Other Parcels Net Acreage	\$/Acre
07 015 010 00	11/26/21	\$147,000	69.20	\$2,124
08 008 004 00	06/05/20	\$121,600	08 008 003 00 78.00	\$1,559
07 019 019 00	01/28/22	\$200,000	80.00	\$2,500
				\$2,061

Over 99

Was \$1,600

Parcel Number	Sale Date	Sale Price	Other Parcels	Net Acreage	\$/Acre
07 033 007 00	09/22/20	\$137,500	07 033 008 00	107.10	\$1,284
08 028 013 01	12/17/2021	\$300,000		115.00	\$2,609
15 001 010 00	11/06/20	\$200,000	15 002 001 07	144.34	\$1,386
08 036 006 00	12/10/2021	\$267,000	08 036 006 05	180.00	\$1,483
					\$1,690

Township

Richmond

Rose Lake

Hersey

Lincoln

Used 3300

Lincoln

Richmond

Burdell

Township

Highland

Highland

Burdell

Leroy

Lincoln

Used 3100

Hersey

Hersey

Leroy

Township

Richmond

Burdell

Cedar

Rose Lake

Lincoln

Leroy

Hersey

Rose Lake

Richmond

Richmond

Leroy

Used 2600

Hersey

Burdell

Hersey
Burdell

Township

Leroy
Lincoln
Cedar
Sylvan
Lincoln
Lincoln
Leroy
Burdell
Lincoln

Used 1900

Burdell

Township

Richmond
Cedar
Lincoln
Cedar
Hersey
Burdell
Hersey
Leroy
Leroy
Hersey
Cedar
Leroy
Lincoln
Leroy

Used 1900

Cedar
Leroy
Burdell

Township

Leroy
Lincoln
Leroy

Used 1900

Township

Leroy

Lincoln

Sherman

Lincoln

Used 1650