

2025 Landmarks Commercial

Parcel Number	Street Address	Site Date	Site Date	Use	Terms of Sale	Ad. Sale \$	Acq. when Sold	Ad/Adj. Sale	Cot. Appraisal	Land + 1/2 Bldg. Reprod.	Cont. Maint.	L.C.F.	Floor Area	S/Ft./Sq.	ECF Area	Dev. or Max. % (N)	Building Style	Use Code	Land Value	Appr. by	Appr. Date	Other Parcel in Sale	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Features	Bottom Character
00-01-01-005-00	7090 8TH AVE	1/15/02	5117,000	03	GM ANNU'S LENGTH	5217,000	5145,300	66.80	2443,936	572,536	5544,964	590,260	0.762	1,512	595.88	RES	76,104	MOODULAR	549,943	NO	///	///	RURAL RESIDENTIAL	403	71											
00-01-02-000-00	14671 BLUE STAR HWY	10/06/02	549,000	00	GM ANNU'S LENGTH	549,000	548,000	97.96	516,015	543,629	522,071	567,502	0.317	1,206	518.10	RES	141612	ONE STORY	541,021	NO	///	///	RURAL RESIDENTIAL	401	45											
00-01-01-000-00	7090C B104	11/06/02	530,000	00	GM ANNU'S LENGTH	530,000	526,400	68.41	514,909	514,800	514,909	676.18	0.518	2,278	517.79	RES	201,242	MOBILE HOME	514,909	NO	///	///	RURAL RESIDENTIAL	401	28											
00-01-01-000-00	1919 BLUE STAR HWY	11/06/02	530,000	00	GM ANNU'S LENGTH	530,000	530,700	69.00	530,000	514,500	510,100	516,689	0.579	1,100	511.68	RES	201,242	MOBILE HOME	514,500	NO	///	///	RURAL RESIDENTIAL	401	35											
00-01-02-000-00	200200 E C	10/06/02	520,000	00	GM ANNU'S LENGTH	520,000	507,000	87.70	507,000	507,000	507,000	507,000	0.000	0.000	507.00	RES	507,000	MOBILE HOME	507,000	NO	///	///	RURAL RESIDENTIAL	401	45											
00-01-02-000-00	18272 THIRTS	08/29/03	509,000	00	GM ANNU'S LENGTH	509,000	502,000	88.85	519,180	501,500	511,840	517,800	0.906	1,056	507.00	RES	16,676	MOODULAR	501,500	NO	///	///	RURAL RESIDENTIAL	401	77											
00-01-01-000-00	14611 BLUE STAR HWY	11/11/02	500,000	00	GM ANNU'S LENGTH	500,000	500,000	100.00	500,000	500,000	500,000	500,000	0.000	0.000	500.00	RES	500,000	MOBILE HOME	500,000	NO	///	///	RD 17-130-000-00	401	78											
00-01-01-000-00	72179 12TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	511,000	36.52	560,879	541,152	525,448	542,246	1.013	2,128	513.76	MAPL	46,830	MOODULAR	541,200	NO	///	///		40	77											
00-01-01-000-00	12133 BLUE STAR HWY	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	511,000	36.52	560,879	541,152	525,448	542,246	1.013	2,128	513.76	MAPL	46,830	MOODULAR	541,200	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///	RD 17-130-000-00	401	77											
00-01-01-000-00	72180 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	22734 7TH ST	07/12/02	511,000	00	GM ANNU'S LENGTH	511,000	506,000	65.46	519,437	514,200	511,800	514,200	1.110	1,518	517.60	RES	7,307	ONE STORY	514,200	NO	///	///		40	13											
00-01-01-000-00	12133 BLUE STAR HWY	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY	541,000	NO	///	///		40	77											
00-01-01-000-00	12170 11TH AVE	02/22/04	580,000	00	GM ANNU'S LENGTH	580,000	517,000	57.76	576,447	541,300	522,770	539,936	1.100	1,372	505.97	MAPL	46,879	ONE STORY																		

2025 Landmarks ECF

Parcel Number	Street Address	Acres	Site Price	Instr.	Term of Sale	Ad. Sale \$	Aut. when Sold	Ad./Ad. Sale	Ad./Ad. Sale	Appraisal	Land + 1/2	Blg. Retain.	Cont. Cont.	Fin. C.	ECF Area	Dev. by Mean (L)	Building Style	Use Code	Land Value	Appr. by ECF	Appr. by ECF	Other Panels in Sale	Land Table	Property Class	Building Opt.	Site Characteristics	Access	Water Supply	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influence	Bottom Character	
00-01-01-00-00-7000 CR 364	04/04/02	561.000	WD	03-ARMY'S LENGTH	561.000	561,000	68.61	154,999	548,001	548,000	570.50	9,553	2,378	574.78	ARE3	211,081	ONE STORY		542,750	NO	NO	NO	RURAL RESIDENTIAL	401	28												
00-01-01-00-00-1940 BLUE STAR HWY	12/02/02	580.000	WD	03-ARMY'S LENGTH	580.000	578,000	69.00	180,000	541,000	541,000	526.69	9,579	3,300	501.68	ARE3	201,243	MOBILE HOME		545,000	NO	NO	NO	RURAL RESIDENTIAL	401	35												
00-01-01-01-01-7000 6TH AVE	12/15/02	511.000	WD	03-ARMY'S LENGTH	511.000	514,000	66.80	246,310	517,530	544,064	510,240	7,762	1,532	508.88	ARE3	76,104	MODULAR		505,000	NO	NO	NO	RURAL RESIDENTIAL	401	71												
00-01-01-01-01-18022 3RD ST W	02/22/02	512.000	WD	03-ARMY'S LENGTH	512.000	508,000	66.80	246,310	517,530	544,064	510,240	7,762	1,532	508.88	ARE3	76,104	MODULAR		505,000	NO	NO	NO	RURAL RESIDENTIAL	401	71												
00-01-01-01-01-30013 BLUE STAR HWY	08/14/04	512.000	WD	03-ARMY'S LENGTH	512.000	500,000	65.36	131,000	514,541	514,439	511,446	1,009	2,348	506.11	ARE3	86,408	MODULAR		512,000	NO	NO	NO	RURAL RESIDENTIAL	401	80												
00-01-100-00-00-7170 11TH AVE	01/11/00	536.000	WD	03-ARMY'S LENGTH	536.000	511,000	66.42	204,879	524,484	524,484	509,499	1,011	2,118	510.97	MAP3	46,400	MODULAR		504,000	NO	NO	NO	RURAL RESIDENTIAL	401	80												
00-01-100-00-00-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-100-00-00-17500 2ND AVE	07/22/04	530.000	WD	03-ARMY'S LENGTH	530.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-22734 3RD ST	09/29/02	510.000	WD	03-ARMY'S LENGTH	510.000	509,000	65.46	139,487	548,200	517,800	504,250	1,130	2,318	517.00	ARE3	75,200	ONE STORY		542,000	NO	NO	NO	RURAL RESIDENTIAL	401	31												
00-01-100-00-00-7171 11TH AVE	01/11/00	536.000	WD	03-ARMY'S LENGTH	536.000	511,000	66.42	204,879	524,484	524,484	509,499	1,011	2,118	510.97	MAP3	46,400	MODULAR		504,000	NO	NO	NO	RURAL RESIDENTIAL	401	83												
00-01-171-00-00-00-5114 PARKVIEW LANE	08/14/04	530.000	WD	03-ARMY'S LENGTH	530.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	80												
00-01-01-01-01-20077 BLUE STAR HWY	08/14/04	534.000	WD	03-ARMY'S LENGTH	534.000	517,000	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	80												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305	527,770	526,996	1,100	2,317	510.57	MAP3	47,114	ONE STORY		540,000	NO	NO	NO	RURAL RESIDENTIAL	401	76												
00-01-01-01-01-12700 6TH AVE	07/22/04	529.000	WD	03-ARMY'S LENGTH	529.000	517,400	67.78	170,447	561,305																												

2025 Leonidas Ag Land Values Neighborhood #2

Neighborhood #1	
Fabius, Flowerfield, Lockport, Park	
Land Type	Price per Acre
Tillable Non-Irrigated	\$6,400
Tillable Irrigated	\$9,600
Scrub	\$4,200
Wet	\$2,100

Neighborhood #2	
Colon, Leonidas, Mendon, Nottawa	
Land Type	Price per Acre
Tillable Non-Irrigated	\$7,600
Tillable Irrigated	\$8,500
Scrub	\$5,000
Wet	\$2,500

Neighborhood #3	
Constantine, Florence, Mottville, White Pigeon	
Land Type	Price per Acre
Tillable Non-Irrigated	\$6,900
Tillable Irrigated	\$10,500
Scrub	\$4,600
Wet	\$2,300

Neighborhood #4	
Burr Oak, Fawn River, Sherman, Sturgis	
Land Type	Price per Acre
Tillable Non-Irrigated	\$7,900
Tillable Irrigated	\$8,300
Scrub	\$5,200
Wet	\$2,600

Countywide	
Used for exceeds Ag rates on Com and Ind	
Land Type	Price per Acre
Tillable Non-Irrigated	\$7,300
Tillable Irrigated	\$8,800
Scrub	\$4,800
Wet	\$2,400

Dates for sales period
 Out Year Start: 4/1/2019
 Out Year End: 3/30/2020
 In Year Start: 3/31/2020
 In Year End: 3/30/2021

Land Value Analysis Used Sales

2025 Leonidas Commercial Land Values NOT USED

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Allocation	75-003-036-012-10	67207 Buisness Rte 131	6/27/2022	\$866,250	No	2022006155	26.480	1,153,469	31,407	31,407	328507	\$117,637	0.1358	25.759	1,122,062	\$4,567	\$0.10	9	0.00%	\$117,637	\$4,567	\$0.10	N/A		
Allocation	75-009-007-023-00	57582 N Main St	11/9/2023	\$165,000	Yes	2023008095	2.560	111,514	0	0	97491	\$22,407	0.1358	2.560	111,514	\$8,753	\$0.20	-7	0.00%	\$22,407	\$8,753	\$0.20	N/A		
Abstraction	75-003-036-014-00	67173 Buisness Rte 131	10/17/2022	\$150,000	No	2022009341	5.000	217,800	8,233	8,233	89450	\$60,550	0.4037	4.811	209,567	\$12,586	\$0.29	5	0.00%	\$60,550	\$12,586	\$0.29	N/A		
Allocation	75-004-014-011-10	14478 Coon Hollow Rd	1/10/2024	\$289,000	No	2024000258	2.930	127,631	6,621	6,621	179878	\$39,246	0.1358	2.778	121,010	\$14,128	\$0.32	-9	0.00%	\$39,246	\$14,128	\$0.32	N/A		
Allocation	75-044-888-048-10	914 W Main St	6/6/2023	\$221,100	No	2023004926	2.000	87,120	0	0	117808	\$30,025	0.1358	2.000	87,120	\$15,013	\$0.34	-2	0.00%	\$30,025	\$15,013	\$0.34	N/A		
Vacant	75-015-014-015-10	S Centerville Rd	12/20/2022	\$25,000	No	2022010725	1.258	54,798	8,581	8,581	0	\$25,000	N/A	1.061	46,217	\$23,563	\$0.54	3	0.00%	\$25,000	\$23,563	\$0.54	N/A		
Vacant	75-015-024-006-30	M-66	11/21/2022	\$30,000	No	2022010112	1.360	59,242	8,837	8,837	0	\$30,000	N/A	1.157	50,405	\$25,929	\$0.60	4	0.00%	\$30,000	\$25,929	\$0.60	N/A		
Abstraction	75-009-007-023-00	57582 N Main St	11/9/2023	\$165,000	Yes	2023008095	2.560	111,514	0	0	97491	\$67,509	0.4091	2.560	111,514	\$26,371	\$0.61	-7	0.00%	\$67,509	\$26,371	\$0.61	N/A		
Abstraction	75-011-005-069-00	11028 US 12	9/16/2022	\$460,000	No	2022008310	2.650	115,434	29,185	29,185	406447	\$53,553	0.1164	1.980	86,249	\$27,047	\$0.62	7	0.00%	\$53,553	\$27,047	\$0.62	N/A		
Vacant	75-009-006-016-01	56808 N Main St	11/14/2023	\$35,000	No	2023008213	1.150	50,094	10,062	10,062	4412	\$30,588	N/A	0.919	40,032	\$33,284	\$0.76	-7	0.00%	\$30,588	\$33,284	\$0.76	N/A		
Abstraction	75-009-300-070-00	17894 M 60	10/28/2022	\$395,000	No	2022009305	2.200	95,832	12,199	12,199	330404	\$64,596	0.1635	1.920	83,633	\$33,644	\$0.77	5	0.00%	\$64,596	\$33,644	\$0.77	N/A		
Allocation	75-014-025-008-01	66111 M 66	6/1/2023	\$200,000	No	2023004159	1.531	66,690	37,462	37,462	170090	\$27,160	0.1358	0.671	29,228	\$40,477	\$0.93	-2	0.00%	\$27,160	\$40,477	\$0.93	N/A		
Abstraction	75-014-025-008-01	66111 M 66	6/1/2023	\$200,000	No	2023004159	1.531	66,690	37,462	37,462	170090	\$29,910	0.1496	0.671	29,228	\$44,575	\$1.02	-2	0.00%	\$29,910	\$44,575	\$1.02	N/A		
Allocation	75-013-035-021-01	20146 M 60	11/17/2023	\$180,000	No	2023008365	0.860	37,462	13,591	13,591	150297	\$24,444	0.1358	0.548	23,871	\$44,606	\$1.02	-8	0.00%	\$24,444	\$44,606	\$1.02	N/A		
Abstraction	75-015-002-031-00	26682 US 12	1/29/2024	\$320,000	No	2024000646	0.819	35,676	7,928	7,928	286557	\$33,443	0.1045	0.637	27,748	\$52,501	\$1.21	-10	0.00%	\$33,443	\$52,501	\$1.21	N/A		
Abstraction	75-013-035-021-01	20146 M 60	11/17/2023	\$180,000	No	2023008365	0.860	37,462	13,591	13,591	150297	\$29,703	0.1650	0.548	23,871	\$54,203	\$1.24	-8	0.00%	\$29,703	\$54,203	\$1.24	N/A		
75-003-036-012-10	67207 Buisness Rte 131	6/27/2022	\$866,250	No	2E+09	26.480	1,153,469		31,407	328507	\$117,637	0.1358	25.759	1,122,062	\$4,567	\$0.10	9	0.00%	\$117,637	\$4,567	\$0.10	N/A			

sales used in study

75-009-007-023-00	57582 N Main St	11/9/2023	\$165,000	Yes	2E+09	2.560	111,514		0	97491	\$22,407	0.1358	2.560	111,514	\$8,753	\$0.20	-7	0.00%	\$22,407	\$8,753	\$0.20	N/A		
75-003-036-014-00	67173 Buisness Rte 131	10/17/2022	\$150,000	No	2E+09	5.000	217,800		8,233	89450	\$60,550	0.4037	4.811	209,567	\$12,586	\$0.29	5	0.00%	\$60,550	\$12,586	\$0.29	N/A		
75-004-014-011-10	14478 Coon Hollow Rd	1/10/2024	\$289,000	No	2E+09	2.930	127,631		6,621	179878	\$39,246	0.1358	2.778	121,010	\$14,128	\$0.32	-9	0.00%	\$39,246	\$14,128	\$0.32	N/A		
75-044-888-048-10	914 W Main St	6/6/2023	\$221,100	No	2E+09	2.000	87,120		0	117808	\$30,025	0.1358	2.000	87,120	\$15,013	\$0.34	-2	0.00%	\$30,025	\$15,013	\$0.34	N/A		

**\$12,620
use 12,000/acre**

Rate Table

1 acre	12000 3 acre	22500 10 acre	50200 30 acre	100000
1.5 acre	14100 4acre	27000 15 acre	58600 40 acre	134000
2 acre	20000 5 acre	35000 20 acre	67000 50 acre	167600

Use 12,000/acre

FF Rate 250

2025 Leonidas Rate Table

2025 Leinidas Rate Table

1 Acre	12,600	3 Acre	24,700	10 acre	38,600	30 acre	82,700
1.5 Acre	15,100	4 acre	27,600	15 acre	48,200	40 acre	110,300
2 Acre	19,000	5 acre	30,300	20 acre	55,200	50 acre	126,400
2.5 Acre	22,000	7 acre	33,000	25 acre	62,000	100 acre	272,500