

2025 Landmarks Commercial EC

Parcel Number	Street Address	Site Date	Site Date	Use	Terms of Sale	Ac. Sold	Ac. when Sold	Ac. Appraisal	Land + 1/2	Blg. Revald	Cont. Maint	L.C.F.	Floor Area	S/Fs/Bl.	ECF Area	Dev. or Max. % (Net)	Building Style	Use Code	Land Value	App. by E.	App. Date	Other Person in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Power	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Features	Bottom Character
00-12-01-005-00	7090 8TH AVE	1/15/02	5117.000	03	ANNUAL LENGTH	5217.000	5145.800	66.80	2443.956	572.556	5946.964	0.762	1.512	926.88	REIS	REIS	76.104	MOODULAR	504.943	NO	///	///	RURAL RESIDENTIAL	403	71												
00-12-02-000-00	14871 BLUE STAR HWY	10/06/02	549.000	03	ANNUAL LENGTH	549.000	548.000	97.96	1316.075	164.929	122.071	507.902	0.317	1.206	138.16	REIS	REIS	1416.618	ONE STORY	541.021	NO	///	///	RURAL RESIDENTIAL	403	45											
00-12-01-000-00	7090B N 3RD	11/06/02	530.000	03	ANNUAL LENGTH	530.000	526.000	68.61	2144.900	514.800	514.900	0.516	0.516	424.800	REIS	REIS	201.242	MOBILE HOME	514.900	NO	///	///	RURAL RESIDENTIAL	403	35												
00-12-02-000-00	1919 BLUE STAR HWY	11/06/02	530.000	03	ANNUAL LENGTH	530.000	530.700	69.00	1580.000	114.500	110.000	516.689	0.579	1.100	111.68	REIS	REIS	201.242	MOBILE HOME	514.900	NO	///	///	RURAL RESIDENTIAL	403	35											
00-12-02-000-00	200200 1C	11/06/02	530.000	03	ANNUAL LENGTH	530.000	527.000	67.00	1580.000	114.500	110.000	516.689	0.579	1.100	111.68	REIS	REIS	201.242	MOBILE HOME	514.900	NO	///	///	RURAL RESIDENTIAL	403	35											
00-12-02-000-00	18272 THYTH	09/29/03	530.000	03	ANNUAL LENGTH	530.000	530.000	68.95	1591.180	101.500	113.840	517.890	0.566	1.056	107.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-01-000-00	14811 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-100-000-00	72179 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	511.000	36.92	2566.879	647.132	254.448	1042.046	1.013	2.128	113.76	MAPL	MAPL	86.830	MOODULAR	541.200	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-01-000-00	12133 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-100-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-04-011-00	72190 4TH AVE	07/12/02	511.000	03	ANNUAL LENGTH	511.000	510.000	51.54	1541.971	117.000	117.000	517.000	0.516	1.000	114.00	REIS	REIS	17.495	MOODULAR	541.200	NO	///	///	RURAL RESIDENTIAL	403	61											
00-12-04-011-00	72194 4TH AVE	07/12/02	511.000	03	ANNUAL LENGTH	511.000	509.000	50.46	1539.437	114.000	111.000	514.240	0.510	1.118	117.60	REIS	REIS	16.727	ONE STORY	541.300	NO	///	///	RURAL RESIDENTIAL	403	51											
00-12-02-000-00	12133 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12133 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-171-040-00	5413 PARKWAY LANE	08/08/03	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12133 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-171-040-00	5413 PARKWAY LANE	08/08/03	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12133 BLUE STAR HWY	09/29/03	530.000	03	ANNUAL LENGTH	530.000	529.000	68.16	1511.900	117.000	117.000	516.900	0.516	1.000	114.00	REIS	REIS	16.676	MOODULAR	504.952	NO	///	///	RURAL RESIDENTIAL	403	77											
00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
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00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
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00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12170 12TH AVE	02/22/04	530.000	03	ANNUAL LENGTH	530.000	517.000	37.78	2576.447	647.132	252.775	1036.996	1.100	1.372	105.97	MAPL	MAPL	86.879	ONE STORY	541.000	NO	///	///	RURAL RESIDENTIAL	403	78											
00-12-02-000-00	12170 12TH AVE	0																																			

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