

William Leonards Farm Land Analysis 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00	
							Sale. Ratio =>	0.00				Average			Average	
							Std. Dev. =>	#DIV/0!				per FF=>	\$0	per Net Acre=>		0.00

After Analysis, Used Township Land Table for Land Values for 2025

	Cost	Per Acre
1 Acre	\$ 26,000.00	\$ 26,000.00
1.5 Acres	\$ 27,500.00	\$ 18,333.00
2 acres	\$ 28,500.00	\$ 14,250.00
2.5 Acres	\$ 32,000.00	\$ 12,800.00
3 Acres	\$ 37,500.00	\$ 12,500.00
4 Acres	\$ 50,000.00	\$ 12,500.00
5 Acres	\$ 60,000.00	\$ 12,000.00
7 Acres	\$ 80,000.00	\$ 11,428.00
10 Acres	\$ 100,000.00	\$ 10,000.00
15 Acres	\$ 110,000.00	\$ 7,333.00
20 Acres	\$ 120,000.00	\$ 6,000.00
25 Acres	\$ 145,000.00	\$ 5,800.00
30 Acres	\$ 174,000.00	\$ 5,800.00
40 Acres	\$ 232,000.00	\$ 5,800.00
50 Acres	\$ 290,000.00	\$ 5,800.00
100 Acres	\$ 580,000.00	\$ 5,800.00

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
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Average per SqFt=>	\$0.00
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Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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