

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 01.RESIDENTIAL, Last Edited: 01/24/2024

Rates for Rate Table 'RES. TABLE ', (Acres)
SITE UP TO 1 AC: 12,000
ADDITIONAL ACRS: 2,500
TILLABLE : 4,900
WOODS : 2,500
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 01/24/2024

Rates for Rate Table 'AGRIC TABLE', (Acres)
SITE : 12,000
TILLABLE : 4,900
PASTURE : 2,500
WOODS : 2,500
R/W : 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 12/21/2022

Rates for Rate Table 'INDUST. TABLE ', (Acres)
GRAVEL : 4,700
ROAD R/W : 0
: 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/24/2024

Rates for Rate Table 'RATE TABLE 4', (Acres)
SITE UP TO 1 AC: 32,000
ADDITIONAL ACRG: 6,100

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/24/2024

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Units)
SITE : 17,000

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/06/2022

Rates for Rate Table 'TABLE 48 SNYDERS MAN', (Units)
SITE : 9,800

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'MUNGERVILLE ' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 99.MIDDLEBURY PERSONAL, Last Edited: 01/06/2022

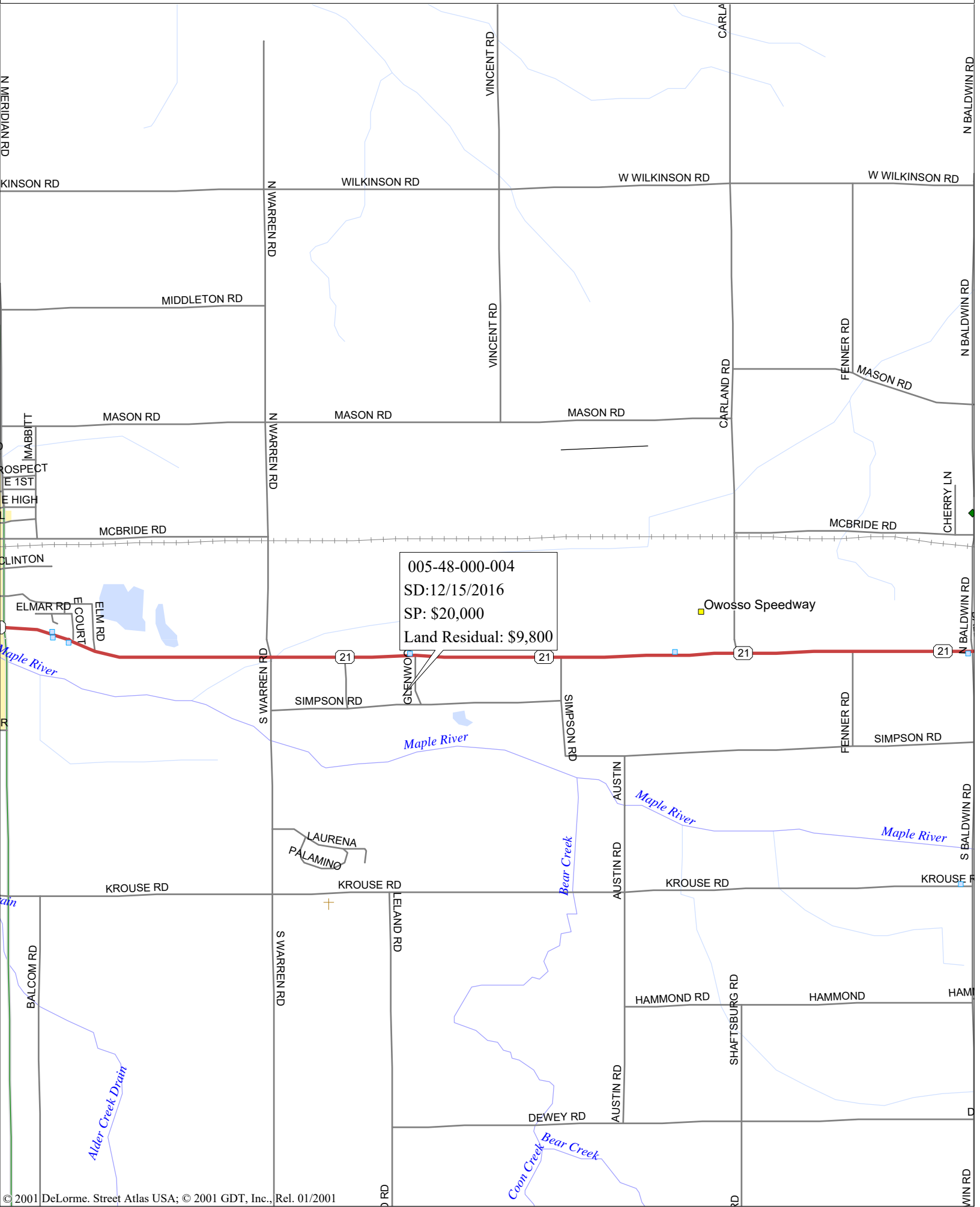
Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

2024 Middlebury Township Land Sales Analysis Snyder's Manor Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Liber/Page
005-48-000-004	175 Glenwood	12/15/2016	\$20,000.00	WD	ARMS LENGTH	\$9,800.00	1229/226

Used: **\$9,800** Per Site

2024 Middlebury Twp Snyder's Manor Res Lot Land Sales



2024 Middlebury Township Land Sales Analysis

Rural Residential / Mungerville Residential Lot FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when S Building Value	Land Residual Acres	Dollars/FF	Dollars/Acre	Liber/Page
005-52-000-007	557 N BALDWIN RD	8/24/2018	\$72,000	\$72,000	\$21,200	\$13,800	0.3	569.7	\$46,000 1249/817
005-52-000-010	593 N BALDWIN RD	12/4/2019	\$45,000	\$45,000	\$25,900	\$1,200	0.45	12.12	\$2,667 1263/0828
Totals:			\$117,000	\$117,000	\$47,100	\$15,000	0.75	\$582	\$48,667

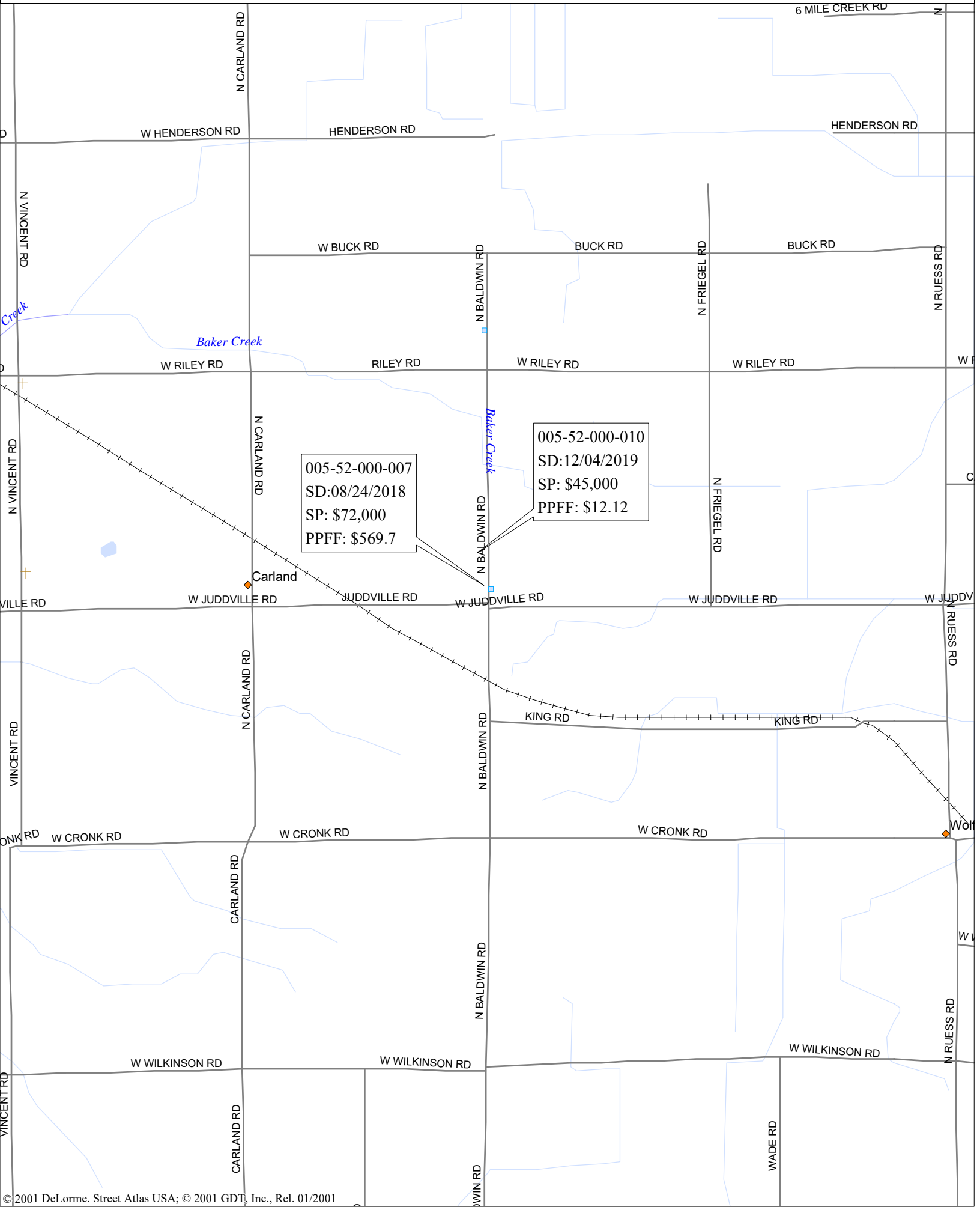
Sale. Ratio = 40.25641026

Std. Dev. => 10182.33765

Average per FF: **\$90.91** per Net Acre Average \$20,000

Used: \$91.00 Per FF

2024 Middlebury Twp Rural Res Mungerville Res Lot FF



2024 Middlebury Township Residential Land Sales Analysis Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Liber/Page
005-09-200-005	WARREN RD	9/24/2021	\$8,000	WD	ARMS LENGTH	0.57	1287/0865
005-16-200-001-25	9212 MC BRIDE RD	5/10/2021	\$20,000	WD	ARMS LENGTH	1.66	1282/0827
005-16-200-001-15	9050 MASON RD	1/28/2018	\$16,500	WD	ARMS LENGTH	1.66	1242/485
005-28-100-004-05	Balcomb Rd	5/19/2016	\$16,000	WD	ARMS LENGTH	1.21	1223/59

Totals: \$60,500 5.10

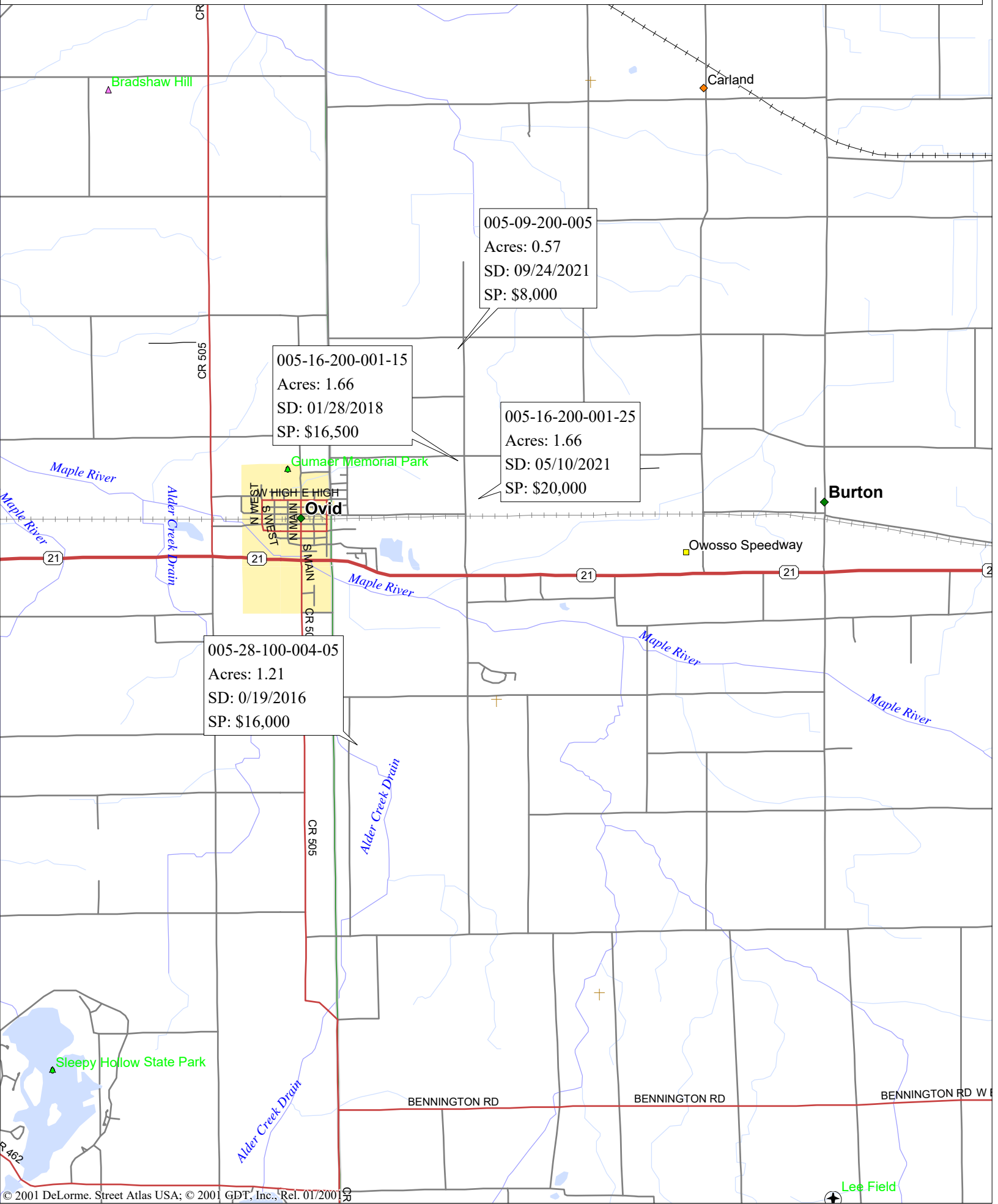
\$11,862.75

Price Per Lot:

\$12,000

Used:

2024 Middlebury Twp Residential Lot Land Sales



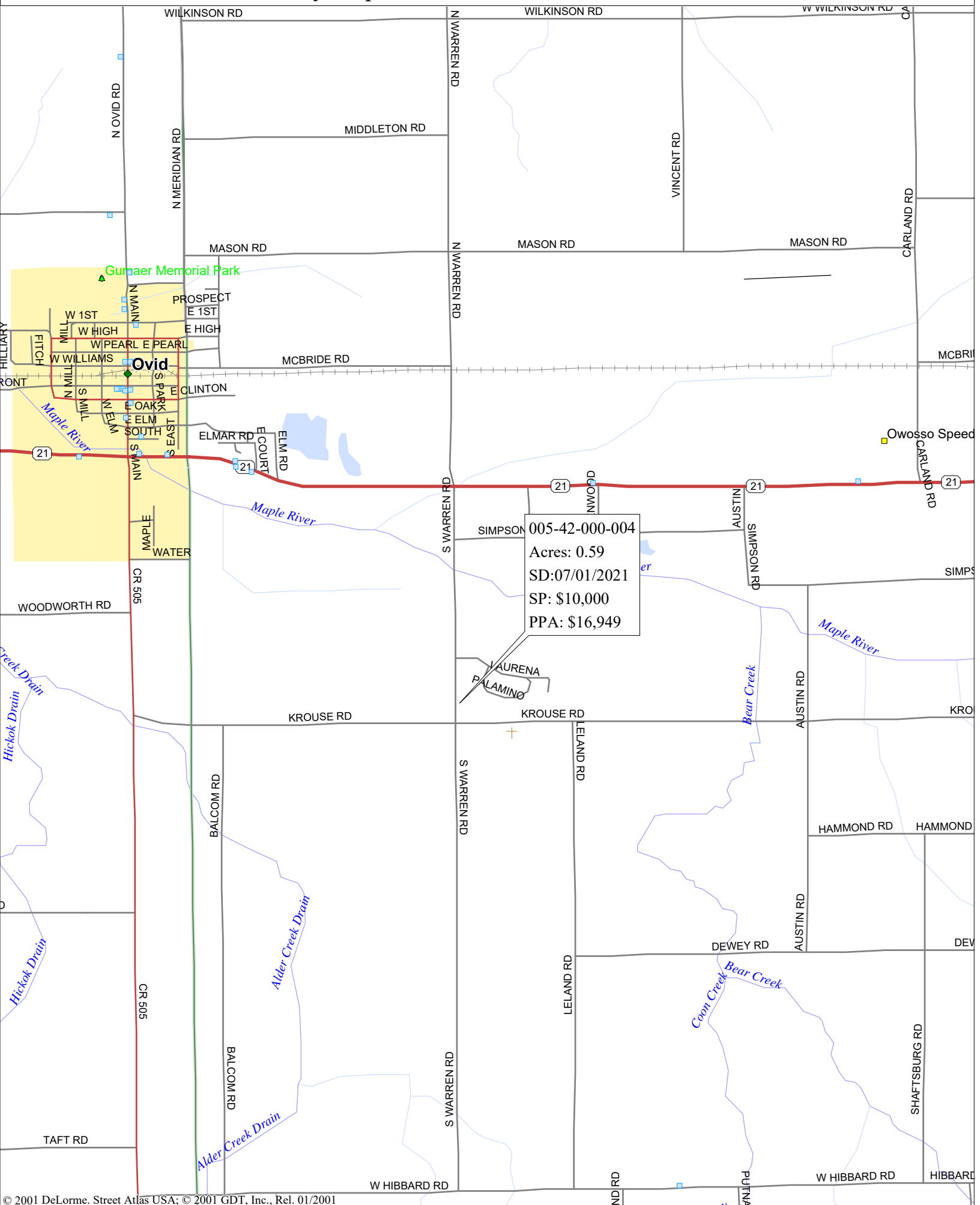
2024 Middlebury Township Land Sales Analysis

Golden Stallion Estates Residential Lot

Parcel Number	Street Address	List Date	Sale Price	Acres	Dollars/Acre	L/P
005-42-000-004	V/L WARREN RD	7/1/2021	\$10,000	0.59	\$16,949	1285/0325

Used: **\$17,000** Per Lot

2024 Middlebury Twp Golden Stallion Estates Res Lot Land Sales



2024 Middlebury Township Additional/Pasture/Woods Land Sales Analysis

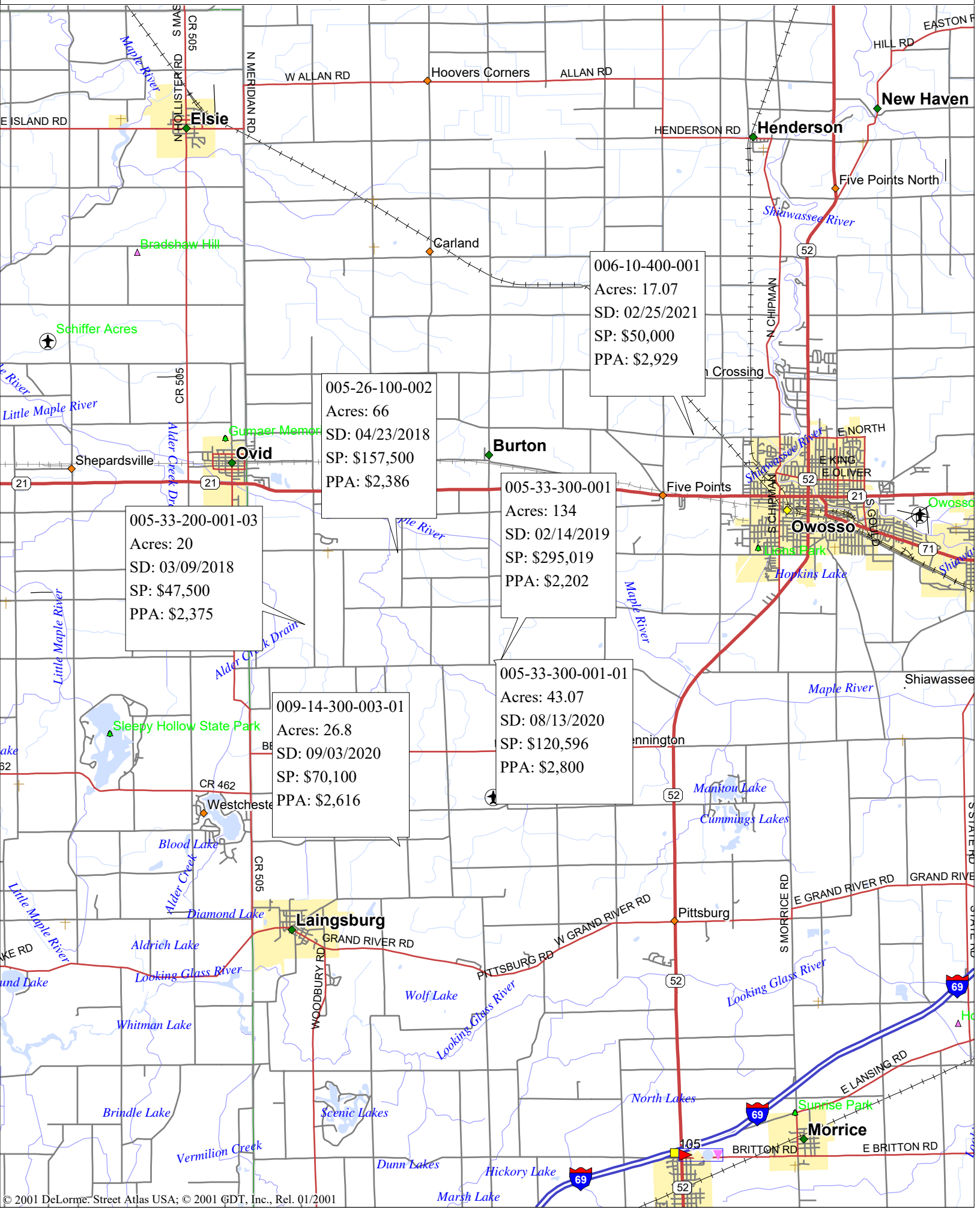
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
006-10-400-001	MASON RD	2/25/2021	\$50,000.00	WD	03-ARM'S LENGTH	17.07	\$2,929	1279/641
009-14-300-003-01	PARKER RD	9/3/2020	\$70,100.00	WD	03-ARM'S LENGTH	26.8	\$2,616	1272/805
005-33-300-001-01	BALCOM RD	8/13/2020	\$120,596.00	WD	03-ARM'S LENGTH	43.07	\$2,800	1272/0782
005-33-300-001	HIBBARD RD	2/14/2019	\$295,019.00	WD	03-ARM'S LENGTH	134	\$2,202	1254/122
005-26-100-002	KROUSE RD	4/23/2018	\$157,500.00	WD	03-ARM'S LENGTH	66	\$2,386	1245/584
005-33-200-001-03	2044 WARREN RD	3/9/2018	\$47,500.00	WD	03-ARM'S LENGTH	20	\$2,375	1243/697
Totals:						306.94	\$2,551	

Average Per Acre:
Used:

\$2,413

\$2,500

2024 Middlebury Twp Additional Pasture & Woods Land Sales



006-10-400-001
 Acres: 17.07
 SD: 02/25/2021
 SP: \$50,000
 PPA: \$2,929

005-26-100-002
 Acres: 66
 SD: 04/23/2018
 SP: \$157,500
 PPA: \$2,386

005-33-300-001
 Acres: 134
 SD: 02/14/2019
 SP: \$295,019
 PPA: \$2,202

005-33-200-001-03
 Acres: 20
 SD: 03/09/2018
 SP: \$47,500
 PPA: \$2,375

005-33-300-001-01
 Acres: 43.07
 SD: 08/13/2020
 SP: \$120,596
 PPA: \$2,800

009-14-300-003-01
 Acres: 26.8
 SD: 09/03/2020
 SP: \$70,100
 PPA: \$2,616

2024 Middlebury Township Tillable Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
005-23-100-002-02	SIMPSON RD	6/30/2023	\$900,000	WD	ARMS LENGTH	176	\$5,114	1309/0129
005-28-100-004-01	KROUSE RD	4/7/2023	\$165,000	WD	ARMS LENGTH	32	\$5,156	1306/0303
005-28-200-002-07	WARREN RD	4/21/2023	\$280,720	WD	ARMS LENGTH	67.68	\$4,148	1306/0795
Totals:			\$1,345,720			275.68	\$14,417	

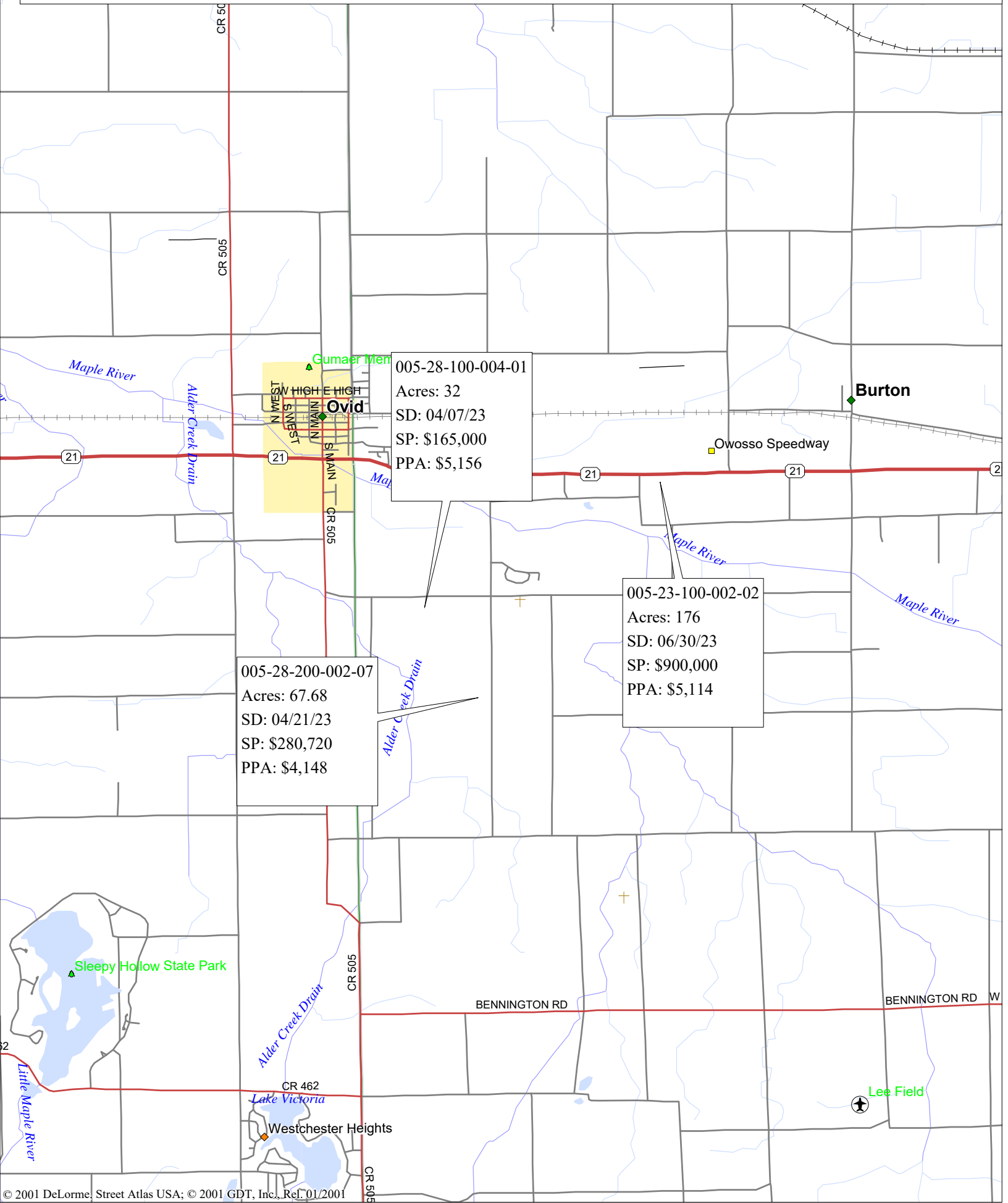
Average Per Acre:

\$4,881

Used:

\$4,900

2024 Middlebury Twp Tillable Land Sales Analysis



2024 Middlebury Township Commercial Site Sales Analysis

Parcel Number	Street Address	Sale Date	Adj %	Adj. Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sal	Cur. Appraisal
004-12-400-002	7103 SHERIDA	08/29/19			\$220,000	MLC	03-ARM'S LENG	\$220,000	\$99,900	45.41	\$219,229
014-45-010-000	BENNETT	11/25/20			\$53,000	WD	03-ARM'S LENG	\$53,000	\$12,000	22.64	\$19,687
007-14-400-004	KERBY	03/22/21			\$33,000	WD	03-ARM'S LENG	\$33,000	\$14,200	43.03	\$40,757
010-22-300-007	6987 M-52	01/11/18	0.0026	4/1/2020	\$55,000	WD	03-ARM'S LENG	\$58,718	\$24,200	41.21	\$60,745
007-27-300-003	3497 E M-71	04/27/18	0.0026	4/1/2020	\$114,900	WD	03-ARM'S LENG	\$121,771	\$41,000	33.67	\$119,924
026-70-008-000	E M21	07/18/18	0.0026	4/1/2020	\$25,000	WD	03-ARM'S LENG	\$26,300	\$15,400	58.56	\$19,744
006-15-400-013	2030 W M21	10/02/18	0.0026	4/1/2020	\$230,000	MLC	03-ARM'S LENG	\$240,166	\$108,600	45.22	\$236,875
008-38-061-000	11941 M21	08/27/19			\$540,000	WD	03-ARM'S LENG	\$540,000	\$353,100	65.39	\$440,877
Totals:								\$1,292,955	\$668,400		\$1,157,838

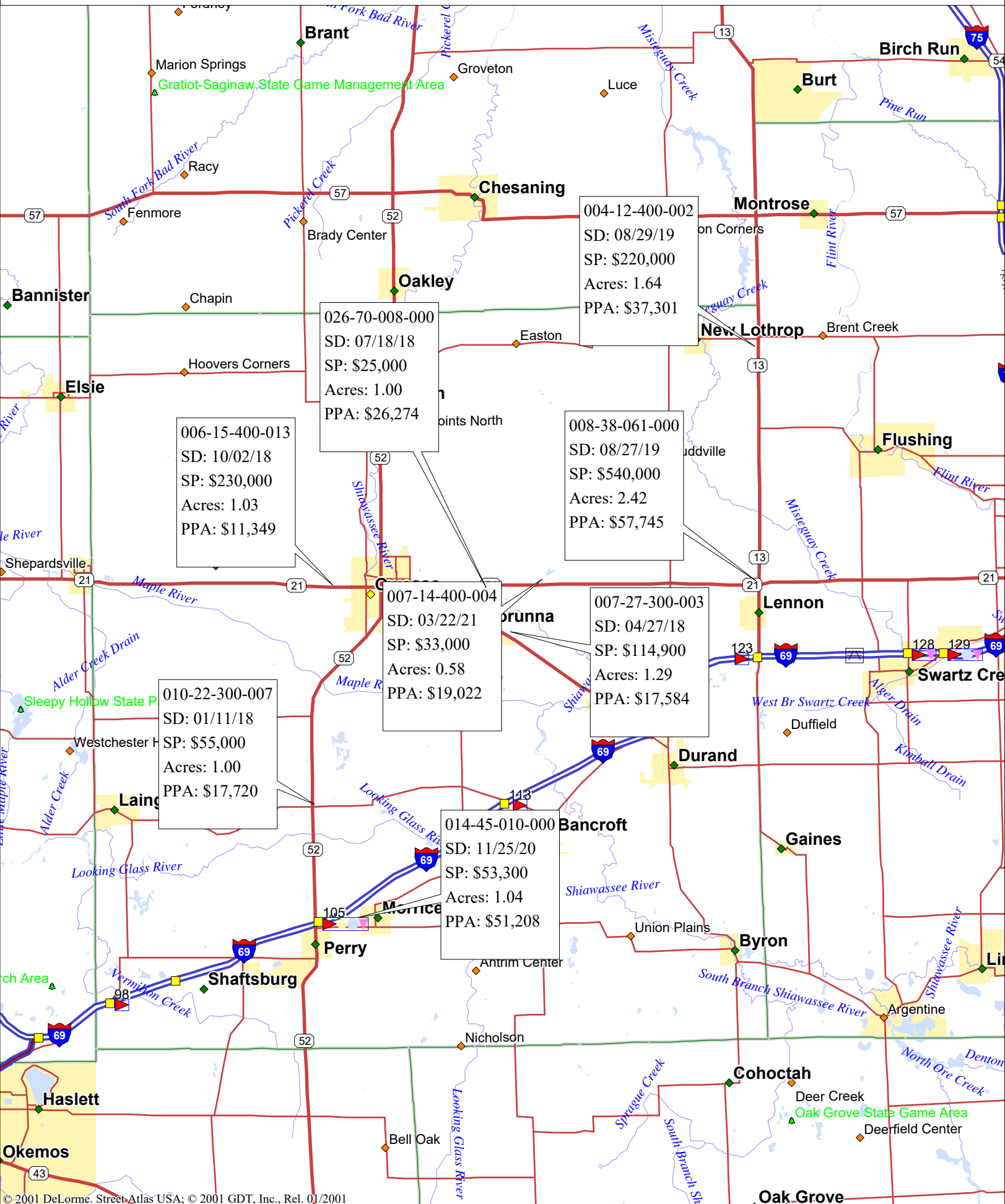
Average Per Acre:

\$31,978

Used:

\$32,000

2024 Middlebury Twp Commercial Site Sales



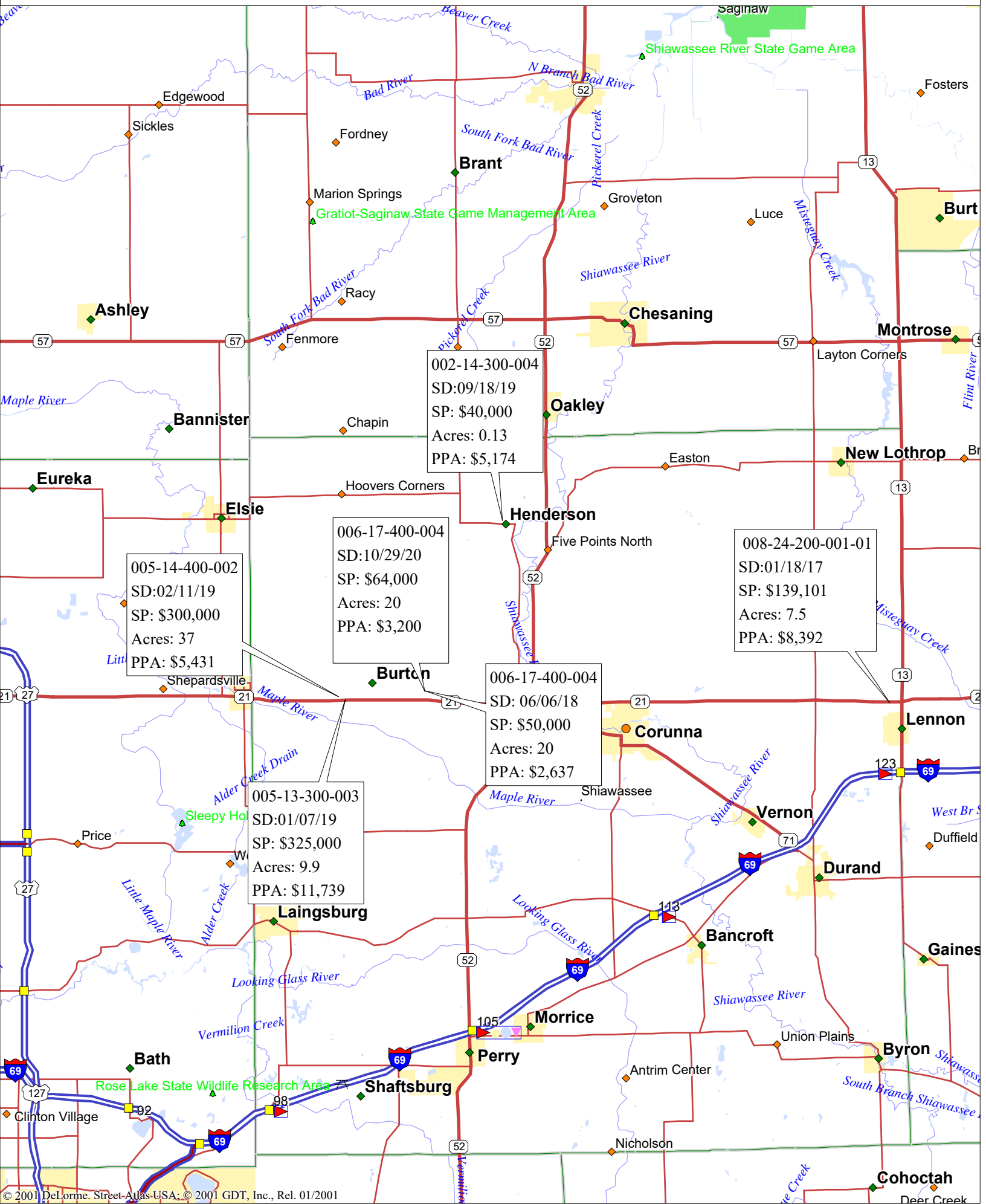
2024 Middlebury Township Commercial - Additional Acres Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Net Acres	Sq. Ft.	Dollars/Acre	
006-17-400-004	SHERMAN	06/06/18	\$50,000	WD	20.00	871,200	\$2,637	
006-17-400-004	SHERMAN	10/29/20	\$64,000	WD	20.00	871,200	\$3,200	
005-14-400-002	7204 M21	02/11/19	\$300,000	WD	37.00	1,611,720	\$5,431	
002-14-300-004	BINGHAM	09/18/19	\$40,000	WD	1.53	66,647	\$5,174	
008-24-200-001-01	11602 M21	01/18/17	\$139,101	WD	7.50	326,700	\$8,392	
005-13-300-003	6990 M21	01/07/19	\$325,000	LC	9.90	431,244	\$11,739	
Total:							\$918,101	95.93

Average Per Acre: \$6,095

Used: \$6,100

2024 Middlebury Twp Commercial Additional Acres Sales



2024 Gravel Pit Land Sales Analysis - Middlebury Township

Parcel #:	Date:	Price:	Acres:	Liber/Page	Price Per Acre
100-018-200-030-00	3/26/2017	\$60,000	17.20	5252642	\$3,488.37
060-032-400-015-00	10/16/2019	\$440,000	80.00	5284978	\$5,500.00
140-013-400-005-00	6/2/2020	\$340,000	80.48	5300689	\$4,224.65

Totals: \$840,000 177.68 Average PPA: **\$4,727.60**

Used: \$4,700.00

2024 Middlebury Twp Gravel Pit Land Sales

