

2026 Mayfield Township ag land rate 1-1.99

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
09-018-008-00	8200 COUNTY ROAD 633	03/04/24	\$247,500	WD	\$247,500	\$97,909	1.93	1.93	\$50,730
09-018-009-00	8224 COUNTY ROAD 633	09/01/22	\$127,000	WD	\$127,000	\$69,945	0.74	0.37	\$94,905
Totals:			\$374,500		\$374,500	\$167,854	2.67	2.30	
							Average	Average	
							per Net Acre=	62,937.38	per SqFt=>

used 1 acre 63000

used 1.5 acre 50000

2026 Mayfield Township AG land rate 2-3.99 acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-003-008-01	2710 W M 113	04/28/23	WD	\$160,000	\$53,199	\$31,375	2.07	2.07	\$25,700	GENERAL TWP
09-005-003-13	4277 HAMLIN RD	06/14/23	WD	\$445,000	\$65,662	\$42,257	2.55	2.55	\$25,750	GENERAL TWP
09-009-019-03	7670 HANNAH RD	06/24/22	WD	\$40,000	\$40,000	\$33,606	2.07	2.07	\$19,324	GENERAL TWP
09-012-011-01	7898 HENCY RD	11/22/22	WD	\$225,000	\$72,648	\$42,865	2.50	2.50	\$29,059	GENERAL TWP
09-028-007-56	3013 W HAMMER RD	08/28/23	WD	\$120,000	\$71,815	\$40,806	2.50	2.50	\$28,726	GENERAL TWP
09-032-012-02	4678 W COUNTY LINE RD	12/12/22	WD	\$34,900	\$17,835	\$39,950	2.33	2.33	\$7,655	GENERAL TWP
09-032-012-03	4640 W COUNTY LINE RD	03/10/23	WD	\$34,900	\$34,900	\$42,257	2.33	2.33	\$14,979	GENERAL TWP
Totals:				\$1,059,800	\$356,059	\$273,116	16.35	16.35		
							Average			
							per Net Acre=>		21,777.31	
							use 21000			

2026 Mayfield Township AG land rate 4-6 acres

Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
7478 HANNAH RD	07/07/23	\$60,000	WD	\$60,000	\$60,000	\$31,400	5.01	5.01	\$11,983	GENERAL TWP
7222 RAHE RD	07/29/22	\$300,000	WD	\$300,000	\$62,862	\$33,982	5.00	5.00	\$12,572	GENERAL TWP
SCHICHTEL RD	07/05/22	\$50,000	WD	\$50,000	\$50,000	\$41,160	6.00	6.00	\$8,333	GENERAL TWP
RAHE RD	08/30/23	\$65,000	WD	\$65,000	\$65,000	\$45,107	4.42	4.42	\$14,706	GENERAL TWP
7669 RAHE RD	11/21/23	\$405,000	WD	\$405,000	\$120,389	\$33,452	5.14	5.14	\$23,422	GENERAL TWP
3766 W CENTER RD	08/02/22	\$365,000	WD	\$365,000	\$106,704	\$33,982	5.00	5.00	\$21,341	GENERAL TWP
9090 S M 37	07/25/22	\$383,000	WD	\$383,000	\$76,000	\$58,227	4.13	4.13	\$18,402	GENERAL TWP
GRAND VALLEY LN	12/04/23	\$55,000	WD	\$55,000	\$55,000	\$31,189	5.00	5.00	\$11,000	GENERAL TWP
GRAND VALLEY	06/13/23	\$69,900	WD	\$69,900	\$69,900	\$50,573	4.65	4.31	\$15,032	GENERAL TWP
5510 W COUNTY LINE RD	09/29/23	\$275,000	WD	\$275,000	\$120,355	\$43,713	4.54	4.54	\$26,510	GENERAL TWP
3720 W COUNTY LINE RD	07/15/22	\$60,000	WD	\$60,000	\$30,232	\$34,912	5.00	5.00	\$6,046	GENERAL TWP
Totals:		\$2,087,900		\$2,087,900	\$816,442	\$437,697	53.89	53.55		
							Average	Average	Average	
							per FF=>	per Net Acre=	per SqFt=>	15,151.00

Used 15000

Used 12500 for 5 acres

2026 Mayfield Township AG land rate 6.01-8.99 acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-005-001-10	4205 HAMLIN RD	07/05/22	OTH	\$188,100	\$55,462	\$43,099	7.37	7.37	\$7,525	GENERAL TWP
09-012-007-00	7110 HENCY RD	04/14/23	WD	\$100,000	\$44,779	\$35,635	8.65	8.65	\$5,177	GENERAL TWP
09-018-002-07	8088 PALOMINO DR	10/05/23	WD	\$400,000	\$111,466	\$34,710	6.01	6.01	\$18,547	GENERAL TWP
09-031-003-15	COUNTY ROAD 633	06/20/23	WD	\$36,000	\$36,000	\$36,208	7.28	7.28	\$4,943	GENERAL TWP
09-032-004-10	11157 S M 37	01/13/23	WD	\$155,000	\$111,758	\$42,846	8.75	8.75	\$12,772	GENERAL TWP
09-032-012-05	4622 W COUNTY LINE RD	04/21/23	WD	\$54,900	\$54,900	\$35,433	6.51	6.51	\$8,433	GENERAL TWP
Totals:				\$934,000	\$414,365	\$227,931	44.57	44.57		
							Average			
							per Net Acre:		9,296.32	

Used 9000

2026 Mayfield Township AG land rate 9-14.99 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-002-001-20	1299 CLOUS RD	03/03/22	\$150,000	WD	\$150,000	\$80,197	\$49,146	10.40	10.40	\$7,711	GENERAL TWP
09-004-010-60	6916 JASPER TRL	04/08/21	\$49,000	WD	\$49,000	\$49,000	\$49,001	10.12	10.12	\$4,842	GENERAL TWP
09-007-010-00	5740 HARRAND RD	01/07/22	\$305,010	WD	\$305,010	\$136,769	\$46,047	10.00	10.00	\$13,677	GENERAL TWP
09-016-009-04	3950 W CENTER RD	07/28/21	\$100,000	WD	\$100,000	\$100,000	\$62,209	12.08	12.08	\$8,278	AG VALUE
09-020-011-10	IRVIN RD	05/06/22	\$39,900	WD	\$39,900	\$39,900	\$24,210	10.00	10.00	\$3,990	GENERAL TWP
09-020-011-10	IRVIN RD	03/08/23	\$47,000	WD	\$47,000	\$47,000	\$51,630	10.00	10.00	\$4,700	GENERAL TWP
09-022-013-10	2332 W HAMMER RD	10/20/21	\$28,000	WD	\$28,000	\$2,805	\$47,403	10.04	10.04	\$279	GENERAL TWP
09-030-008-01	10625 COUNTY ROAD	03/27/23	\$296,000	WD	\$296,000	\$166,887	\$70,010	13.56	13.56	\$12,307	GENERAL TWP
Totals:			\$1,014,910		\$1,014,910	\$622,558	\$399,656	86.20	86.20		
								Average			
								per Net Acre=>		7,222.25	
										Used 7000	

2026 Mayfield Township AG land rate 15-27 acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-005-003-20	4439 HAMLIN RD	11/08/23	MLC	\$75,000	\$75,000	\$99,501	22.82	22.82	\$3,287	AG VALUE
09-012-004-00	7421 HENCY RD	05/11/23	WD	\$361,000	\$234,918	\$141,269	15.00	15.00	\$15,661	GENERAL TWP
09-019-020-22	S M37	10/29/21	WD	\$75,000	\$75,000	\$90,002	20.38	20.38	\$3,680	GENERAL TWP
09-021-008-14	10008 HANNAH RD	02/04/22	WD	\$235,000	\$146,379	\$79,387	17.18	17.18	\$8,520	GENERAL TWP
09-023-011-00	1540 W HAMMER RD	05/28/21	WD	\$300,000	\$166,299	\$78,852	16.03	16.03	\$10,374	GENERAL TWP
09-036-002-00	293 W BARRATT RD	09/22/22	WD	\$470,000	\$117,061	\$88,121	20.00	20.00	\$5,853	GENERAL TWP
Totals:				\$1,516,000	\$814,657	\$577,132	111.41	111.41		
							Average per Net Acre=>		7,312.24	

Used 7000

2026 Mayfield Township Ag land rate 28 and up acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-001-008-00	600 W M 113	05/17/24	WD	\$410,000	\$329,261	\$160,957	54.90	54.90	\$5,997	GENERAL TWP
09-002-013-00	1060 W M 113	03/06/23	WD	\$650,000	\$519,746	\$394,004	119.04	79.00	\$4,366	AG VALUE
09-006-014-10	5254 MILLER RD	09/03/21	WD	\$405,000	\$71,445	\$101,524	30.00	30.00	\$2,382	GENERAL TWP
09-009-010-00	7305 S M 37	03/14/22	WD	\$300,000	\$300,000	\$150,290	78.01	78.01	\$3,846	GENERAL TWP
09-009-022-00	3120 HARRAND RD	05/14/21	WD	\$260,000	\$81,104	\$104,288	37.05	37.05	\$2,189	GENERAL TWP
09-011-001-00	W M 113	03/06/23	WD	\$650,000	\$530,087	\$394,004	119.04	40.04	\$4,453	AG VALUE
09-011-003-12	RAHE RD	11/20/24	WD	\$200,000	\$200,000	\$106,577	28.86	28.86	\$6,930	GENERAL TWP
09-014-013-00	8565 RAHE RD	08/13/21	OTH	\$260,000	\$103,140	\$122,695	41.00	41.00	\$2,516	GENERAL TWP
09-021-005-13	9655 MICHAELS RD	08/26/22	WD	\$79,000	\$79,000	\$146,229	30.20	10.06	\$2,616	GENERAL TWP
09-030-005-20	10171 COUNTY ROAD 633	08/11/23	WD	\$600,000	\$194,250	\$88,170	28.96	28.96	\$6,708	GENERAL TWP
Totals:				\$3,814,000	\$2,408,033	\$1,768,738	567.06	427.88		

4,246.52

Used 4200

2026 Mayfield Township Comm land rate 20-30 acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-005-003-20	4439 HAMLIN RD	11/08/23	MLC	\$75,000	\$75,000	\$99,501	22.82	22.82	\$3,287	AG VALUE
09-012-004-00	7421 HENCY RD	05/11/23	WD	\$361,000	\$234,918	\$141,269	15.00	15.00	\$15,661	GENERAL TWP
09-019-020-22	S M37	10/29/21	WD	\$75,000	\$75,000	\$90,002	20.38	20.38	\$3,680	GENERAL TWP
09-021-008-14	10008 HANNAH RD	02/04/22	WD	\$235,000	\$146,379	\$79,387	17.18	17.18	\$8,520	GENERAL TWP
09-023-011-00	1540 W HAMMER RD	05/28/21	WD	\$300,000	\$166,299	\$78,852	16.03	16.03	\$10,374	GENERAL TWP
09-036-002-00	293 W BARRATT RD	09/22/22	WD	\$470,000	\$117,061	\$88,121	20.00	20.00	\$5,853	GENERAL TWP
Totals:				\$1,516,000	\$814,657	\$577,132	111.41	111.41		
							Average per Net Acre=>		7,312.24	

Used 7000

Mayfield 40-up comm acre rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
09-036-002-00	293 W BARRATT RD	09/22/22	\$470,000	WD	\$470,000	\$117,061	20.00	20.00	\$5,853
09-030-005-10	10091 COUNTY ROAD 633	07/29/22	\$549,900	WD	\$549,900	\$258,875	30.00	30.00	\$8,629
09-014-001-00	RAHE RD	02/24/21	\$650,000	WD	\$650,000	\$640,204	160.00	80.00	\$4,001
Totals:			\$1,669,900		\$1,669,900	\$1,016,140	210.00	130.00	
							Average		
							per Net Acre=>	6,655.00	

Used \$6650

KINGSFIELD ESTATES LAND VALUE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Land Table
09-500-007-00	9173 KINGSFIELD DR	5/10/2023	\$315,000	WD	\$315,000	\$74,050	KINGSFIELD ESTATES (2025)
09-500-012-00	KINGSFIELD DR	8/23/2023	\$20,000	WD	\$20,000	\$20,000	KINGSFIELD ESTATES (2025)
09-500-020-00	9369 KINGSFIELD DR	9/29/2023	\$310,000	WD	\$310,000	\$92,053	KINGSFIELD ESTATES (2025)
09-500-024-00	9417 KINGSFIELD DR	2/28/2025	\$335,000	WD	\$335,000	\$62,641	KINGSFIELD ESTATES (2025)
09-500-035-00	9310 KINGSFIELD DR	12/12/2024	\$349,900	WD	\$349,900	\$71,292	KINGSFIELD ESTATES (2025)
Totals:			\$1,329,900		\$1,329,900	\$320,036	

USED 64000

Centerplace land values 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Land Table
09-310-004-00	2148 LAREDO DR UNIT 4	06/11/21	\$254,500	WD	\$254,500	\$51,023	\$54,301	CENTER PLACE
09-310-019-00	9563 HOLLOWBROOK TRL	05/21/21	\$49,000	WD	\$49,000	\$49,000	\$60,201	CENTER PLACE
09-310-020-00	9593 HOLLOWBROOK TRL	12/21/21	\$59,900	WD	\$59,900	\$59,900	\$60,695	CENTER PLACE
09-310-027-00	2310 REMINGTON DR	02/28/22	\$305,000	WD	\$305,000	\$91,194	\$54,301	CENTER PLACE
09-310-028-00	2288 REMINGTON DR	04/06/21	\$209,900	WD	\$209,900	\$16,493	\$54,301	CENTER PLACE
09-310-029-00	2266 REMINGTON DR	03/11/22	\$279,900	WD	\$279,900	\$58,059	\$54,301	CENTER PLACE
09-310-045-00	9151 CENTER PLACE DR	10/21/22	\$286,600	WD	\$286,600	\$85,338	\$54,301	CENTER PLACE
Totals:			\$1,444,800		\$1,444,800	\$411,007	\$392,401	
09-310-018-00	9531 HOLLOWBROOK TRL	08/16/24	\$100,000	WD	\$100,000	10.85 ACRES Used	\$9208 PER ACRE	Site value use 56,000

MAYFIELD TOWNSHIP RES RATE 28 AND UP ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-011-003-12	RAHE RD	11/20/2024	\$200,000	WD	\$200,000	\$200,000	\$124,736	28.86	28.86	\$6,930	GENERAL TWP
09-021-005-12	9655 MICHAELS RD	8/26/2022	\$79,000	WD	\$79,000	\$79,000	\$146,229	30.20	10.07	\$2,616	GENERAL TWP
09-030-005-10	10091 COUNTY ROAD 633	7/29/2022	\$549,900	WD	\$549,900	\$137,936	\$112,740	30.00	30.00	\$4,598	GENERAL TWP
09-030-005-10	10091 COUNTY ROAD 633	1/10/2024	\$525,000	WD	\$525,000	\$113,036	\$112,740	30.00	30.00	\$3,768	GENERAL TWP
09-030-005-20	10171 COUNTY ROAD 633	8/11/2023	\$600,000	WD	\$600,000	\$48,605	\$156,976	28.96	28.96	\$1,678	GENERAL TWP
Totals:			\$1,953,900		\$1,953,900	\$578,577	\$653,421	148.02	127.89		
								Average			
								per Net Acre=>		3,908.78	

USED 3900

2026 MAYFIELD TOWNSHIP RES LAND RATE 9-14.99

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-001-006-04	BANCROFT RD	2/14/2025	\$90,000	WD	\$90,000	\$90,000	\$71,750	10.25	10.25	\$8,780	GENERAL TWP
09-010-014-20	HARRAND RD	8/9/2024	\$50,000	WD	\$50,000	\$50,000	\$55,328	10.00	10.00	\$5,000	GENERAL TWP
09-010-014-30	HARRAND RD	8/9/2024	\$50,000	WD	\$50,000	\$50,000	\$55,328	10.00	10.00	\$5,000	GENERAL TWP
09-017-003-10	4311 CARO LN	6/18/2024	\$775,000	WD	\$775,000	\$146,505	\$87,780	12.54	12.54	\$11,683	GENERAL TWP
09-018-002-04	8204 PALOMINO DR	12/22/2023	\$580,000	WD	\$580,000	\$67,016	\$69,722	9.88	9.88	\$6,782	GENERAL TWP
09-020-011-08	IRVIN RD	7/12/2024	\$50,000	WD	\$50,000	\$50,000	\$56,000	10.00	10.00	\$5,000	GENERAL TWP
09-020-011-10	IRVIN RD	3/8/2023	\$47,000	WD	\$47,000	\$47,000	\$70,000	10.00	10.00	\$4,700	GENERAL TWP
09-022-013-09	2120 W HAMMER RD	8/1/2024	\$75,000	WD	\$75,000	\$75,000	\$68,530	10.04	10.04	\$7,470	GENERAL TWP
09-025-012-01	944 W BARRATT RD	11/27/2023	\$699,000	WD	\$699,000	\$86,815	\$68,250	10.00	10.00	\$8,682	GENERAL TWP
09-032-015-10	4333 W ELLIOTT RD	5/23/2024	\$490,000	WD	\$490,000	\$93,145	\$66,080	10.01	10.01	\$9,305	GENERAL TWP
Totals:			\$2,906,000		\$2,906,000	\$755,481	\$668,768	102.72	102.72		
								Average			
								per Net Acre		7,354.69	

USED 7200

Mayfield Commercial land rate 2026 3-15 acres

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
09-004-009-02	6193 S M 37	03/14/24	WD	\$225,000	\$225,000	\$119,196	10.14	10.14	\$22,189	COMM-RURAL
09-004-009-04	S M 37	11/14/24	WD	\$150,000	\$150,000	\$92,565	6.22	6.22	\$24,116	COMM-RURAL
09-004-009-05	S M 37	09/06/24	WD	\$250,000	\$250,000	\$86,790	5.52	5.52	\$45,290	COMM-RURAL
09-004-009-06	S M 37	09/06/24	WD	\$250,000	\$250,000	\$86,790	5.52	6.69	\$45,290	COMM-RURAL
09-004-010-02	6819 S M 37	01/28/22	WD	\$136,000	\$136,000	\$96,526	6.88	6.88	\$19,767	COMM-RURAL
09-004-011-04	3828 W M 113	05/03/22	WD	\$57,000	\$57,000	\$48,544	3.46	3.46	\$16,474	COMM-RURAL
09-004-101-00	6819 S M 37	01/05/23	WD	\$300,000	\$227,373	\$1,038	6.88	6.88	\$33,048	COMM-RURAL
09-004-103-00	6819 S M 37 UNIT 3	01/05/23	WD	\$300,000	\$227,607	\$1,038	6.88	6.88	\$33,082	COMM-RURAL
09-004-115-00	6819 S M 37 UNIT 15	08/24/23	WD	\$424,000	\$424,000	\$1,149	6.88	6.88	\$61,628	COMM-RURAL
09-004-156-00	6819 S M 37 UNIT 56	07/11/23	WD	\$64,900	\$64,900	\$811	6.88	6.88	\$9,433	COMM-RURAL
09-004-159-00	6819 S M 37 UNIT 59	08/17/23	WD	\$64,000	\$64,000	\$811	6.88	6.88	\$9,302	COMM-RURAL
09-004-160-00	6819 S M 37 UNIT 60	09/14/23	WD	\$64,000	\$64,000	\$811	6.88	6.88	\$9,302	COMM-RURAL
09-004-161-00	6819 S M 37 UNIT 61	08/21/23	WD	\$84,900	\$84,900	\$811	6.88	6.88	\$12,340	COMM-RURAL
09-004-163-00	6819 S M 37 UNIT 63	09/26/23	WD	\$90,000	\$90,000	\$811	6.88	6.88	\$13,081	COMM-RURAL
09-004-170-00	6819 S M 37 UNIT 70	09/13/24	WD	\$114,900	\$54,509	\$823	6.88	6.88	\$7,923	COMM-RURAL
09-005-013-01	S M 37	09/27/24	WD	\$320,000	\$320,000	\$171,838	13.13	12.13	\$24,372	COMM-RURAL
09-009-007-11	3791 W M 113	03/24/22	WD	\$600,000	\$155,885	\$130,760	10.00	10.00	\$15,589	COMM-RURAL
Totals:				\$3,494,700	\$2,845,174	\$841,112	122.79	122.96		
						Average per FF=>	Average per Net Acre=>	Average per SqFt=>		
								23,171.06		

Use 24000 1.5 to 7acre
used 23000 10 and 15 acre

Mayfield commercial 1.5-2.99acre rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Class
08-956-002-00	5677 GRAY RD	04/25/22	\$214,000	LC	\$214,000	\$198,259	14.91	14.91	\$13,300	001
09-004-010-02	6819 S M 37	01/29/22	\$136,000	WD	\$136,000	\$136,000	6.88	13.76	\$19,779	002
02-008-024-30	1788 S M 37	07/29/21	\$365,000	WD	\$365,000	\$83,764	2.38	2.38	\$35,239	201
02-029-008-20	4245 S M 37	08/06/21	\$100,000	WD	\$100,000	\$27,133	1.51	1.51	\$17,933	201
07-016-010-10	2120 J MADDY PKWY	12/28/22	\$450,000	WD	\$450,000	\$20,466	1.05	1.05	\$19,454	201
08-001-010-21	5625 GRAY RD	08/26/22	\$233,000	WD	\$233,000	\$32,130	1.65	1.65	\$19,496	201
09-009-007-11	3791 W M 113	03/24/22	\$600,000	WD	\$600,000	\$185,219	10.00	10.00	\$18,522	201
09-004-011-04	S M 113	05/03/22	\$57,000	WD	\$57,000	\$57,000	3.45	3.45	\$16,512	202
Totals:			\$2,155,000		\$2,155,000	\$739,971	41.83	48.71		
							Average		Average	
							per Net Acre=>	17,692.07	per SqFt=>	

Use \$17500