

GREENWOOD TOWNSHIP 2025 RES 1-1.5 ACRE RATE

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
2410-33-3303	2141 E 14 RI	03/02/23	\$75,000	03-ARM'S LENGTH	\$75,000	\$18,220	\$9,310	1.00	1.00	\$18,220	RES LAND VALUES	401
2410-35-1403	6501 N 35 R	09/27/22	\$77,000	03-ARM'S LENGTH	\$77,000	\$12,735	\$6,868	1.00	1.00	\$12,735	RES LAND VALUES	401
2410-35-4103	6481 N 35 R	10/06/23	\$150,000	03-ARM'S LENGTH	\$150,000	\$8,291	\$7,503	1.00	1.00	\$8,291	RES LAND VALUES	401
Totals:			\$302,000		\$302,000	\$39,246	\$23,681	3.00	3.00			
								Average				
								per Net Acre=		13,082.00		
								Use \$13082				

GREENWOOD TOWNSHIP 2025 RES 2-10 ACRES RATE

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Class
2410-24-3401		06/13/22	\$23,500	03-ARM'S LENGTH	\$23,500	\$7,700	\$23,500	\$15,300	3.50	\$6,714	4010	402
2410-28-4102	7301 N 31 RD	06/23/22	\$185,000	03-ARM'S LENGTH	\$185,000	\$35,200	\$115,608	\$44,589	10.00	\$11,561	4010	401
2410-33-4403		03/01/24	\$20,000	03-ARM'S LENGTH	\$20,000	\$11,100	\$20,000	\$28,755	6.07	\$3,295	4010	402
2410-34-4406		03/19/24	\$18,300	03-ARM'S LENGTH	\$18,300	\$6,200	\$18,300	\$12,479	2.50	\$7,320	4010	402
2410-35-1304		08/03/22	\$45,000	03-ARM'S LENGTH	\$45,000	\$10,000	\$45,000	\$34,097	6.84	\$6,579	4010	402
2410-36-2104		03/24/23	\$11,000	03-ARM'S LENGTH	\$11,000	\$7,400	\$11,000	\$24,200	5.00	\$2,200	4010	402

Totals: \$302,800 \$302,800 \$77,600 \$233,408 \$159,420 33.91

Average

per Net Acre=> 6,883.16

Use \$6883

GREENWOOD TOWNSHIP 2025 15-24.99 ACRES RATE

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
2111-15-4407		04/05/23	\$47,000	03-ARM'S LENG	\$47,000	\$47,000	12.71	\$3,698	402
2411-11-4309		06/13/22	\$50,000	03-ARM'S LENG	\$50,000	\$50,000	14.54	\$3,439	402
2110-07-4405		03/24/23	\$56,000	03-ARM'S LENG	\$56,000	\$56,000	15.66	\$3,576	402
2109-31-1101	(S 39 RD	08/22/22	\$67,500	03-ARM'S LENG	\$67,500	\$67,500	18.43	\$3,663	402
2410-26-2302	7510 N 33 F	01/19/22	\$333,720	03-ARM'S LENG	\$333,720	\$77,564	14.5	\$5,335	401
2410-34-1102	6601 N 33 F	06/24/22	\$285,000	03-ARM'S LENG	\$285,000	\$180,208	20.0	\$9,010	401
2310-33-4401	(57 N 31 RD	08/16/22	\$87,500	03-ARM'S LENG	\$87,500	\$87,500	19.75	\$4,430	402
2309-01-3404		07/22/22	\$80,000	03-ARM'S LENG	\$80,000	\$80,000	19.87	\$4,026	402
2311-23-1107		02/17/23	\$114,900	19-MULTI PARCI	\$114,900	\$114,900	20.54	\$5,594	402
2309-17-3201		08/10/23	\$65,000	03-ARM'S LENG	\$65,000	\$65,000	23.56	\$2,759	402
Totals:			\$705,650		\$705,650	\$705,650	179.60		
								Average	
								per Net Acre:	3,929.01
								USE \$3929	

Greenwood Township 2025 Res 25 Acres and up Rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
2410-23-4101-01	4721 E 10 RD	01/03/23	\$110,000	WD	\$110,000	\$110,000	\$108,145	39.73	39.73	\$2,769	RES LAND VALUES	402
2410-36-2302	5157 E 12 1/2 RD	12/24/23	\$265,000	WD	\$265,000	\$61,350	\$53,528	26.50	26.50	\$2,315	RES LAND VALUES	401
2410-36-4101	6301 N 37 RD	03/01/23	\$180,000	WD	\$180,000	\$130,240	\$103,436	40.00	40.00	\$3,256	RES LAND VALUES	401
2410-36-4201		12/08/23	\$105,000	WD	\$105,000	\$105,000	\$106,158	40.00	40.00	\$2,625	RES LAND VALUES	402
Totals:			\$660,000		\$660,000	\$406,590	\$371,267	146.23	146.23			
							Average	Average				
							per FF=>	per Net Acre=	2,780.48			
										USED \$2780		