

**Wilber Township Land Value Study**  
*April 1, 2023 - March 31, 2025*

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
110-030-300-006-00*	2520 OAK ST	10/11/23	WD	19-MULTI PARCEL	\$77,000	\$32,600	42.34	\$5,527	\$18,308	115.9	300.0	\$48
110-031-400-004-00	2660 CAMEL RD	05/06/24	WD	03-ARM'S LENGTH	\$134,500	\$51,200	38.07	\$43,502	\$22,933	145.1	167.0	\$300
110-031-400-005-00	CAMEL RD	08/22/23	WD	03-ARM'S LENGTH	\$6,500	\$4,200	64.62	\$6,500	\$14,700	93.0	167.0	\$70
112-M10-000-017-00*	4592 SHADY LANE	05/20/24	WD	19-MULTI PARCEL	\$107,000	\$63,400	59.25	\$1,342	\$35,366	223.8	336.0	\$6
112-M10-000-021-00	4578 SHADY LANE	10/20/23	WD	03-ARM'S LENGTH	\$130,000	\$37,000	28.46	\$46,508	\$22,103	139.9	168.0	\$332
112-S10-000-005-00	2785 MONUMENT RD	01/22/24	WD	03-ARM'S LENGTH	\$84,000	\$29,900	35.60	\$19,977	\$14,083	89.1	150.0	\$224
112-S10-000-017-00	2835 MONUMENT RD	01/03/25	WD	03-ARM'S LENGTH	\$120,500	\$51,800	42.99	\$22,402	\$21,124	133.7	150.0	\$168

**Totals:** **\$659,500**    **\$270,100**    **\$145,758**    **\$148,617**    **940.6**

**FF RATES  
N & S PART OF TWP**

Sale. Ratio => **40.96**    Average per FF=> **\$155**  
Std. Dev. => **12.96**  
**2025 FF RATE => \$158**    **2026 FF RATE => \$ 155**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
112-B10-000-136-00	2848 LEONE	05/15/24	WD	03-ARM'S LENGTH	\$125,000	\$50,800	40.64	\$13,385	\$15,800	100.0	200.0	\$134
112-W20-002-011-00	2588 GREENWOOD DR	09/27/24	WD	03-ARM'S LENGTH	\$150,000	\$60,800	40.53	\$21,975	\$20,279	128.3	150.0	\$171

**Totals:** **\$275,000**    **\$111,600**    **\$35,360**    **\$36,079**    **228.3**

**FF RATES  
SUBS LAKE INFL**

Sale. Ratio => **40.58**    Average per FF=> **\$155**  
Std. Dev. => **0.08**  
**2025 FF RATE => \$158**    **2026 FF RATE => \$ 155**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-029-200-001-20	CURTIS RD	09/06/24	WD	03-ARM'S LENGTH	\$12,000	\$3,600	30.00	\$12,000	\$6,300	1.00	1.00	\$12,000
111-020-100-001-50	882 E ESMOND RD	11/08/23	WD	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$26,176	\$12,600	2.00	2.00	\$13,088
111-018-200-005-00	3851 SHERMAN RD	11/19/24	WD	03-ARM'S LENGTH	\$215,000	\$69,400	32.28	\$36,274	\$22,650	3.75	3.75	\$9,673
111-018-300-008-00	3657 SHERMAN RD	11/07/23	WD	03-ARM'S LENGTH	\$207,000	\$56,400	27.25	\$84,995	\$29,000	5.00	5.00	\$16,999

**Totals:** **\$614,000**    **\$193,500**    **\$159,445**    **\$70,550**    **11.75**    **11.75**

**RESIDENTIAL  
1-9.99 ACRES**

Sale. Ratio => **31.51**    Average per Net Acre=> **\$155**  
Std. Dev. => **3.54**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-017-200-003-10	3928 N BROOKS RD	10/06/23	WD	03-ARM'S LENGTH	\$75,000	\$37,800	50.40	\$22,314	\$39,000	10.00	10.00	\$2,231
111-030-200-005-55	2890 WILBER RD	10/30/24	WD	03-ARM'S LENGTH	\$262,000	\$103,000	39.31	\$70,933	\$46,781	10.98	10.98	\$6,460
101-024-200-003-10	TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$50,000	\$30,600	61.20	\$50,000	\$61,140	10.38	10.38	\$4,817
101-024-200-003-20	TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$47,450	\$30,600	64.49	\$47,450	\$61,140	10.38	10.38	\$4,571
101-024-200-003-30	390 TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$49,900	\$30,600	61.32	\$49,900	\$61,140	10.38	10.38	\$4,807
101-024-200-003-40	TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$45,000	\$30,000	66.67	\$45,000	\$60,000	10.00	10.00	\$4,500
020-021-400-001-25	EAGLE DR	02/16/24	WD	03-ARM'S LENGTH	\$40,000	\$22,500	56.25	\$40,000	\$99,637	13.58	13.58	\$2,946
101-014-300-002-00	3097 N MILLER RD	05/10/24	WD	03-ARM'S LENGTH	\$125,000	\$47,600	38.08	\$125,000	\$90,000	20.00	20.00	\$3,125

**Totals:** **\$569,350**    **\$285,100**    **\$325,597**    **\$428,838**    **75.70**    **75.70**

**RESIDENTIAL  
10-39.99 ACRES**

Sale. Ratio => **50.07**    Average per Net Acre=> **\$155**  
Std. Dev. => **7.84**

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111-006-400-001-00	SHELLENBARGER TR	10/02/24	WD	03-ARM'S LENGTH	\$130,000	\$40,800	31.38	\$130,000	\$88,400	40.00	40.00	\$3,250
101-010-200-001-00	ANDERSON RD	02/19/25	WD	03-ARM'S LENGTH	\$145,000	\$60,000	41.38	\$145,000	\$120,000	40.00	40.00	\$3,625
020-018-200-002-10	3940 KEISER TR	09/04/24			\$210,000	\$108,000	51.43	\$155,753	\$164,000	80.00	80.00	\$1,947
<b>Totals:</b>					<b>\$485,000</b>	<b>\$208,800</b>		<b>\$430,753</b>	<b>\$372,400</b>	<b>160.00</b>	<b>160.00</b>	
<b>RESIDENTIAL 40-100 ACRES</b>							Sale. Ratio =>	<b>43.05</b>				Average
							Std. Dev. =>	<b>10.02</b>				per Net Acre=>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-025-200-003-00	2814 N KNUTE	05/24/23	WD	03-ARM'S LENGTH	\$395,000	\$148,800	37.67	\$286,421	\$235,620	154.00	154.00	\$1,860
020-018-200-002-15	OFF AUSTIN TRAIL	08/13/24	LC	03-ARM'S LENGTH	\$410,000	\$160,000	39.02	\$410,000	\$320,000	160.00	160.00	\$2,563
<b>Totals:</b>					<b>\$805,000</b>	<b>\$308,800</b>		<b>\$696,421</b>	<b>\$555,620</b>	<b>314.00</b>	<b>314.00</b>	
<b>RESIDENTIAL 100+ ACRES</b>							Sale. Ratio =>	<b>38.36</b>				Average
							Std. Dev. =>	<b>0.96</b>				per Net Acre=>
												<b>2,217.90</b>

**RESIDENTIAL ACREAGE**

ACRES	2026 PER ACRE	2025 PER ACRE	ACRES	2026 PER ACRE	2025 PER ACRE	ACRES	2026 PER ACRE	2025 PER ACRE	ACRES	2026 PER ACRE	2025 PER ACRE
1	\$ 13,500	\$ 6,300	3	\$ 8,000	\$ 6,200	10	\$ 4,300	\$ 3,900	30	\$ 3,200	\$ 2,800
1.5	\$ 13,000	\$ 6,300	4	\$ 7,500	\$ 6,000	15	\$ 4,100	\$ 3,800	40	\$ 2,600	\$ 2,600
2	\$ 12,500	\$ 6,300	5	\$ 7,000	\$ 5,800	20	\$ 3,900	\$ 3,700	50	\$ 2,400	\$ 2,400
2.5	\$ 12,000	\$ 6,300	7	\$ 6,500	\$ 5,600	25	\$ 3,700	\$ 3,600	100	\$ 2,000	\$ 1,700

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112-B10-000-041-00	2820 ILA DR	10/11/23	WD	03-ARM'S LENGTH	\$375,000	\$144,900	38.64	\$128,821	98.0	177.0	\$1,315	2023005377
112-B10-000-075-00	ILA DR	04/05/24	WD	03-ARM'S LENGTH	\$55,000	\$27,200	49.45	\$55,000	48.0	94.0	\$1,146	2024002205
073-I20-000-002-00	3010 GREENWOOD RD	06/15/23		MULT PARCEL	\$275,000	\$131,000	47.64	\$162,613	145.0	336.0	\$1,121	2023003162
<b>Totals:</b>					<b>\$705,000</b>	<b>\$303,100</b>		<b>\$346,434</b>	<b>291.0</b>			
<b>RESIDENTIAL ISLAND/INDIAN LAKE</b>							Sale. Ratio =>	<b>42.99</b>				Average
							Std. Dev. =>	<b>5.79</b>				per FF=>
									<b>2025 FF RATE =&gt;</b>	<b>\$ 1,300</b>	<b>2026 FF RATE =&gt;</b>	<b>\$ 1,200</b>

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032-007-200-001-20	1432 NASH	05/15/23	WD	03-ARM'S LENGTH	\$90,000	\$36,100	40.11	\$90,000	\$88,400	41.30	41.30	\$2,179
040-011-400-001-25	PRESCOTT RD	10/06/23	WD	03-ARM'S LENGTH	\$146,520	\$47,800	32.62	\$146,520	\$39,000	49.00	50.00	\$2,990
050-021-200-001-00	MILLER RD	10/30/23	WD	03-ARM'S LENGTH	\$157,500	\$64,200	40.76	\$157,500	\$22,650	69.00	70.00	\$2,283
090-015-400-003-00	SAND LAKE RD	09/15/23	WD	03-ARM'S LENGTH	\$85,000	\$33,700	39.65	\$85,000	\$29,000	38.03	40.00	\$2,235
090-023-400-001-00	V/L BINDER RD	05/22/23	WD	03-ARM'S LENGTH	\$104,000	\$33,400	32.12	\$104,000	\$12,600	37.05	38.00	\$2,807
101-028-400-001-50	1582 MEADOW RD	06/17/24	WD	03-ARM'S LENGTH	\$436,500	\$225,500	51.66	\$86,774	\$91,200	40.00	40.00	\$2,169
<b>Totals:</b>					<b>\$1,019,520</b>	<b>\$440,700</b>		<b>\$669,794</b>	<b>\$282,850</b>	<b>274.38</b>	<b>279.30</b>	
<b>AGRICULTURAL COUNTY WIDE</b>							Sale. Ratio =>	<b>43.23</b>				Average
							Std. Dev. =>	<b>7.09</b>				per Net Acre=>
									<b>2025 P/A RATE =&gt;</b>	<b>\$ 2,300</b>	<b>2026 P/A RATE =&gt;</b>	<b>\$ 2,450</b>

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*April 1, 2023 - March 31, 2025*

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033-T20-000-008-13	376 WILBER RD	03/31/24	LC	03-ARM'S LENGTH	\$25,000	\$14,600	58.40	\$25,000	3.68	\$6,793	2024002963	
050-023-300-002-20	M-55	04/25/24	WD	19-MULTI PARCEL	\$315,000	\$88,800	28.19	\$309,194	49.24	\$6,279	2024002750	
080-027-100-001-50	40 S M-65	06/03/24	WD	03-ARM'S LENGTH	\$280,000	\$102,500	36.61	\$19,092	5.98	\$3,193	2024002991	
<b>Totals:</b>					<b>\$620,000</b>	<b>\$256,700</b>		<b>\$353,286</b>	<b>58.90</b>			
<b>COM/INDUSTRIAL COUNTY WIDE</b>							Sale. Ratio =>	41.40	Average per Net Acre=>		5,998.06	
							Std. Dev. =>	12.73				
									<b>2025 P/A RATE =&gt;</b>	<b>\$ 4,000</b>	<b>2026 P/A RATE =&gt;</b>	<b>\$ 6,000</b>