2026 Humboldt Township Below AVG Per Acre Residential Land Table

1 to 10 Acres	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-212-045-00	02/10/25	$12,000	WD	03-ARM'S LENGTH	$12,000	$14,400	120.00	$28,845	$12,000	$28,845	2.82	$4,255	No	402
52-03-103-001-30	06/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$15,000	88.24	$29,968	$17,000	$29,968	3.41	$4,985	No	402
52-06-208-004-10	09/22/22	$16,000	WD	32-SPLIT VACANT	$16,000	$0	0.00	$17,125	$16,000	$17,125	5.80	$2,759	No	402
52-03-122-003-05	02/21/24	$15,000	WD	03-ARM'S LENGTH	$15,000	$11,300	75.33	$22,500	$15,000	$22,500	10.00	$1,500	No	402
52-06-214-013-10	08/18/25	$16,700	WD	32-SPLIT VACANT	$16,700	$10,000	59.88	$20,000	$16,700	$20,000	10.00	$1,670	No	402
~	Totals:	$76,700	~	~	~	~	~	~	$76,700	~	32.03	$2,395	~	~
10 to 20 Acres	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-06-203-011-00	04/02/24	$14,330	WD	03-ARM'S LENGTH	$14,330	$16,700	116.54	$37,156	$14,330	$37,156	13.28	$1,079	No	402
52-03-202-004-22	10/25/24	$15,000	WD	03-ARM'S LENGTH	$15,000	$12,500	83.33	$25,058	$15,000	$25,058	14.74	$1,018	No	402
52-06-104-004-00	01/22/25	$17,500	WD	03-ARM'S LENGTH	$17,500	$17,500	100.00	$40,000	$17,500	$40,000	20.00	$875	No	402
52-06-104-004-00	06/07/25	$30,000	WD	03-ARM'S LENGTH	$30,000	$20,000	66.67	$40,000	$30,000	$40,000	20.00	$1,500	No	402
52-06-208-005-00	10/10/24	$28,000	WD	03-ARM'S LENGTH	$28,000	$17,500	62.50	$40,000	$28,000	$40,000	20.00	$1,400	No	402
~	Totals:	$104,830	~	~	~	~	~	~	$104,830	~	88.02	$1,191	~	~
20 to 40 Acres	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-111-008-00	08/30/23	$29,000	WD	03-ARM'S LENGTH	$29,000	$19,900	68.62	$39,722	$29,000	$39,722	20.76	$1,397	No	402
52-06-201-005-15	1010/2023	$20,000	WD	03-ARM'S LENGTH	$20,000	$0	0.00	$22,425	$20,000	$22,425	29.40	$680	No	402
52-06-229-014-20	07/28/22	$33,000	WD	03-ARM'S LENGTH	$33,000	$19,300	58.48	$38,650	$33,000	$38,650	38.65	$854	No	402
~	Totals:	$82,000	~	~	~	~	~	~	$82,000	~	88.81	$923	~	~
40 to 50 Acres	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-06-103-002-00	04/13/24	$29,900	WD	03-ARM'S LENGTH	$29,900	$22,400	74.92	$39,000	$29,900	$39,000	40.00	$748	No	402
52-06-005-019-00	06/09/23	$39,000	WD	03-ARM'S LENGTH	$39,000	$20,500	52.56	$56,956	$39,000	$52,000	40.00	$975	No	402
52-06-128-006-05	04/18/24	$28,844	WD	03-ARM'S LENGTH	$28,844	$19,000	77.66	$39,000	$28,844	$39,000	40.00	$721	No	402
52-06-208-005-00	10/10/2024	$28,000	WD	03-ARM'S LENGTH	$28,000	$17,500	62.50	$40,000	$28,000	$40,000	40.00	$700	No	402
52-01-034-001-00	01/29/24	$35,000	WD	03-ARM'S LENGTH	$35,000	$21,000	60.00	$42,000	$35,000	$42,000	40.00	$875	No	402
52-03-120-009-00	05/26/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$26,800	76.57	$53,600	$35,000	$53,600	40.00	$875	No	402
52-03-222-002-20	08/13/24	$30,000	WD	03-ARM'S LENGTH	$30,000	$18,200	60.67	$36,490	$30,000	$36,490	41.00	$732	No	402
~	Totals:	$225,744	~	~	~	~	~	~	$225,744	~	281.00	$803	~	~
50 to 100 Acres	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-304-001-10	05/24/22	$51,500	CD	03-ARM'S LENGTH	$51,500	$0	0.00	$0	$51,500	$0	60.00	$858	No	502
52-03-304-001-10	12/13/24	$51,000	WD	03-ARM'S LENGTH	$51,000	$0	0.00	$0	$51,000	$0	60.00	$850	No	502
52-12-235-005-10	10/27/23	$64,500	WD	03-ARM'S LENGTH	$64,500	$30,500	47.29	$61,000	$64,500	$61,000	80.00	$806	~	402
52-06-025-006-00	10/1/2024	$62,900	WD	19-MULTI PARCEL ARM'S LENGTH	$62,900	$44,800	71.22	$96,800	$62,900	$96,800	80.00	$786	52-06-025-008-10	402
~	Totals:	$229,900	~	~	~	~	~	~	$229,900	~	280.00	$821	~	~
~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
100 Acres & Over	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-328-004-10	01/24/24	$85,000	CD	03-ARM'S LENGTH	$85,000	$0	0.00	$0	$85,000	$0	120.00	$708	No	502
52-06-133-001-00	01/27/23	$118,000	WD	03-ARM'S LENGTH	$118,000	$51,000	43.22	$144,000	$118,000	$144,000	120.00	$983	No	402
52-06-133-001-00	07/07/22	$97,000	WD	03-ARM'S LENGTH	$97,000	$51,000	52.58	$144,000	$97,000	$144,000	120.00	$808	No	402
52-06-230-011-50	10/13/22	$115,000	WD	19-MULTI PARCEL ARM'S LENGTH	$115,000	$65,000	56.52	$159,000	$115,000	$159,000	120.00	$958	52-06-230-011-00, 52-06-230-009-00	402
52-06-134-004-50	07/24/25	$174,000	WD	19-MULTI PARCEL ARM'S LENGTH	$174,000	$26,000	14.94	$52,000	$174,000	$52,000	240.00	$725	52-06-134-004-00, 52-06-134-004-70	402
52-06-116-003-00	02/13/24	$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$200,000	$39,000	19.50	$320,220	$200,000	$320,220	266.85	$749	52-06-116-002-00	402
~	Totals:	$789,000	~	~	~	~	~	~	$789,000	~	986.85	$800	~	~