

Wells Agricultural Land Value for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Total Acres	Net Acres	Dollars/Acre
003-024-400-0100-00	11/29/2021	\$172,500	\$134,707	29.64	22.20	\$4,545
005-004-000-0100-05	9/27/2021	\$346,000	\$264,896	74.75	57.70	\$3,544
005-009-000-0900-00	12/27/2021	\$247,200	\$247,200	62.21	60.76	\$3,974
005-016-000-2200-02	8/13/2021	\$110,000	\$88,487	19.65	18.07	\$4,503
005-018-000-1400-01+	6/3/2022	\$220,000	\$220,000	57.25	54.06	\$3,843
014-035-000-2400-02	3/28/2023	\$70,000	\$68,006	18.94	18.57	\$3,591
015-020-000-0300-01	11/4/2022	\$338,000	\$245,416	49.99	77.91	\$4,909
016-036-000-0500-04	12/8/2022	\$405,000	\$395,343	72.57	69.37	\$5,448
017-027-000-0900-01	7/15/2022	\$135,000	\$122,335	29.96	27.71	\$4,083
019-025-000-1100-01	11/4/2022	\$496,440	\$496,440	123.77	119.72	\$4,011
022-010-000-3100-01	10/15/2021	\$140,000	\$140,000	37.25	37.25	\$3,758
022-017-000-0100-00	9/22/2021	\$90,000	\$90,000	20.00	17.00	\$4,500
022-033-000-1850-00	8/5/2022	\$200,000	\$200,000	40.48	38.48	\$4,941
Totals:		\$2,970,140	\$2,712,830	636.46	618.80	
						Average per Net Acre=>
						\$4,384

used average per acre value of \$4,375/acre for 2024

Wells Agricultural Wooded Land Value for 2024

<u>Parcel Number</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Adj. Sale \$</u>	<u>Acres</u>	<u>Road ROW</u>	<u>Drain ROW</u>	<u>Total ROWs</u>	<u>NET ACRES</u>	<u>Price Per NET Acre</u>
020-009-000-1625-02	05/24/21	\$74,900	\$74,900	22.18	0.300	0.00	0.300	21.88	3,423
013-001-300-0100-00	05/20/21	\$78,000	\$78,000	34.90	0.490	0.00	0.490	34.41	2,267
002-029-000-0400-04	05/12/22	\$40,000	\$40,000	13.06	0.000	0.00	0.000	13.06	3,063
014-035-000-1900-01	04/26/22	\$72,000	\$72,000	20.06	0.160	0.00	0.160	19.90	3,618
018-009-000-1800-02	06/10/21	\$126,000	\$126,000	35.54	0.620	0.00	0.620	34.92	3,608
				\$390,900	125.74			124.17	3,148

used \$3,100 per NET acre value for Agricultural wood lot for 2024

Wells Land Value - Commercial 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/ Acre	Dollars/ SqFt	
013-009-300-0600-00	2/10/2023	\$21,500	\$21,500	3.1	\$6,935	\$0.16	
090-031-100-020-05	7/29/2021	\$17,000	\$17,000	2.05	\$8,293	\$0.19	
016-002-000-1200-00	6/23/2021	\$45,000	\$37,800	5.00	\$7,560	\$0.17	
013-027-200-0100-05	12/10/2021	\$57,000	\$57,000	4.36	\$13,073	\$0.30	
140-017-300-010-01	3/31/2022	\$60,000	\$12,000	1.23	\$9,756	\$0.22	
Totals:		\$200,500	\$145,300	15.74			
				Average per Net Acre=>	\$9,231	Average per SqFt=>	\$0.21

used average per acre value of \$9,231/acres for 2024

2024 Industrial Land Value for Wells Township

Parcel Number	Region	Sale Date	Sale Price	Acres	Land Value	Dollars/Acres	Dollars/SqFt	
300-017-200-010-07	S	4/22/2021	\$45,000	0.56	\$9,000	\$16,071	\$0.37	
92-10-4-42-8000-200	sg	4/4/2022	\$25,000	5.45	\$25,000	\$4,587	\$0.11	
020-016-000-0800-00	T	6/10/2022	525000	157.16	466587	\$2,969	\$0.07	
02-13-5-31-1001-000	sg	6/22/2021	\$317,244	26.80	\$317,244	\$11,837	\$0.27	
Totals:				189.97	\$817,831			
					Average		Average	
					per Acre	\$4,305	per SqFt	\$0.10

used average per acre land value of \$4,305/acre for 2024

Wells Residential Land Value for 2024

acres	Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Acres	Road ROW	Drain ROW	Total ROWs	NET ACRES	\$/Net Acre	Other Parcels in Sale
1.5	011-003-000-2700-02	09/21/21	\$9,000	\$9,000	1.20	0.247	0.00	0.247	0.95	9,444	
	021-005-000-3100-00	12/20/22	\$12,000	\$12,000	1.50	0.075	0.00	0.075	1.43	8,421	
2	038-032-000-1000-02	01/21/22	\$12,000	\$12,000	1.70	0.000	0.00	0.000	1.70	7,059	
	005-007-000-0300-02	04/09/21	\$17,500	\$17,500	1.83	0.436	0.00	0.436	1.39	12,554	
	016-035-000-0100-05	05/16/22	\$16,000	\$16,000	2.00	0.168	0.00	0.168	1.83	8,734	
	021-013-000-4000-03	03/31/22	\$16,000	\$16,000	2.04	0.249	0.00	0.249	1.79	8,934	
2.5	017-027-000-0150-02	07/26/21	\$19,900	\$19,900	2.48	0.191	0.00	0.191	2.29	8,694	
				\$102,400	12.75				11.38	8,995	
											1-2.5 acres = \$9,000 per acre
3	016-003-000-0400-07	05/26/21	\$16,000	\$16,000	2.81	0.162	0.00	0.162	2.65	6,042	
	017-017-000-2600-03	11/03/22	\$21,000	\$21,000	2.85	0.121	0.24	0.361	2.49	8,437	
	017-011-000-0800-06	08/16/22	\$28,100	\$28,100	3.49	0.179	0.00	0.179	3.31	8,487	
	005-020-000-0900-03	03/29/23	\$26,000	\$26,000	4.01	0.200	0.00	0.200	3.81	6,824	
5	016-013-000-0100-10+	04/07/21	\$40,000	\$40,000	4.56	0.455	0.00	0.455	4.11	9,744	016-013-000-0100-11
	014-035-000-1600-00	06/10/21	\$42,500	\$42,500	5.00	0.125	0.00	0.125	4.88	8,718	
	017-033-000-0100-01	06/09/21	\$37,000	\$37,000	5.00	0.524	0.00	0.524	4.48	8,266	
	005-034-000-1000-05	06/06/22	\$31,000	\$31,000	5.11	0.318	0.00	0.318	4.79	6,469	
	011-004-000-1000-04	08/16/21	\$42,000	\$42,000	5.12	0.000	0.00	0.000	5.12	8,203	
				\$283,600	37.95				35.63	7,960	
											3-7 acres = \$8,000 per acre
10	021-028-000-1700-03	03/24/22	\$49,000	\$49,000	10.00	1.003	0.00	1.003	9.00	5,446	
	011-016-000-0100-07	04/13/22	\$56,350	\$56,350	10.01	0.250	0.00	0.250	9.76	5,774	
	022-022-000-1300-06	09/22/21	\$52,000	\$52,000	10.07	0.251	0.25	0.497	9.57	5,432	
20	015-010-000-1800-00	10/03/22	\$84,500	\$84,500	16.56	0.118	0.00	0.118	16.44	5,139	
	011-020-000-2600-10	10/07/22	\$95,900	\$95,900	17.59	0.189	0.00	0.189	17.40	5,511	
	007-026-000-1350-02	11/08/22	\$108,000	\$108,000	19.98	0.488	0.00	0.488	19.49	5,541	
	002-036-000-3950-01	10/14/22	\$125,000	\$125,000	20.00	0.500	0.00	0.500	19.50	6,410	
	022-027-000-0400-00	06/06/22	\$100,000	\$100,000	20.00	0.457	3.98	4.436	15.56	6,425	
	022-027-000-0500-00	06/20/22	\$104,000	\$104,000	20.00	0.500	0.73	1.232	18.77	5,541	
				\$774,750	144.21				135.50	5,718	
											10-25 acres = \$5,700 per acre
30-40	008-029-000-0100-01+	10/01/21	\$149,000	\$149,000	30.60	0.000	0.00	0.000	30.60	4,869	008-029-000-0100-02
	017-008-625-0100-02+	11/22/21	\$190,000	\$190,000	36.01	0.482	0.00	0.482	35.53	5,348	017-008-000-1900-00
	017-024-000-1900-00	03/28/22	\$200,000	\$200,000	38.00	0.757	0.00	0.757	37.24	5,370	
	022-012-000-0200-00	04/26/22	\$168,000	\$168,000	40.00	0.372	2.12	2.492	37.51	4,479	
	022-022-000-1100-00	04/22/22	\$175,000	\$175,000	40.00	0.000	0.00	0.000	40.00	4,375	
50	018-013-000-0100-01	12/17/21	\$199,000	\$199,000	44.27	1.000	0.00	1.000	43.27	4,599	
	021-028-000-1700-04+	04/17/22	\$217,000	\$217,000	50.23	1.457	1.52	2.974	47.26	4,592	PT 1750-01 & 1700-02
70+	022-036-000-2200-02	02/10/23	\$635,000	\$635,000	112.71	0.000	0.00	0.000	112.71	5,634	
				\$1,933,000	391.82				384.12	5,032	
											30+ acres = \$5,000 per acre