

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 01.RESIDENTIAL, Last Edited: 01/08/2025

Rates for Rate Table 'RES. TABLE ', (Acres)
SITE UP TO 1 AC: 21,000
ADDITIONAL ACRS: 5,000
TILLABLE : 5,000
WOODS : 5,000
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 01/08/2025

Rates for Rate Table 'AGRIC TABLE', (Acres)
SITE : 21,000
TILLABLE : 5,000
PASTURE : 5,000
WOODS : 5,000
R/W : 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 01/07/2025

Rates for Rate Table 'INDUST. TABLE ', (Acres)
GRAVEL : 5,000
ROAD R/W : 0
: 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/08/2025

Rates for Rate Table 'RATE TABLE 4', (Acres)
SITE UP TO 1 AC: 37,000
ADDITIONAL ACRG: 6,100

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/14/2025

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Units)
SITE : 17,000

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/14/2025

Rates for Rate Table 'TABLE 48 SNYDERS MAN', (Units)
SITE : 9,800

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/14/2025

Frontages:
Frontage 'A': Description: 'MUNGERVILLE ' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/14/2025

Frontages:
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 99.MIDDLEBURY PERSONAL, Last Edited: 01/06/2022

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

2025 Middlebury Township Residential Land Sales Analysis

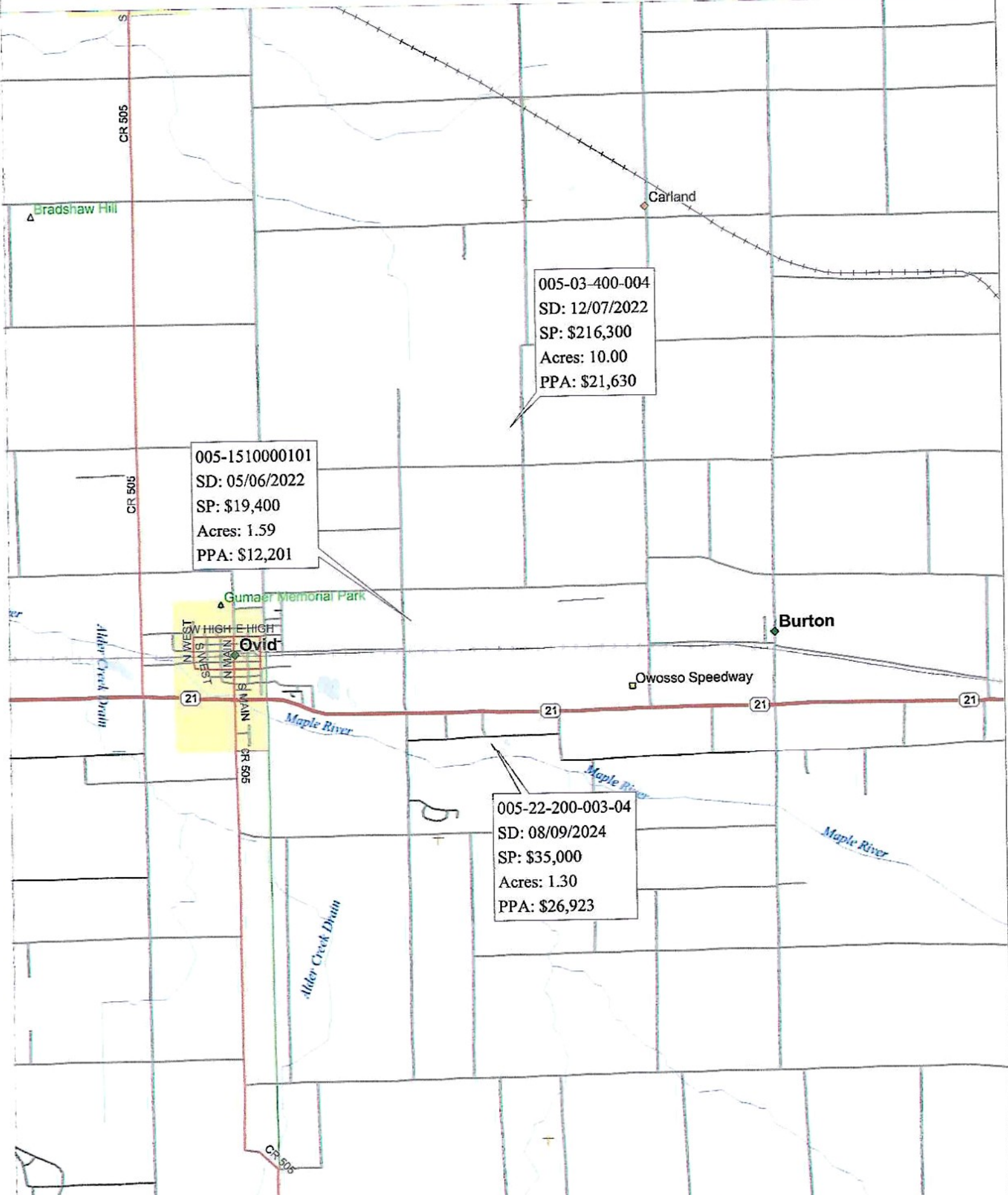
Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Price/Acre	Liber/Page
005-03-400-004	VINCENT RD	12/07/22	\$216,300	WD	ARMS LENGTH	10.00	\$21,630	1282/0827
005-15-100-001-01	WARREN RD	05/06/22	\$19,400	WD	ARMS LENGTH	1.59	\$12,201	1296/0599
005-22-200-003-04	SIMPSON RD	08/09/24	\$35,000	WD	ARMS LENGTH	1.30	\$26,923	1319/0760
Totals:			\$270,700			12.89		

Price Per Lot: **\$21,000.78**

Used: \$21,000

2025 Middlebury Twp Residential Lot Land Sales



2025 Middlebury Township Tillable Land Sales Analysis

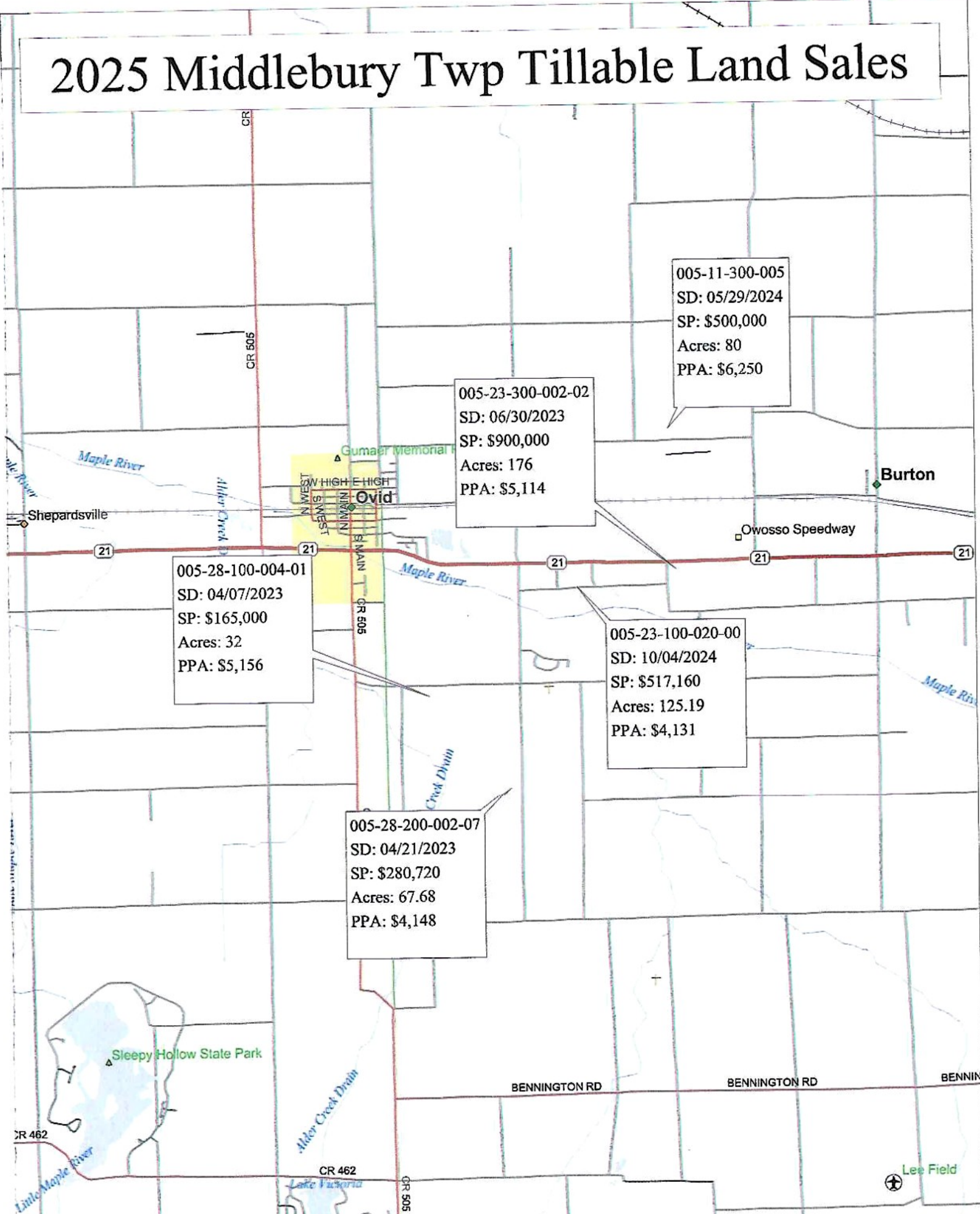
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
005-11-300-005	MASON RD	5/29/2024	\$500,000	WD	ARMS LENGTH	80	\$6,250	1317/0745
005-23-100-002-02	SIMPSON RD	6/30/2023	\$900,000	WD	ARMS LENGTH	176	\$5,114	1309/0129
005-28-100-004-01	KROUSE RD	4/7/2023	\$165,000	WD	ARMS LENGTH	32	\$5,156	1306/0303
005-28-200-002-07	WARREN RD	4/21/2023	\$280,720	WD	ARMS LENGTH	67.68	\$4,148	1306/0795
005-23-100-020-00	SIMPSON RD	10/4/2024	\$517,160	WD	ARMS LENGTH	125.19	\$4,131	1321/0461
Totals:						480.87	\$24,798	

Average Per Acre:
Used:

\$4,960

\$5,000

2025 Middlebury Twp Tillable Land Sales



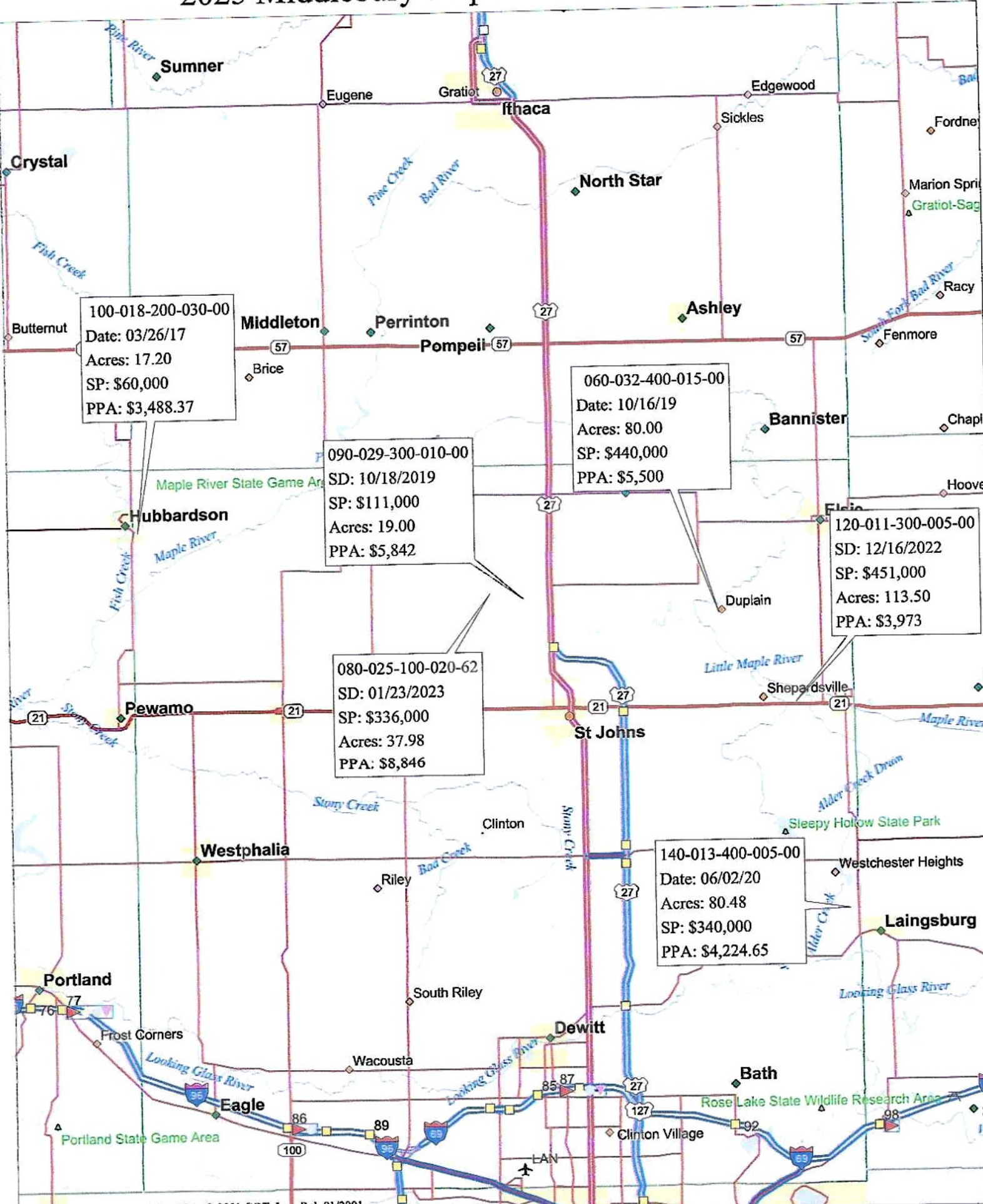
2025 Industrial / Gravel Pit Land Sales Analysis - Middlebury Township

Parcel #:	Date:	Price:	Acres:	Liber/Page	Price Per Acre
100-018-200-030-00	3/26/2017	\$60,000	17.20	5252642	\$3,488.37
060-032-400-015-00	10/16/2019	\$440,000	80.00	5284978	\$5,500.00
090-029-300-010-00	10/18/2019	\$111,000	19.00	5285158	\$5,842.11
140-013-400-005-00	6/2/2020	\$340,000	80.48	5300689	\$4,224.65
120-011-300-005-00	12/16/2022	\$451,000	113.50	5332062	\$3,973.57
080-025-100-020-62	1/23/2023	\$336,000	37.98	5332512	\$8,846.76

\$1,738,000 348.16 **\$4,991.96**

Used: \$5,000.00

2025 Middlebury Twp Gravel Pit Land Sales



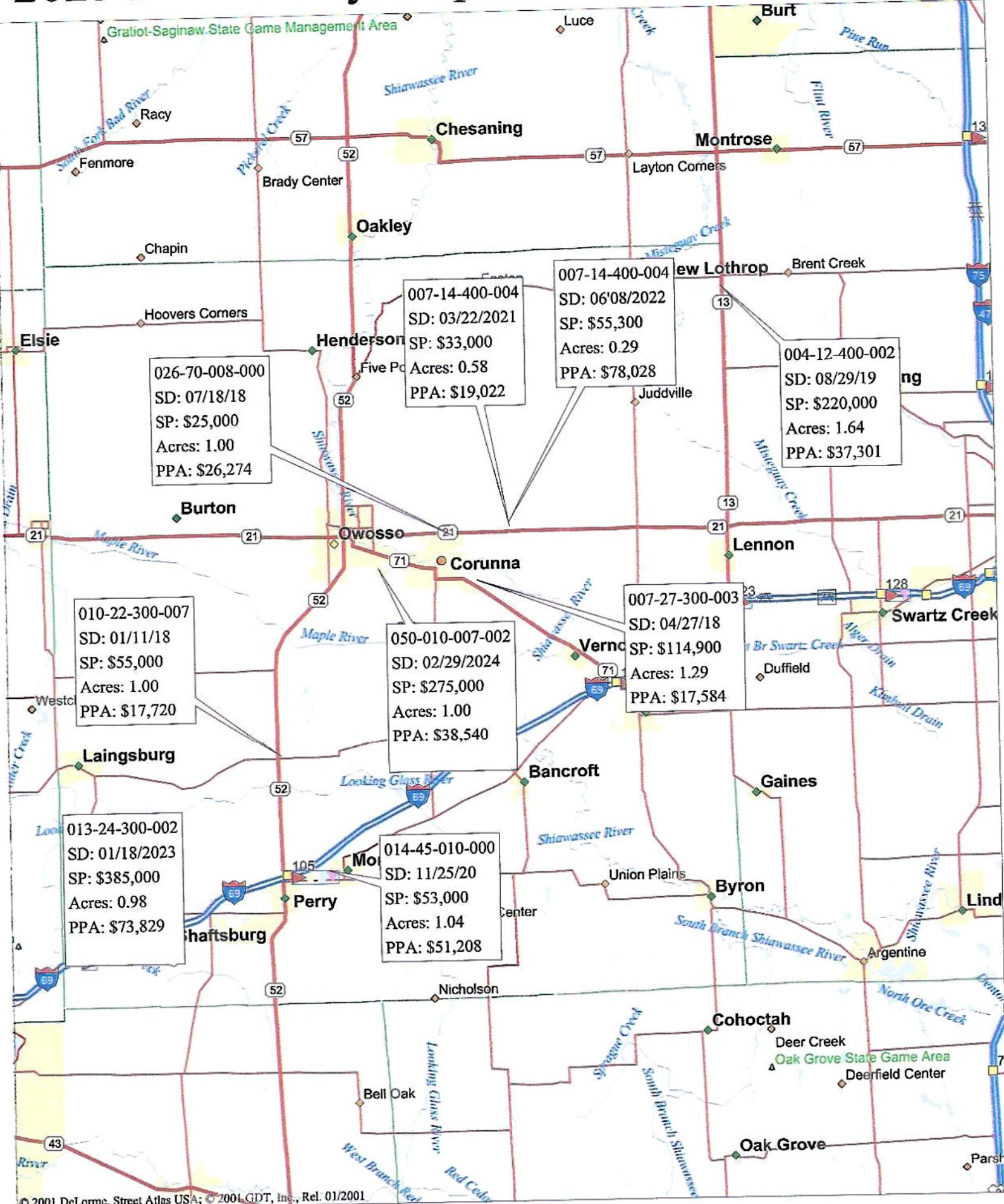
2025 Middlebury Township Commercial Site Sales Analysis

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
004-12-400-002	08/29/19	\$220,000	\$220,000	\$61,174	1.64	\$37,301
014-45-010-000	11/25/20	\$53,000	\$53,000	\$53,000	1.04	\$51,208
007-14-400-004	03/22/21	\$33,000	\$33,000	\$11,033	0.58	\$19,022
010-22-300-007	01/11/18	\$55,000	\$58,718	\$17,720	1.00	\$17,720
007-27-300-003	04/27/18	\$114,900	\$121,771	\$22,754	1.29	\$17,584
026-70-008-000	07/18/18	\$25,000	\$26,300	\$26,300	1.00	\$26,274
007-14-400-004	6/8/2022	\$55,300	\$55,300	\$22,628	0.29	\$78,028
050-010-007-002	2/29/2024	\$275,000	\$275,000	\$38,540	1.00	\$38,540
013-24-300-002	1/18/2023	\$385,000	\$385,000	\$72,352	0.98	\$73,829
Totals:		\$1,270,900	\$1,292,955	\$325,501	8.82	

Average Per \$36,905

Used: \$37,000

2025 Middlebury Twp Commercial Site Sales



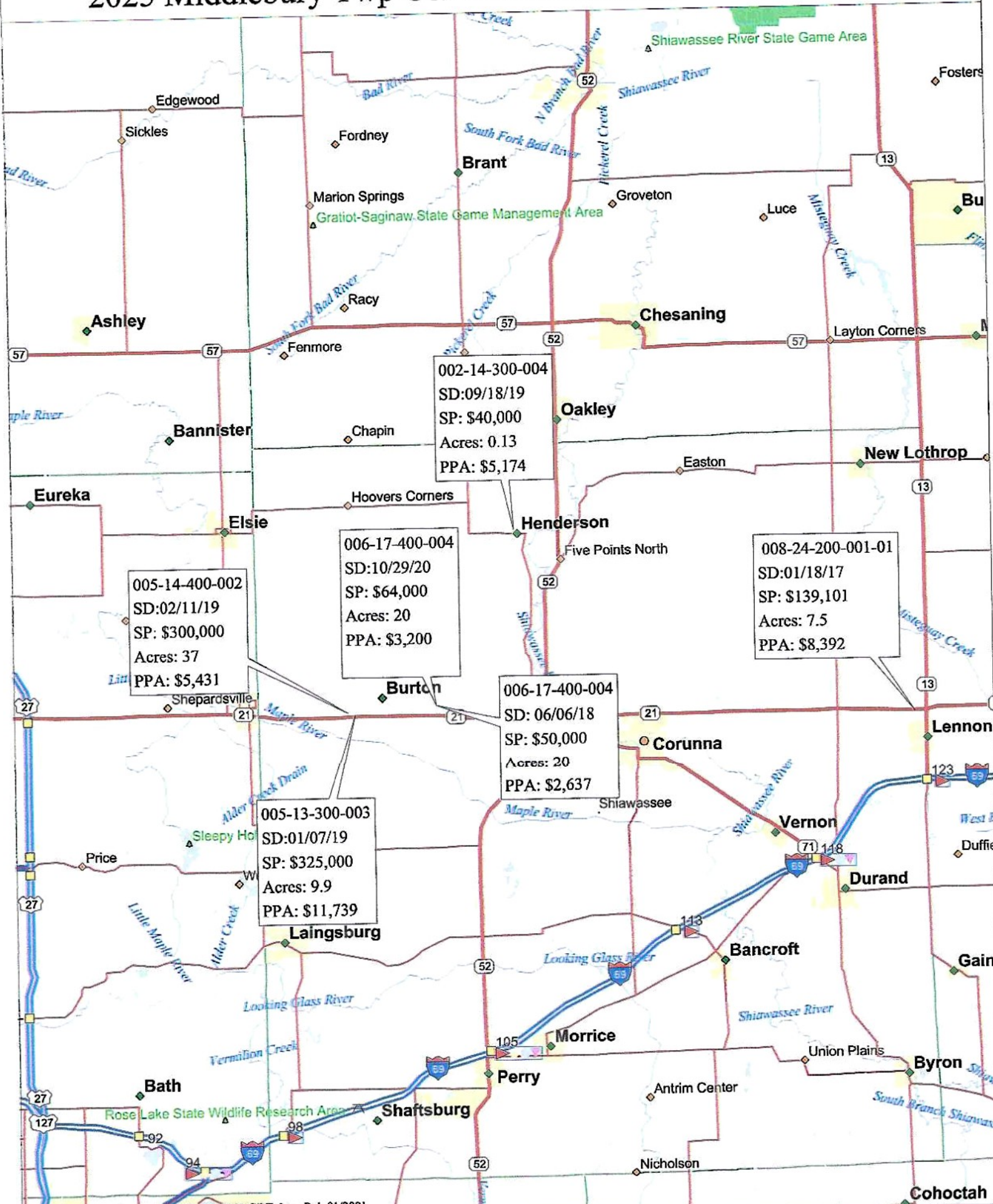
2025 Middlebury Township Commercial - Additional Acres Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Net Acres	Sq. Ft.	Dollars/Acre
006-17-400-004	SHERMAN	06/06/18	\$50,000	WD	20.00	871,200	\$2,637
006-17-400-004	SHERMAN	10/29/20	\$64,000	WD	20.00	871,200	\$3,200
005-14-400-002	7204 M21	02/11/19	\$300,000	WD	37.00	1,611,720	\$5,431
002-14-300-004	BINGHAM	09/18/19	\$40,000	WD	1.53	66,647	\$5,174
008-24-200-001-01	11602 M21	01/18/17	\$139,101	WD	7.50	326,700	\$8,392
005-13-300-003	6990 M21	01/07/19	\$325,000	LC	9.90	431,244	\$11,739
Total:			\$918,101		95.93		\$36,573

Average Per Acre: \$6,095

Used: \$6,100

2025 Middlebury Twp Commercial Additional Acres Sales



2025 Middlebury Township Land Sales Analysis

Golden Stallion Estates Lot

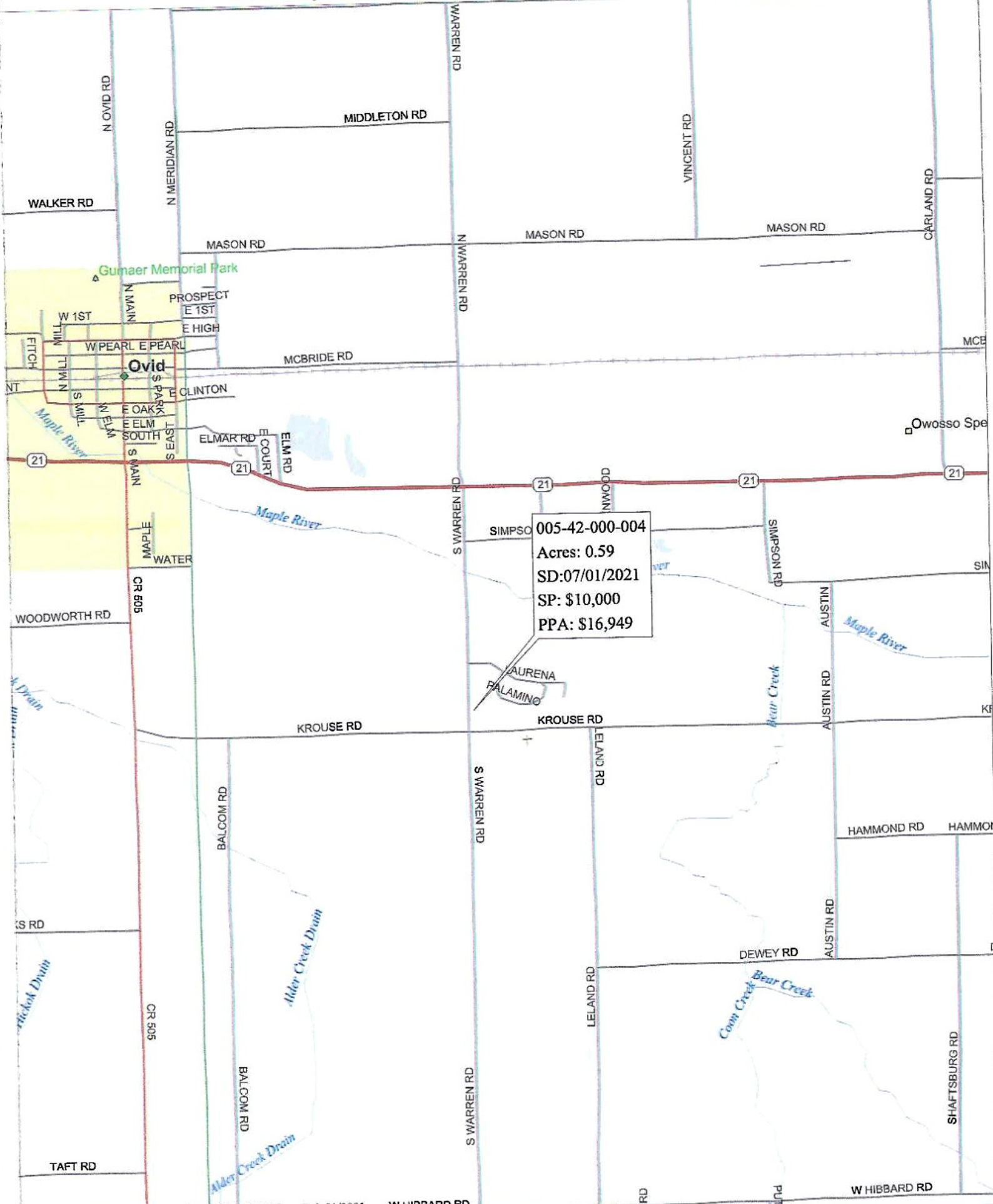
Parcel Number	Street Address	List Date	Sale Price	Acres	Dollars/Acre	L/P
005-42-000-004	V/L WARREN RD	7/1/2021	\$10,000	0.59	\$16,949	1285/0325

Totals: \$10,000 0.59 \$16,949

Average per acre: \$16,949

Used: \$17,000 Per Acre

2025 Middlebury Twp Golden Stallion Estates Res Lot Land Sales



005-42-000-004
 Acres: 0.59
 SD: 07/01/2021
 SP: \$10,000
 PPA: \$16,949

2025 Middlebury Township Land Sales Analysis Snyder's Manor Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Liber/Page
005-48-000-004	175 Glenwood	12/15/2016	\$20,000.00	WD	ARMS LENGTH	\$9,800.00	1229/226

Used: **\$9,800** Per Site

2025 Middlebury Township Land Sales Analysis

Rural Residential / Mungerville Residential Lot FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when S Building Value	Land Resid/ Acres	Dollars/FF	Dollars/Acre	Liber/Page
005-52-000-007	557 N BALDWIN RD	8/24/2018	\$72,000	\$72,000	\$21,200	\$13,800	0.3	569.7	\$46,000 1249/817
005-52-000-010	593 N BALDWIN RD	12/4/2019	\$45,000	\$45,000	\$25,900	\$1,200	0.45	12.12	\$2,667 1263/0828
Totals:			\$117,000	\$117,000	\$47,100	\$15,000	0.75	\$582	\$48,667

Sale. Ratio = 40.25641026

Std. Dev. => 10182.33765

Average per FF: **\$90.91** per Net Acre **Average \$20,000**

Used: \$91.00 Per FF

2025 Middlebury Twp Rural Res Mungerville Res Lot FF

