2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10201-007	Cobblefield Estates

Comments:
17p18 Chg neigh fctr from 1.03 to 1.06; Chg land from $46,000 to $49,700 cr
20p21 Chg neigh fctr from 1.10 to 1.15. mw
21p22 Chg neigh fctr frpm 1.15 to 1.21 ss
22p23 Chg neigh fctr from 1.00 to 1.22 cls
23p24 Chg land to $60k/site km
24p25 Chg fct from 1.22 to 1.35 cr

Neighborhood Factor:	1.0800
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10202-007	METES AND BOUNDS

Comments:
18p19 Chg neigh fct from .96 to 1.0 cr
22p23 Chg neigh fctr from 1.0 to .94 cls
24p25 Chg fct from .94 to 1.04 cr

Neighborhood Factor:	1.9000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	0.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	3500.00	3500.00	3500.00	3500.00	3500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10203-007	Cumberland Village & Harvest Glen

Comments:
18p19 Chg neigh fct from 1.09 to 1.13 cr+
20p21 Chg neigh fctr from 1.13 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.23 ss
22p23 Chg neigh fctr from 1.00 to 1.17 cls
23p24 Chg site value land from $27,000 to $60,000, factor to 1.22 km
24p25 Chg fct from 1.22 ro 1.47

Neighborhood Factor:	1.2100
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10204-007	Glen Oaks

Comments:
12p13 Exc res (91) $375/ac. Duke energy restricts the building of any permanet structure under the lines, they must be able to access the lines at any time. See parcels that are receiving adjustment in this file. No adjustment allowed under 1 acre. ss
16p17 Chg neigh fctr from 1.02 to 1.07; Chg land from $29,700 to $31,190; Chg Excess res $375.00 to $397.00 cr/ss
17p18 Chg neigh fctr from 1.02 to 1.03; Chg land from $31,190 to $32,400; Chg excess res from $397 to $400 cr
18p19 Chg neigh fct from 1.03 to 1.07 cr
19p20 Chg neigh fct from 1.07 to 1.09 ss
20p21 Chg neigh fctr from 1.09 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.26 ss
22p23 Chg neigh fctr from 1.00 to 1.42 cls
23p24 Chg from site value to $90,000 per acre, excess from $400 per acre to $10k per acre km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.42 to 1.69
25p26 chg nbhd fct from 1.38 to 1.326. mw

Neighborhood Factor:	1.3260
Total Parcels:	237
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10206-007	Valley Brook Farms

Comments:
NOTE: Our sales studies show that lake front properties & off lake properties are both selling for close to what they are assessed. We do not need to increase the value of lake front land.
15p16 Chg neigh fctr from .94 to .97; Chg land from $35,000 to $36,000 cr
16p17 Chg neigh fctr from .97 to .98; Chg land from $36,000 to $36,400 cr
17p18 Chg neigh fctr from .98 to .99; Chg land from $36,400 to $37,800 cr
18p19 Chg neigh fct from .99 to 1.03 cr
19p20 Chg neigh fct from 1.03 to 1.06 ss
20p21 Chg neigh fctr from 1.09 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.29 ss
22p23 Chg neigh fctr from 1.29 to 1.47 cls
23p24 Chg FF land pricing to $90/k per acre & excess res to $16k/acre cr
24p25 Chg fct from 1.47 to 1.65
25p26 chg nbhd fct from 1.33 to 1.295883. mw

Neighborhood Factor:	1.2959
Total Parcels:	277
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10207-007	Valley Brook Village

Comments:
NOTE: Dev pricing is $1,200 per lot
14p15 Chg neigh fctr from .99 to .98 (Nexus) ss
16p17 Chg neigh fctr from .98 to 1.02; Chg land from $37,600 to $39,100 cr
17p18 Chg neigh fctr from 1.02 to 1.01; Chg land from $39,100 to $38,700 cr
18p19 Chg neigh fct from 1.01 to 1.05 cr
19p20 Chg neigh fct from 1.05 to 1.07 ss
20p21 Ch neigh fct from 1.07 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.23 ss
22p23 Chg neigh fctr from 1.00 to 1.40 cls
23p24 chg land value to $95,000/acre and $16,000 excess res.as; factor to 1.43 km
24p25 Remove productivity factor from land; Chg fct from 1.43 to 1.59 cr

Neighborhood Factor:	1.2700
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	95000.00	95000.00	95000.00	95000.00	95000.00	95000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10208-007	Cumberland Falls

Comments:
16p17 Chg neigh fctr from .96 to .99; Chg land from $29,000 to $29,900 cr
17p18 No chg in neigh fctr: Chg land from $29,900 to $30,800 cr
18p19 Chg neigh fct from .99 to 1.03 cr
20p21 Chg neigh fctr from 1.03 to 1.06. mw
21p22 Chg neigh fctr from 1.06 to 1.12 ss
22p23 Chg neigh fctr from 1.00 to 1.13 cls
23p24 Changed land to $48k/site
23p24 chg land value to $66,000/site and excess res $10,000.as; factor to 1.08 km
24p25 Chg fct from 1.08 to 1.20
25p26 chg nbhd fct from .97 to .938706. mw

Neighborhood Factor:	0.9387
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10209-007	Cumberland Trails

Comments:
12p13 Chg land from $28,600 to $20,000 cr
18p19 Chg neigh fct from 1.04 to 1.08 cr
23p24 Chg excess res pricing from $1,100 to $3,000; nbhd factor to .65 km
24p25 Chg fct from .65 to .72

Neighborhood Factor:	0.6000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10210-007	Autumn Woods

Comments:
14p15 Chg land from 35,000 s.v. to (9) Homesite 19,000 per site value. Study attached. mn
16p17 Chg neigh fctr from 1.03 to 1.08; Chg land from $19,000 to $23,500 cr/ss
17p18 Chg neigh fctr from 1.03 to 1.06; Chg land from $23,500 to $24,670 cr
18p19 Chg neigh fct from 1.06 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.19 ss
22p23 Chg neigh fctr from 1.19 to 1.25 cls
23p24 Chg land from $24,670 to $60k/site; factor to 1.27 km
24p25 Chg fct from 1.27 to 1.39 cr
25p26 chg nbhd fct from 1.14 to 1.09239. mw

Neighborhood Factor:	1.0924
Total Parcels:	259
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10211-007	Parkview Village Cumb Buck

Comments:
25p26 Created NH
Homesites @ $150,000/ac developer pricing SI $1,150 cr
Some of the lots are priced with lots in Cumb Sugar

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10501-007	Cumberland B.C. Commercials

Comments:
New Neigh:17p18 (11) $60,000 (12) $40,000 (13) $20,000
23p24 - No parcels
25p26 Added parcels

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	10600-007	Cumberland B.C. Exempt 600-669 property class

Comments:
Created for 19p20

Land was previously priced as excess res - changed to com pricing 9/4/18 cr

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3500.00	3500.00	3500.00	3500.00	3500.00	3500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11101-015	Cumberland S.C. Ag Land (015)

Comments:
12p13 Change OA to A $35,000 91 excess OA to A $5,250 - $6,000

15p16 Some parcels were annexed into Cumberland Ord 2013-14 from 98102
18p19 Chg neigh fct from 1.05 to 1.09 cr
21p22 chg neigh fct from 1.09 to 1.15
22p23 Chg neigh fct from 1.09 to 1.10 cr
23p24 Land Review: moved ag parcels to 11102 and res parcels to 11103 sd
24p25 Chg fct from 1.10 to 1.27

Neighborhood Factor:	1.2700
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	6000.00	5500.00	5000.00	6000.00	5500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND-SUGAR CREEK AG ANNEXATION	11102-024	Cumberland S.C. Ag Land

Comments:
CREATED IN 17p18
23p24 Land Review: moved all res parcels to 11103 Metes And Bounds sd

Neighborhood Factor:	1.1500
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37800.00	37800.00	37800.00	37800.00	37800.00	37800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5250.00	5250.00	5250.00	5250.00	5250.00	5250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11103-015	Cumberland S.C. Rural Residentials

Comments:
Home sites range from $38,000- $45,000
Excess ress is priced from $3,500 - $10,000 3/2312 cr
18p19 Chg neigh fct from 1.0 to 1.04 cr
23p24 Land Review: added res parcels from 11102; chg land to $60,000 and exs res to 16,000. mw factor to .83 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from .83 to .95

Neighborhood Factor:	0.8000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11401-015	CUMBERLAND HEIGHTS

Comments:
16p17 Chg neigh fctr from .95 to .89; Chg land chgd from $25,900 to $24,160 per sales ss
17p18 Chg neigh fctr from .89 to .92; Chg land from $24,160 to $25,600. ss
18p19 Chg neigh fct from .92 to .96 cr
21p22 Chg neigh fct from 1.02 to 1.12. mw
22p23 Chg neigh fct from 1.12 to 1.3 km/cr
23p24 Land Review: chg land to $49,900 sd & factor to 1.48 km
24p25 Chg fct from 1.48 to 1.70

Neighborhood Factor:	1.3900
Total Parcels:	174
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11402-015	GLEN OAKS VILLAGE

Comments:
12p13 Changed land from OV to SI - Price remained the same at $38,000- all land changed for 12p13 also corrected excess res pricing to $6,000 per acre any lot over 1 acre was priced as excess res(some lots with excess had not been priced.)ss
13p14 Allowed 65% inf factor for excess res land not buildable per Cumb Building & Planning 5-3-13 ss
15p16 Change Nbhd Factor from 1.01 to .97 cr Change Land from $38,000 to $36,480 ss per Sales
17p18 Chg neigh fctr from .97 to 1.0; Chg land from $36,480 to $39,400 cr
18p19 Chg neigh fct from 1.0 to 1.04 cr
21p22 Chg neigh fct from 1.07 to 1.13. mw
22p23 Chg neigh fct from 1.13 to 1.27 km/cr
23p24 Land Review: chg land per acre to $90,000, excess ac to $10,000 sd & factor to 1.43 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.43 to 1.64
25p26 Chg nbhd fct from 1.36 to 1.166173. mw

Neighborhood Factor:	1.1662
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11403-015	GRANTS CORNER

Comments:
Lots 33A thru 48B may need a land influence fct due to lot size cr
21p22 Row Type Condos Grade B+1 Houses Graded B+2 ss
21p22 chg negh ftcr from 1.0 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.33 km/cr
23p24 Changed grades to B+1 & B+2 cr & factor to 1.16 km Developer pricing is $1,150 cr
24p25 Chg fct from 1.16 to 1.33
25p26 chg nbhd fct from .83 to .911096. mw

Neighborhood Factor:	0.9111
Total Parcels:	160
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11404-015	The Hub at Pennsy Trail

Comments:
Created for 24p25
Developer pricing $1,000 per lot, Homesite $60,000 per lot until parcels sale cr

Neighborhood Factor:	1.1500
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11405-015	Parkview Village Cumb Sugar

Comments:
25p26 Created NH
Homesites $150,000/ac Developer pricing SI $1,150 cr
Some of the Cumb Buck lots are priced with these lots

Neighborhood Factor:	1.0000
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11501-015	Cumberland S.C. Commercials

Comments:
11p12 $84,000 primary $65,000 secondary. $25,000 us undev mn

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	84000.00	84000.00	84000.00	84000.00	84000.00	84000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	11600-015	Cumberland S.C. Exempts 600-669 class code

Comments:
17p18 New Neigh (11) 84,000 (12) 65,000 (13) 25,000.

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	84000.00	84000.00	84000.00	84000.00	84000.00	84000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12301-017	FORTVILLE (TOWN)

Comments:
Land is assessed at $245 FF or $33,000 /ac. Excess Res at $3500.
12p13 Chg neigh fctr from 1.04 to .93
14p15 Chg neigh fctr from .93 to .97
15p16 Chg neigh fctr from .97 to 1.02 cr
16p17 Chg land from $33,000 to $34,700 & $245ff to $257ff cr
17p18 Chg land from $34,700 to $36,400 & $257ff to 270 ff cr
18p19 Chg neigh fct from 1.05 to 1.09 cr
19p20 Chg neigh fct from 1.09 mto 1.10 ss
20p21 Chg neigh fctr from 1.10 to 1.20. mw
21p22 Chg neigh fct from 1.20 to 1.30 cr
22p23 Chg neigh factor from 1 to 1.6 km
23p24 Change neighborhood to site pricing- $48k/site & $16k/acre excess res; factor to 1.47 km
24p25 Change land from $48k site value to $50k per acre; chg fct from 1.47 to 1.83 cr

Neighborhood Factor:	1.4500
Total Parcels:	695
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	250.00	250.00	0.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12301MH-017	Fortville Manufactured Homes

Comments:
Created 21p22
Homesite 270/FF
21p22 Chg neigh fct from 1.0 to 1.03 cr
23p24 Change Land pricing to site at $48k & $16k/acre excess res; factor to .95
24p25 Change land from $48k site value to $50k per acre; Chg fct from .95 to 1.06 cr

Neighborhood Factor:	0.8800
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12302-017	FORTVILLE - RURAL RESIDENTIAL

Comments:
Homesites are priced at $34,000/acre
Excess res $7,000/acre

Primary Commercial Land is $34,000/acre Secondary Land is $7,000/acre
18p19 Chg neigh fct from .97 to 1.01 cr
20p21 Chg neigh fctr from 1.01 to 1.05. mw
21p22 Chg neigh fct from 1.05 to 1.13 cr
22p23 Chg neigh factor from 1 to 1.35 km
23p24 Chg neighborhood name to Fortville Rural Residential. Moved ag parcels to nhd Fortville Agriculture & moved residential fortville rural parcels (former fortville eastside) into neighborhood. Set land rate to $60k/acre & $16k/acre excess residential km
24p25 Chg fct from 1.35 to 1.50

Neighborhood Factor:	1.2000
Total Parcels:	54
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12303-017	FORTVILLE - AGRICULTURE (LAND)

Comments:
12p13 Chg land from OA to A $30,000 /acre; Excess res $7,000 / acre
18p19 Chg neigh fct from 1.07 to 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.15. mw
21p22 Chg neigh fct from 1.15 to 1.18 cr
22p23 Chg neigh factor from 1 to 1.13 km
23p24 Chg name to Fortville - Agriculture. Moved residential parcels to Fortville - Rural Residential (former Fortville Westside); set land rate to $60k/acre & $16k/acre excess res km
24p25 Chg fct from 1.13 to 1.26

Neighborhood Factor:	1.2600
Total Parcels:	29
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12401-017	HELMCREST (Tract)

Comments:
Chg lot price Ov to Si $26,900 2/24/12 cr
14p15 Neigh fctr from .98 to 1.01 mn
15p16 Chg neigh fctr from 1.01 to 1.05 & chg land from $26,900 to $28,000 cr
16p17 No chg ss
17p18 Chg neigh fctr from 1.05 to 1.08; chg land from $28,000 to $28,800. ss
18p19 Chg neigh fct from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.19. mw
21p22 Chg neigh fct from 1.19 to 1.28 cr
22p23 Chg neighborhood factor from 1 to 1.65 km
23p24 Change land rate to $60k/site & factor to 1.56 km
24p25 Chg land to $50k/site; Cgh fct from 1.56 to 1.73

Neighborhood Factor:	1.4300
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	210.00	210.00	0.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12402-017	TIMBER RIDGE

Comments:
Homesites are $22,900
15p16 Chg neigh fctr from 1.17 to 1.12 & chg land from $22,900 to $21,980 based on sales information cr
16p17 Chg neigh fctr from 1.12 to 1.13: Land chgd from $21,980 to $23,960 per sales cr
17p18 Chg land from $23,960 to $25,600 cr
18p19 Chg neigh fct from 1.16 to 1.21 cr
19p20 Chg neigh fct from 1.21 to 1.22 ss
20p21 Chg neigh fctr from 1.22 to 1.34. mw
21p22 Chg neigh fct from 1.34 to 1.44 cr
22p23 Chg neigh factor from 1 to 1.8 km
23p24 Change land to $60,000/site km; factor to 1.55 km
24p25 Chg fct from 1.55 to 1.80
25p26 chg nbhd fct from 1.48 to 1.51142. mw

Neighborhood Factor:	1.5114
Total Parcels:	187
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12403-017	COLONIAL VILLAGE

Comments:
Lots are priced $200 F F
18p19 Chg neigh fct from 1.05 to 1.09 cr
20p21 Chg neigh fctr from 1.09 to 1.15. mw
21p22 Chg neigh fct from 1.15 to 1.2 cr
22p23 Chg neigh factor from 1 to 1.1 km
23p24 Chg pricing from front foot to per acre at $128,400/acre; factor to 1.15
24p25 Chg fct from 1.15 to 1.28

Neighborhood Factor:	1.0500
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	128400.00	128400.00	128400.00	128400.00	128400.00	128400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12404-017	OLD BRIDGE

Comments:
Lots are SI $31,300
17p18 Chg neigh fctr from 1.01 tom1.04; ss Chg land from $31,300 to $34,100 cr
18p19 Chg neigh fct from 1.014 to 1.08 cr
20p21 Chg neigh fctr from 1.08 to 1.15. mw
21p22 Chg neigh fct from 1.15 to 1.24 cr
22p23 Change neigh factor from 1 to 1.2 km
23p24 Changed land to $60,000/site km
24p25 Chg fct from 1.2 to 1.33

Neighborhood Factor:	1.0900
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12405-017	FLAT ROCK CREEK

Comments:
12p13 Chg neigh fctr from 1.09 to1.06
Lots are priced @ $25,400
15p16 Chg neigh fctr from 1.06 to 1.11 & land from $25,400 to $26,670cr
16p17 Chg neigh fctr from 1.11 to 1.14; Chg land from $26,000 to $26,800 ss/cr
17p18 Chg land from $26,800 to $27,900 cr
18p19 Chg neigh fct from 1.17 to 1.22 cr
19p20 Chg neigh fct from 1.22 to 1.23 ss
20p21 Chg neigh fctr from 1.23 to 1.33. mw
21p22 Chg neigh fct from 1.33 to 1.43 cr
22p23 Change neigh factor from 1 to 1.8 km
23p24 Set land rate to $60k/site; factor to 1.85 km
24p25 chg neigh fct from 2.06 to 1.85. mw 1.82 swf

Neighborhood Factor:	1.4900
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12406-017	BLOSSOM TRACE

Comments:
12p13 Land is priced at $50,000 an acre; Dev price is $400
18p19 Chg neigh fct from 1.05 to 1.09 cr
20p21 Land priced at $52,000 an acre for larger lots, $42,000 SI ss
20p21 Chg neigh fctr from 1.09 to 1.14. mw
21p22 Chg neigh fct from 1.14 to 1.18 cr
22p23 Change neigh factor from 1 to 1.15 km
23p24 Set land to $48,000/site; factor to 1.17 km
24p25 Chg fct from 1.17 to 1.3

Neighborhood Factor:	0.9800
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78000.00	78000.00	78000.00	78000.00	78000.00	78000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	400.00	400.00	400.00	400.00	400.00	400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12407-017	Villas of Blossom Trace

Comments:
Regime Plat: Land values are included in the price of the home.
30-02-16-103-550.000-017 parcel with land in entirety priced as excess res.
Neigh fctr:
11p12 1.35
12p13 factor chg'd to 1.26
18p19 Chg neigh fct from 1.26 to 1.31 cr
20p21 Chg neigh fctr from 1.31 to 1.34. mw
22p23 Change neigh factor from 1 to 1.28 km
23p24 Factor to 1.3 km
24p25 Chg fct from 1.3 to 1.44

Neighborhood Factor:	0.9800
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	650.00	650.00	0.00	650.00	650.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12408-017	WYNDSTONE

Comments:
14p15 Chg neigh fctr from 1.03 to 1.00 mn
16p17 Chg neigh fctr from 1.00 to 1.02; Chg land from $27,000 to $27,500 ss/cr
17p18 Chg neigh fctr from 1.02 to 1.05: L and from $27,500 to $28,300 cr
19p20 Sec 4A homes may qualify as C+1 and higher depending on the options offered by the builder. ss
20p21 Some Sec 5 homes may have B grades cr
20p21 Lots are selling for $42,000 per sales Chgd lot price to $42,000. ss
20p21 Chg neigh fctr from 1.08 to 1.12. mw
21p22 Chg neigh fct from 1.12 to 1.18 cr
22p23 Change neigh factor from 1 to 1.23 km
23p24 Set land rate at $66k/site & factor to 1.34 km
24p25 Chg fct from 1.34 to 1.47 cr

Neighborhood Factor:	1.2000
Total Parcels:	374
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	4500.00	4500.00	0.00	4500.00	4500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12409-017	HELMCREST (Custom)

Comments:
11p12 Chg lot price from OV TO SI w/range of $20,600 - 24,000 cr
18p19 Chg neigh fct from 1.0 to 1.04 cr
19p20 Chg neigh fct from 1.044 to 1.07 ss
20p21 Chg neigh fctr from 1.07 to 1.12. mw
21p22 Chg neigh fct from 1.12 to 1.15 cr
22p23 Change neigh factor from 1 to 1.1 km
23p24 Land to $60k -$75k/site ($75k in neighborhood) & fatcor to 1.02 km
24p25 Chg land to $60k for all lots; chg fct from 1.02 to 1.13 cr

Neighborhood Factor:	0.9400
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12411-017	PARK CREEK

Comments:
20p21 Homesite $60,000
21p22 Change fct from 1.0 to 1.15; adj grades cr
22p23 Change neigh factor from 1 to 1.07 km
23p24 Land to $78k/site & factor to 1.24 km
24p25 Chg fct from 1.24 to 1.38

Neighborhood Factor:	1.1300
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12412-017	Mt Vernon North

Comments:
21p22 Created Neighborhood
Homesite $80,000 Set NH fctor at 1.10
21p22 Chg neigh fct from 1.10 to 1.11 cr
22p23 Change neigh factors from 1 to 1.16 km
23p24 Site value changed to $84,600; factor to 1.3 km
24p25 Chg fct from 1.13 to 1.41
25p26 chg nbhd fct from .98 to 1.061236. mw

Neighborhood Factor:	1.0612
Total Parcels:	250
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12413-017	NORTHWEST FORTVILLE

Comments:
Created for 22p23
Homesite $60,000 until we have sales 91 sv $500
1st lot sold in Nov for $71,779, made lots $70,000
23p24 Land rate set to $71,800 , factor to 1.53 km
24p25 Chg fct from 1.53 to 1.70
25p26 chg nbhd fct from 1.34 to 1.264714. mw

Neighborhood Factor:	1.2647
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12501-017	FORTVILLE COMM - Downtown

Comments:
16p17 R/A year. Chg FF from $250 to $275. Assign acreage pricing, Primary $80,000/ac. mn
23p24 Type 11- $300k; Type 12 $150k; Type 13 $75k

Neighborhood Factor:	0.9400
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	500000.00	500000.00	500000.00	500000.00	500000.00	500000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12502-017	Fortville Comm - Broadway

Comments:
East town limit to 400 block of W Broadway
12p13 (11) 50,000 (12) 25,000 (13) 12,500
23p24 (11) $100k; (12) $75k; (13) $50k km
23p24 (14) 10k cs

Neighborhood Factor:	1.0000
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12503-017	Fortville Commercial - side streets

Comments:
17p18 Fci $235 ff or (11) 35,000 (12) 25,000 (13) 12,500
23p24 FCI $550 (11) $200k; (12) $100k (13) $50k, $60,000/ac for homesite

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12504-017	FORTVILLE BUSINESS PARK

Comments:
Chg land pricing method from OA TO A 2/22/12 cr
23P24 IAND TO $150 - 11; 12-$100K; 13-$50K KM

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12600-017	Fortville Exempts 600-670 class code

Comments:
19p20 New Neigh: (11) 50,000 (12) 25,000 (13) 12,500

Neighborhood Factor:	1.0000
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	12701-017	FORTVILLE (ROW-TYPE HOUSING)

Comments:
FRONT FOOT PRICING = $235
HOME SITE ACREAGE PRICING = $26,000 TO $30,000
18p19 Chg neigh fct from .96 to 1.0 cr
20p21 Chg neigh fctr from 1.0 to 1.06. mw
21p22 Chg neigh fct from 1.06 to 1.13 cr
22p23 Changed neigh factor from 1 to 1.2 km
23p24 Change land base rate to $48k/site; factor to 1.03 km
24p25 Chg land to $50,000/ac; Chg fct from 1.03 to 1.14 cr

Neighborhood Factor:	0.8500
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	235.00	235.00	0.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	235.00	235.00	0.00	235.00	235.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13401-009	OAK COMMONS

Comments:
14p15 Chg neigh fctr from .91 to .92 ss
15p16 Chg neigh fctr from .92 to .95; Chg land from $26,500 to $27,295 ss
16p17 Chg neigh fctr from .95 to .97; Chg land from $27,295 to $27,800 cr
17p18 Chg neigh fctr from .97 to .99; Chg land from $27,800 to $28,350 cr
18p19 Chg neigh fct from .99 to 1.03 cr
19p20 Chg neigh fct from 1.03 to 1.06 cr
20p21 Chg neigh fctr from 1.06 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.26 ss
21p22 Chg Neigh fctr from 1.16 to1.26 ss
22p23 chged neigh fctr from 1. 0 to 1.42. mw
23p24 chged land from 37,500 to 50,000. mw; factor to 1.58 km
24p25 Chg fct from 1.58 to 1.75

Neighborhood Factor:	1.4300
Total Parcels:	217
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13402-009	MCKENZIE PLACE

Comments:
14p15 Chg neigh fctr from 1.06 to 1.08 ss
15p16 Chg neigh fctr from 1.08 to 1.04; chg land from $26,400 to $25,340 cr
17p18 Chg neigh fctr from 1.04 to 1.07; Chg land from $25,340 to $27,800. ss
18p19 Chg neigh fctr from 1.07 to 1.10 cr
19p20 Some newer homes may qualify as C+ to B grades depending on the custom upgrades that are offered by the builders. ss
19p20 Chg neigh fct from 1.10 to 1.13 cr
20p21 Chg neigh fctr from 1.13 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.20 ss
22p23 chg neigh fctr from 1.0 to 1.35. mw
23p24 chg land value to $45,000/site .as; factor 1.54 km
24p25 Chg fct from 1.54 to 1.66
25p26 chg nbhd fct from 1.35 to 1.263627. mw

Neighborhood Factor:	1.2636
Total Parcels:	124
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13403-009	GREENBROOK-SOUDER-DYERS

Comments:
12p13 F SI $27,500: Homesite 9 $30,800; 91 A $2,800
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg neigh fctr from 1.06 to 1.09. mw
21p22 Chg neigh fctr from 1.09 to 1.15 ss
22p23 chg neigh fctr from 1.0 to 1.27. mw
23p24 chg land value to $39,000/site and excess res $2,800.as factor to 1.45 km
24p25 Chg fct from 1.45 to 1.64

Neighborhood Factor:	1.3500
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13404-009	APPLE LAKE ESTATES

Comments:
18p19 Chg neigh fctr from 1.13 to 1.18 cr
20p21 Chg neigh fctr from 1.18 to 1.22. mw
22p23 Chg neigh fctr from 1.0 to 1.41. mw
23p24 chg land value to $40,000/site.as
24p25 Chg fct from 1.41 to 1.59

Neighborhood Factor:	1.2900
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	13405-008	SHERWOOD HILLS

Comments:
18p19 Chg neigh fctr from .95 to .99 cr
23p24 chg land value to $60,000/site excess res to $10,000.as
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.0 to 1.13

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13405-009	SHERWOOD HILLS

Comments:
12p13 Homesites are SI $32,700; A few parcels have inf factors - leave them on; Excess res parcels are valued at $1,000. cr
15p16 Change Nbhd Factor from .95 to .93 cr Change Land from $32,700 to $32,046 ss per Sales
16p17 Nbhd factor chgd from .93 to 1.03 Land chgd from $30,046 to $35,200 per sales cr
17p18 Chg neigh fctr from 1.03 to 1.06; Chg land from $35,200 to $37,300 ss
18p19 Chg neigh fctr from 1.06 to 1.10 cr
19p20 Chg neigh fct from 1.10 to 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.21. mw
21p22 Chg neigh fctr from 1.21 to 1.27 ss
22p23 Chg neigh fctr from 1.0 to 1.25. mw
23p24 chg land value to $60,000/site and excess res to $10,000.as; factor to 1.5 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.5 to 1.7
25p26 chg nbhd fct from 1.38 to 1.291011. mw

Neighborhood Factor:	1.2910
Total Parcels:	200
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13406-009	THE OAKS

Comments:
12p13 9 A $31,000
12p13 Chg neigh fctr from 1.08 to 1.01 ss
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.15. mw
22p23 chg neigh fctr from 1.0 to 1.21. mw
23p24 chg land value to $40,000/site.as; factor to 1.4 km
24p25 Chg fct from 1.4 to 1.58

Neighborhood Factor:	1.2900
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13407-009	WATERVIEW ESTATES-BRANDYWINE TRACE

Comments:
16p17 Chg neigh fctr from .97 to .95; Chg land from $26,500 to $26,000 cr
17p18 Chg neigh fctr from .95 to .98; Chg land from $26,000 to $26,780 cr
18p19 Chg neigh fctr from .98 to 1.02 cr
19p20 Chg neigh fct from 1.02 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.24. mw
22p23 chg neigh fctr from 1.0 to 1.3. mw
23p24 chgrd exs res from 1500 to 4000.mw
23p24 chged land from 45,500 to 50,000 and chged exs res from 4,000 to 16,000. mw; factor to 1.29 km
24p25 Chg fct from 1.29 to 1.46

Neighborhood Factor:	1.1800
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13408-009	ST JAMES MANOR

Comments:
12p13 F SI Range $39,500 - $42,000 91 9 $500 Developer Price
12p13 chg neigh fctr from 1.13 to 1.11
18p19 Chg neigh fctr from 1.11 to 1.15 cr
20p21 Chg neigh fctr from 1.15 to 1.25. mw
22p23 chged neigh fctr from 1.0 to 1.3. mw
23p24 changed land values to site value pricing $100,000/not on water $115,000/on water per site; increased excess res to $20k/acre km
24p25 Chg land from site value to per acre pricing; add 5% to lake front properties cr
24p25 Chg fct from 1.3 to 1.47

Neighborhood Factor:	1.1800
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13409-009	CRICKET REEL

Comments:
Set land range $45,000 $58,000
17p18 Chg neigh fctr from 1.11 to 1.19. ss
18p19 Chg neigh fctr from 1.19 to 1.24 cr
20p21 chg land to $68,000 per study ss
22p23 chged neigh fctr from 1.0 to 1.29. mw
23p24 chg land value to site value.as
23p24 chged land from 95,000 to 105,000. mw
24p25 Chg fct from 1.29 to 1.46

Neighborhood Factor:	1.1800
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13410-009	MILL RUN - APPLEVIEW EST

Comments:
12p13 A $31,700 F SI $25,000 91 9 $2,900
12p13 Commercial land set the same as Greenfield 2 Story Apts $50,000 - $100,000 mn
14p15 Chg neigh fctr from .88 to .91 ss
15p16 Chg neigh fctr from .91 to .94 cr Chg land in Lexington from $25,000 to $25,750 and Mill- Apple View from $31,700 to $32,650 ss
16p17 Chg neigh fctr from .94 to .97 ; Chg land from $25,750 to $26,500 ss
17p18 Chg SI land from $26,500 to $27,800; Chg per acre price from $32,650 to $34,280 cr; Chg neigh fctr from .97 to 1.00 ss
18p19 Chg neigh fctr from 1.0 to 1.04 cr
19p20 Chg neigh fct from 1.04 to 1.07 cr
20p21 Chg neigh fctr from 1.07 to 1.17. mw
21p22 Chg neigh fctr from 1.17 to 1.27. mw
22p23 chg neigh fctr from 1.0 to 1.44. mw
23p24 chged land from 40,000 to 48,000. mw; factor to 1.55 km
24p25 Chg fct from 1.55 to 1.74

Neighborhood Factor:	1.4200
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	100000.00	50000.00	50000.00	100000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13411-009	FIELDSTONE CONDOS

Comments:
11p12 class codes 510 (single fam) were stratified at 1.7%; class codes 550 (row-type) were stratified at.94%
12p13 class codes 510 (single fam) were stratified at .94%; class codes 550 (row-type) were stratified at .90%

14p15 Chg neigh fctr from 1.00 to 1.02 ss
15p16 Chg neigh fctr from 1.02 to 1.07 & changed land from $40,000 to $42,000 based on sales cr
(recommended factor was 1.13)
17p18 Chg neigh fctr from 1.07 to 1.10 ss; Chg land from $42,000 to $46,200 cr
18p19 Chg neigh fctr from 1.10 to 1.14 cr
20p21 Split neighborhood into two neighborhoods and chg neigh fctr from 1.14 to 1.1. mw
22p23 chged neigh fctr from 1.0 to 1.26. mw
23p24 chg land value to $45,000/site.as factor to 1.51 km
24p25 Chg fct from 1.51 to 1.71
25p26 chg nbhd fct from 1.38 to 1.270102. mw

Neighborhood Factor:	1.2701
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	134111-009	FIELDSTONE SINGLE FAMILY HOMES

Comments:
20p21 created new neighborhood with single family homes from Fieldstone. mw
21p22 Chg Neigh fctr from 1.1 to 1.19. mw
22p23 chg neigh fctr from 1.0 to 1.25. mw
23p24 chged land from 50,000 to 60,000. mw factor to 1.45 km
24p25 Chg fct from 1.45 to 1.64

Neighborhood Factor:	1.3300
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13412-009	MC KENZIE GLEN

Comments:
Lots are priced at $440 FF; Dev pricing is $1100/Lot
Lots are given inf factors for excess frontage
Parcel 30-07-34-205-061.000-009 has an inf fct for excess frontage 3/ 15/12 cr

14p15 Chg neigh fctr from 1.05 to 1.09 ss
18p19 Chg neigh fctr from 1.09 to 1.13 cr
20p21 Chg neigh fctr from 1.13 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.26. mw
22p23 chged neigh fctr from 1.0 to 1.3. mw
23p24 chged land for site value from 50,000 to 80,000 and chged exc res from 6,000 to 16,000. mw
24p25 Chg fct from 1.3 to 1.47

Neighborhood Factor:	1.1900
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	440.00	440.00	0.00	440.00	440.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13413-009	CHANDLER

Comments:
12p13 chg eff yr to 1968 on most houses from 1978 and reviewed and chg the grades in this neigh to be consistent with like homes.
18p19 Chg neigh fctr from 1.06 to 1.10 cr
19p20 Chg neigh fct from 1.10 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.22. mw
22p23 chged neigh fctr from 1.0 to 1.25. mw
23p24 Land Review chg site value to $40,000 cls
23p24 chged land from 40,000 to 30000 and exs res to 10,000. mw factor to 1.46 km
24p25 Chg fct from 1.45 to 1.65
25p26 chg nbhd fct from 1.32 to 1.285424. mw

Neighborhood Factor:	1.2854
Total Parcels:	274
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	230.00	230.00	0.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13414-009	BRANDYWINE VILLAGE

Comments:
14p15 Chg neigh fctr from .85 to .90 ss
15p16 Chg neighn fctr from .90 to .92; Chg land $15,000 to 15,300 ss
16p17 No chg to neigh fctr; Chg land from $15,300 to $16,400 cr
17p18 Chg neigh fctr from .92 to .95 ss; Chg land from $16,400 to $17,900 cr
18p19 Chg neigh fctr from .95 to .99 cr
19p20 Chg neigh fct from .99 to 1.01 cr
20p21 Chg neigh fctr from 1.01 to 1.08. mw
21p22 Raised grades 1 step - equatibility in the neighborhood. ss
22p23 chg neigh fctr from 1.0 to 1.23. mw
23p24 chged land from 17,900 to 39,000. & factor to 1.5 km
24p25 Chg fct from 1.5 to 1.6

Neighborhood Factor:	1.3400
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13415-009	HOLLIDAY PARK - HANNA HOMES - LAKE ADD

Comments:
12p13 9 A $27,000; Excess A $2,500; F SI $27,000

15p16 Chg neigh fctr from .92 to .94 cr Change Land from $27,000 to $27,540 per Sales. ss
16p17 No chg to Neigh .94: Chg land from $27,540 to 29,700 cr
17p18 Chg neigh fctr from .94 to .97 ss; Chg land from $29,700 to $32,370 cr
18p19 Chg neigh fctr from .97 to 1.01 cr
20p21 Chg neigh fctr from 1.01 to 1.07. mw
21p22 Chg neigh fctr from 1.07 to 1.2. mw
22p23 chg neigh fctr from 1.0 to 1.38. mw
23p24 Land to $40k/site & $55k/acre; factor to 1.39 km
24p25 Chg fct from 1.39 to 1.57

Neighborhood Factor:	1.3000
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13416-009	MAPLELAWN - MCCLELLAN

Comments:
17p18 Chg neigh fctr from 1.01 to1.03; Chg land from $300 ff to $306 ff cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
20p21 Chg neigh fctr from 1.07 to 1.17. mw
21p22 Chg neigh fctr from 1.17 to 1.23. mw
22p23. chg neigh fctr from 1.0 to 1.2. mw
23p24 chg land to $50,000/site .as; factor to 1.42 km
24p25 Chg fct from 1.42 to 1.60

Neighborhood Factor:	1.2800
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	306.00	306.00	306.00	306.00	306.00	306.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	306.00	306.00	306.00	306.00	306.00	306.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13417-009	CANDLELITE

Comments:
Chg method of pricing from OV to SI $16,000 3/12/12 cr
18p19 Chg neigh fctr from 1.05 to 1.09 cr
20p21 Chg neigh fctr from 1.09 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.16. mw
23p24 chged land from 16,000 to 29,000. mw
24p25 Chg fct from 1.0 to 1.13

Neighborhood Factor:	0.9100
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13418-009	FAIRVIEW-LAYNE CREST

Comments:
12p13 F SI $24,500 91 A excess $2,800
14p15 Chg neigh fctr from .88 to .93 ss
16p17 Chg neigh fctr from .93 to .92; Chg land from $24,500 to $24,260 cr
17p18 Chg neigh fctr from .92 to .95; Chg land from $24,260 to $25,200 cr
18p19 Chg neigh fctr from .95 to .99 cr
19p20 Chg neigh fct from .99 to 1.02 cr
20p21 Chg neigh fctr from 1.02 to 1.12. mw
21p22 Chg neigh fctr from 1.12 to 1.23. mw
22p23 chg neigh fctr from 1 to 1.4. mw
23p24 Land Review chg land value to $40,000 cls factor to 1.65 km
24p25 added 80,000 per acre and 10,000 ex res per 1 sale and cr. mw
24p25 Chg fct from 1.65 to 1.86

Neighborhood Factor:	1.5100
Total Parcels:	374
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13419-009	BOYD ACRES, BOYD HIGH, AND FRANKLIN PLACE

Comments:
12p13 F SI $27,500

30-07-32-401-003.000-009 F SI $27,500 Commercial Primary $28,000 Undeve/Usable $16,800
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.08. mw
21p22 Chg neigh fctr from 1.08 to 1.11. mw
22p23 chg neigh fctr from 1.0 to 1.15. mw
23p24 Combined with Boyd High & Franklin Place; land at $38k/site & 1.35 fctor km
24p25 Chg fct from 1.35 to 1.51 cr
25p26 chg nbhd fct from .87 to 1.090163. mw

Neighborhood Factor:	1.0902
Total Parcels:	742
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	16800.00	16800.00	16800.00	16800.00	16800.00	16800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13421-009	RANDALL PLACE, WALKER ETC

Comments:
15p16 Chg neigh fctr from .93 to .95 Chg land from Walker $25,000 to $25,550 and Randall Pl $27,200 to $27,740 ss
16p17 Chg neigh fctr from .95 to .97: Chg SI land from $27,740 to $28,300: Per acre price is $25,500 cr
17p18 Chg neigh fctr from .97 to .98; Chg SI land from $28,300 to $28,580; Chg per acre price from $25,500 to $25,800 cr
18p19 Chg neigh fctr from .98 to 1.00 cr
20p21 Chg neikgh fctr from 1.00 to 1.06. mw
22p23 chg neigh fctr from 1.0 to 1.22. mw
23p24 Land to $40k/site & factor to 1.39 km
24p25 Chg fct from 1.39 to 1.53
25p26 chg nbhd fct from 1.24 to 1.172403. mw

Neighborhood Factor:	1.1724
Total Parcels:	473
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	25000.00	25000.00	0.00	25000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	2500.00	2500.00	0.00	2500.00	2500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	0.00	500.00	500.00	0.00	500.00	500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13423-009	ORIGINAL PART - SOUTHSIDE & FOREST GLEN

Comments:
12p13 F SI $20,800; 91 SI $1,500 Excess; 9 A $25,000 91 A $2,500 Excess
18p19 Chg neigh fctr from .91 to .95 cr
19p20 Chg neigh fct from .95 to .97 cr
20p21 Chg neigh fctr from .97 to 1.07. mw
21p22 Chg neigh fctr from 1.07 to 1.1. mw
23p24 combined with Forest Glen; land at $34,500/site, $40k/acre & $10k/excess acres; factor 1.16 km
24p25 Chg fct from 1.16 to 1.31

Neighborhood Factor:	1.0700
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13424-009	CHAPMAN ESTATES

Comments:
12p13 F SI $35,600 ss

14p15 Chg neigh fctr from 1.03 to1.05 ss
15p16 Chg neighfctr from 1.05 to 1.07 ; Chg land from $35,600 to $36,310 cr
16p17 Chg land from $36,310 to $38,850 ss
17p18 Chg neigh fctr from 1.07 to 1.10: Chg land from $38,850 to $42,700 cr
18p19 Chg neigh fctr from 1.10 to 1.14 cr
19p20 Chg neigh fct from 1.14 to 1.16 cr
20p21 Chg neigh fctr from 1.16 to 1.26. mw
21p22 Chg neigh fctr from 1.26 to 1.29. mw
22p23 chg neigh fctr from 1.0 to 1.32. mw
23p24 chged land from 50,000 to 60,000. mw factor to 1.62 km
24p25 Chg fct from 1.62 to 1.83
25p26 chg nbhd fct from 1.48 to 1.450216. mw

Neighborhood Factor:	1.4502
Total Parcels:	178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13425-009	BOWMAN ACRES

Comments:
12p13 F SI $25,000 9 A $ $26,000 Excess 91 9 $2,600
15p16 Chg neigh fctr from 1.01 to 1.03; Chg site value land from $26,000 to $26,520: Chg per acre pricing from $25,000 to $25,500 cr
16p17 Chg neigh fctr from 1.03 to 1.01; Chg site value land from $25,500 to $25,000; Chg per acre pricing from $25,500 to $25,990 cr
17p18 Chg neigh fctr from 1.01 to 1.02; Chg site value land from $25,000 to $25,250; Chg per acre pricing from $25,990 to $26,250cr
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg neigh fctr from 1.06 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.26. mw
22p23 chg neigh fctr from 1.0 to 1.33. mw
23p24 chged land from 35,000 to 50,000 and chged exs res to 10,000. mw
24p25 Chg fct from 1.33 to 1.50
25p26 chg nbhd fct from 1.2 to 1.285799. mw

Neighborhood Factor:	1.2858
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13426-009	VILLAGE AT THE BOWMAN

Comments:
12p13 F SI Range $40,000-$150,000 91 SI $1200 91 A $10,000
18p19 Chg neigh fctr from 1.03 to 1.07 cr
20p21 Chg neigh fctr from 1.07 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.18. mw
22p23 chg neigh fctr from 1.0 to 1.20. mw
23p24 Change land value to $110k/acre & $10k/excess res & factor to 1.22 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.22 to 1.38

Neighborhood Factor:	1.1000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13427-009	WHITCOMB COMMONS-MEADOWS-VILLA

Comments:
14p15 Chg neigh fctr from .93 to .98 ss
15p16 Chg neigh fctrr from .98 to .99; Chg land from $24,000 to $24,240 ss
16p17 Chg neigh fctr from .99 to 1.00; Chg land from $24,240 to $24,500 cr
17p18 Chg neigh fctr from 1.00 to 1.03; Chg land from $24,500 to $25,200 cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
19p20 Chg neigh fct from 1.07 to 1.09 cr
20p21 Chg neigh fctr from 1.09 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.3. mw
22p23 chg neigh fctr from 1.0 to 1.62. mw
23p24 chged land from 40,000 to 50,000. mw; factor to 1.71 km
24p25 Chg fct from 1.71 to 1.88

Neighborhood Factor:	1.5300
Total Parcels:	315
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13428-009	OAK HOLLOW

Comments:
3/815/12 Lots are priced at FF with site value of $25,700. cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
20p21 Chg neigh fctr from 1.07 to 1.11. mw
22p23 chg neigh fctr from 1.0 to 1.1. mw
23p24 Changed land to $30k/site km
24p25 Chg fct from 1 to 1.13

Neighborhood Factor:	0.9100
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	2600.00	2600.00	0.00	2600.00	2600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13430-009	Boots, Bankers, and Stuart

Comments:
12p13 F SI $22,900 - $27,200 9 A $28,000
Commercial 11 A $40,000
14p15 Chg neigh fctr from 1.00 to 1.03 ss
15p16 Chg neigh fctr from 1.03 to 1.05; Chg land F SI from $22,900 to $28,560 and A $25,050 to $27,100 ss
16p17 Chg neigh fctr from 1.05 to 1.00; Chg SI land from $25,500 to $24,200 cr
17p18 Chg neigh fctr from 1.00 to 1.03; Chg SI land from $24,200 to $24,900; Chg land from $27,100 to $27,900/acre cr
18p19 Chg neigh fctr from 1.03 to 1.07 ss
19p20 Chg neigh fct from 1.07 to 1.08 cr
20p21 R/A add eff yr 1970 to houses 1940-1950's ss
20p21 Chg neigh fctr from 1.08 to 1.17. mw
21p22 Chg neigh fctr from 1.17 to 1.18. mw
22p23 Chg neigh fctr from 1.0 to 1.42. mw
23p24 Combined with Boots & Bankers; $30k/site, $50k/acre & excess res $10k/acre km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.42 to 1.64

Neighborhood Factor:	1.3300
Total Parcels:	424
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13433-009	BROADWAY MANOR

Comments:
3/15/12 Land priced as FF with Lots SI with a range of $15,000 or $30,900. One parcel is priced as acreage due to size. cr
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.09. mw
21p22 Chg neigh fctr from 1.09 to 1.12. mw
22p23 chg neigh fctr from 1.0 to 1.1. mw
23p24 Land to $38k/site & factor to 1 km
24p25 No fct chg

Neighborhood Factor:	0.8200
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	480.00	480.00	480.00	480.00	480.00	480.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	2800.00	2800.00	0.00	2800.00	2800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13434-009	Weston Village, Weston Green & Winfield Comm

Comments:
12p13 F SI $26,200 9 A $30,000
14p15 Chg neigh fctr from .98 to .99 5/13/14 cr
15p16 Chg neigh fctr from .99 to .97 ss
16p17 Chg neigh fctr from .97 to 1.09; Chg land from $25,600 to $19,900 cr
17p18 Chg neigh fctr from 1.09 to 1.11; Chg land from $19,900 to $20,300; chg acre pricing from $29,400 to $30,000 cr
18p19 Chg neigh fctr from 1.11 to 1.15, ss
19p20 Chg neigh fct from 1.15 to 1.17 cr
20p21 Chg neigh fctr from 1.17 to 1.23. mw
21p22 Chg neigh fctr from 1.23 to 1.34. mw
22p23 chg neigh fctr from 1.0 to 1.58. mw
23p24 Land Review chg land value to $40,000 cls; factor to 1.55 km
24p25 Chg fct from 1.55 to 1.83
25p26 chg nbhd fct from 1.49 to 1.536779. mw

Neighborhood Factor:	1.5368
Total Parcels:	203
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13435-009	AGLAND CENTER 009

Comments:
17p18 Chg neigh fctr from .97 to 1.00; Chg land from $19,500 to $20,480 cr
18p19 Chg neigh fctr from 1.0 to 1.04 cr
19p20 Chg neigh fct from 1.04 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.15. mw
22p23 chg neigh fctr from 1.0 to 1.4. mw
23p24 parcels combined with Weston Village & created AGLAND 009 neighborhood km
24p25 Chg fct from 1.55 to 1.58

Neighborhood Factor:	1.5800
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13436-009	WINFIELD PARK

Comments:
The land value was reduced in 11p12 F SI $27,000 91 A $2,400 do not have any information as to why it was reduced. 3-20-12 ss
14p15 Chg neigh fctr from .96 to .99 cr
15p16 Chg neigh fctr from .99 to 1.02 & changed land from $27,200 to $27,800 cr
16p17 Chg neigh fctr from 1.02 to 1.08 & chgd land from $27,810 to $25,800 cr
17p18 Chg neigh fctr from 1.08 to 1.11; Chg land from $25,800 to $27,100 cr
18p19 Chg neigh fctr from 1.11 to .1.15, ss
19p20 Chg neigh fct from 1.15 to 1.16 cr
20p21 Chg neigh fctr from 1.16 to 1.26. mw *****NH FCT was chg in error to 1.38 after Annual Assessment was posted - Fct was corrected and neighborhood was reposted. cr
21p22 Chg neigh fctr from 1.26 to 1.38. mw
22p23 chg neigh fctr from 1.0 to 1.49. mw
23p24 chged land from 40,000 to 50,000 and chged exc res from 5,000 to 10,000.mw; factor to 1.63 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.63 to 1.71

Neighborhood Factor:	1.4000
Total Parcels:	225
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13438-009	WALNUT WOODS

Comments:
17p18 Chg land range from $30,000 - $35,000 to $30,600 - $35,700 ss
18p19 Chg neigh fctr from 1.13 to 1.18 cr
20p21 Chg neigh fctr from 1.18 to 1.24. mw
22p23 chg neigh fctr from 1.0 to 1.15. mw
23p24 chg land value to $60,000/site.as; factor to 1.1 km
24p25 Chg fct from 1.1 to 1.24

Neighborhood Factor:	1.0100
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13439-009	HAMPTON PLACE

Comments:
One parcel is priced as excess res @ $2,800/ACRE -it is rear ground for a parcel in another neighborhood cr

14p15 Chg neigh fctr from .96 to .99 5/13/14 cr
15p16 Chg neigh fctr from .99 to 1.02; Chg land from $30,200 to $31,100 cr
16p17 Chg neigh fctr from 1.02 to 1.01; Chg land from $31,100 to $30,790 cr
17p18 Chg neigh fctr from 1.01 to 1.04: Chg land from $30,790 to $32,000 cr
18p19 Chg neigh fctr from 1.04 to 1.08, ss
19p20 Chg neigh fct from 1.08 to 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.22. mw
21p22 Chg Neigh fctr from 1.22 to 1.28. mw
22p23 chg neigh fctr from 1.0 to 1.33. mw
23p24 chged land from 37,500 to 53,000. mw factor to 1.51 km
24p25 Chg fct from 1.51 to 1.69
25p26 chg nbhd fct from 1.38 to 1.352632. mw

Neighborhood Factor:	1.3526
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13440-009	SWEETWATER

Comments:
12p13 F SI $21,500
14p15 Chg neigh fctr from .82 to .85 5/13/14 cr
15p16 Chg neigh fctr from .85 to .88; Chg land from $21,500 to $22,145 ss/cr
16p17 Chg neigh fctr from .88 to .91; Chg land from $22,145 to $22,800 ss/cr
17p18 Chg neigh fctr from .91 to .94; Chg land from $22,800 to $23,700 cr
18p19 Chg neigh fctr from .94 to .98, ss
19p20 Chg neigh fct from .98 to .99 cr
20p21 Chg neigh fctr from .99 to 1.09. mw
21p22 Chg neigh fctr from 1.09 to 1.21. mw
22p23 chg neigh fctr from 1 to 1.48. mw
23p24 chg land from 37,500 to 43,300. mw; factor 1.54 km
24p25 Chg fct from 1.54 to 1.74

Neighborhood Factor:	1.4200
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13443-009	LIBERTY SHORES

Comments:
12p13 Chg F OV to F SI $27,500 regular lots F SI Lots on water $33,000
16p17 No chg to neigh fctr of 1.10; Chg land from a range of $28,500 to $29,600 to a range of $29,150 to $34,980 per sales cr
18p19 Chg neigh fctr from 1.18 to 1.23 cr
20p21 Chg neigh fctr from 1.23 to 1.33. mw
21p22 Chg neigh fctr from 1.33 to 1.41. mw
22p23 chg neigh fctr from 1.0 to 1.5. mw
23p24 chg land value to $60,000/site and excess res $10,000.as; factor to 1.48 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.48 to 1.67

Neighborhood Factor:	1.3600
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13444-009	GREEN TREE - CONDO

Comments:
12p13 9 SI $32,500 91 SI $40,000
13p14 Lowered all grades to B-1 Condos from B
15p16 Change Nbhd Factor from 1.00 to .93 cr
18p19 Chg neigh fctr from .93 to .97 cr
20p21 Chg neigh fctr from .97 to 1.07. mw
22p23 chg neigh fctr from 1.0 to 1.2. mw
23p24 chg land value to $40,000/site.as factor to 1.41 km
24p25 Chg fct from 1.41 to 1.59

Neighborhood Factor:	1.2900
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13445-009	COPELAND FARMS

Comments:
Originally Davis & Dura Homes Lots sold for $28,500 -$32,000 Platted 2001-2002
Sometime after 2008 Davis and Dura Homes went out of business.
12p13 F SI Range $22,000 - $32,000 with the newer lots being priced at the price paid for the lot.

The new homes lots are selling for $22,000 - 25,500 being built by Arbor homes

14p15 Chg neigh fctr from .91 to .92 cr
16p17 Chg neigh fctr from .94 to 1.02; Chg land from $27,000 to $25,800 cr
17p18 Chg neigh fctr from 1.02 to 1.05: Chg land from $25,800 to $26,570 cr
18p19 Chg neigh fctr from 1.05 to 1.09. ss
19p20 Chg neigh fct from 1.09 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.20. mw
21p22 Chg neigh fctr from 1.20 to 1.32. mw
22p23 chg neigh fctr from 1.0 to 1.38. mw
23p24 chged land from 37,500 to 56,000.mw & factor to 1.49 km
24p25 Chg fct from 1.49 to 1.65 cr
25p26 chg nbhd fct from 1.36 to 1.313997. mw

Neighborhood Factor:	1.3140
Total Parcels:	259
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13446-009	OAK HIGHLANDS

Comments:
15p16 Chg neigh fctr from .96 to 1.01; Chg land from $26,000 to $27,300 cr
17p18 Chg neigh fctr from 1.01 to 1.02; Chg land from $27,300 to $27,570 cr
18p19 Chg neigh fctr from 1.02 to 1.06. ss
20p21 Chg neigh fctr from 1.06 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.28. mw
22p23 chg neigh fctr from 1.0 to 1.27. mw
23p24 chged land from 37,500 to 60,000. mw; factor to 1.36 km
24p25 Chg fct from 1.36 to 1.50
25p26 chg nbhd fct from 1.23 to 1.199951. mw

Neighborhood Factor:	1.2000
Total Parcels:	142
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13447-009	INDIGO SPRINGS

Comments:
14p15 Chg neigh fctr from .86 to .91 5/13/14 cr
15p16 Change Nbhd Factor from .91 to .96 cr Change Land from $26,000 to $27,300 ss Per Sales Study.
16p17 Nbhd factor chgd from .96 to .97 Land chgd from $27,300 to $27,600 per sales cr
18p19 Chg neigh fctr from .97 to 1.01. ss
19p20 Chg neigh fct from 1.01 to 1.02 cr
20p21 Chg neigh fctr from 1.02 to 1.12. mw
21p22 Increased grade per equitability
21p22 chg neigh fctr from 1.12 tjo 1.16. mw
22p23 chg neigh fctr from 1.0 to 1.44. mw
23p24 chged land from 37,500 to 50,000. mw; factor to 1.49 km
24p25 Chg fct from 1.49 to 1.63

Neighborhood Factor:	1.3500
Total Parcels:	321
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13449-009	SAWMILL

Comments:
14p15 Changed grades on basic one story homes to D+2 from C-1 ss
14p15 Chg neigh fctr from .91 to .94 cr
15p16 Chg neigh fctr from .94 to .91; Chg land from $31,500 to $30,560 cr/ss
16p17 Chg neigh fctr from .91 to .95; Chg land from $30,560 to $31,800 cr
17p18 Chg neigh fctr from .95 to .98; Chg land from $31,800 to $32,800 cr
18p19 Chg grades on one story homes more detailed design some are C+1 & C+ 2 ss
18p19 Chg neigh fctr from .98 to 1.02. ss
20p21 Some homes may have B grades cr
20p21 Chg negh fctr from 1.02 to 1.08. mw
21p22 Chg neigh fctr from 1.08 to 1.12. mw
22p23 chg neigh fctr from 1.0 to 1.3. mw
23p24 chged land from 45,000 to 50,000, added $30k/acre type 13; mw; factor to 1.42 km
24p25 Chg fct from 1.42 to 1.58 cr
25p26 chg nbhd fct from 1.3 to 1.242103. mw

Neighborhood Factor:	1.2421
Total Parcels:	383
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13450-009	WESTSIDE GREENFIELD

Comments:
12p13 9 A $28,000 91 A $6,000. Made all homesite valued at $28,000 they had been priced $23,000 to $33,000
18p19 Chg neigh fctr from 1.07 to 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.18. mw
22p23 chg neigh fctr from 1.0 to 1.28. mw
23p24 chg land value to $40,000/acre and excess res to $10,000.as
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.28 to 1.45

Neighborhood Factor:	1.1800
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13451-009	KEYSTONE

Comments:
15p16 Made Keystone one neighborhood 13451-009 (combined Keystone 1-1499, Keystone A - 1500-2999 and Keystone B 3000) to create consistency in this neigh. ss
Chg neigh fctr to .95 .ss
16p17 Chg neigh fctr from .95 to .98; Chg land from $33,000 to $34,000 cr
17p18 Chg neigh fctr from .98 to 1.01: Chg land from $34,000 to $35,300 cr
18p19 Some homes may need C+2 grade per sales info cr
18p19 Chg neigh fctr from 1.01 to 1.05. ss
20p21 Some homes may need B grades per sales info cr
20p21 Chg neigh fctr from 1.05 to 1.11. mw
21p22 Chg neigh fctr from 1.11 to 1.15. mw
22p23 Factor to 1.2 km
23p24 chged land from 45,000 to 60,000. mw; factor to 1.3 km
24p25 Chg fct from 1.13 to 1.51 cr
25p26 chg nbhd fct from 1.23 to 1.205493. mw

Neighborhood Factor:	1.2055
Total Parcels:	519
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	25000.00	25000.00	0.00	25000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	7500.00	7500.00	0.00	7500.00	7500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13454-009	THE TRAILS

Comments:
12p13 Chg neigh fctr to 1.07; Land has range $38,000 - $59,000; Dev pricing $800 ss
17p18 Chg neigh fctr from .99 to 1.04. ss
18p19 Chg land from a range to $42,000 per lot cr
18p19 Chg neigh fctr from 1.04 to 1.08 cr
20p21 Chg neigh fctr from 1.08 to 1.12. mw
21p22 Chg neigh fctr from 1.12 to 1.15 ss
23p24 Land is $57,000 per lot
23p24 changed excess res to per acre prcing.as
23p24 chged land from 57,000 to $70,000. mw, 1.35 factor km
24p25 Chg fct from 1.35 to 1.53
25p26 Reviewed grades cr
25p26 chg nbhd fct from 1.25 to 1.33124. mw

Neighborhood Factor:	1.3312
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13455-009	THE MEADOW AT SPRINGHURST

Comments:

16p17 Some NC needed an adjustment on the Nbhd factor. ss
16p17 Nbhd fct chgd from .96 to .97 Land chgd from $44,000 to $46,200 per sales cr
17p18 Chg land from $46,200 to $48,000 cr
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.08. mw
21p22 Chg neigh fctr from 1.08 to 1.12 ss
23p24 chged land from 58,800 to 85,000. mw; factor to 1.39 km
24p25 Chg fct from 1.39 to 1.57

Neighborhood Factor:	1.2700
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13457-009	New Rd Area (Franklin St to Blue Rd)

Comments:
12p13 9 A $27,000 91 A $2,400 Excess
14p15 Corrected data entry error - entered exact acre amount on the parcels in Green Acres platted lots. ss
17p18 Chg neigh fctr from 1.03 to 1.06 ss; Chg land from $27,000/ac to $28,890/ac cr
18p19 Chg neigh fctr from 1.06 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.25 ss
22p23 Chg neigh fctr from 1.25 to 1.51 km
23p24 chg land value to $55,000 per acre and excess res to $10,000.as; factor to 1.55 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.55 to 1.75

Neighborhood Factor:	1.4200
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13458-009	SANDALWOOD

Comments:
12p13 F SI $23,000 91 SI $400.00 Dev Price

15p16 Chg neigh fctr from .97 to 1.01 cr Change Land to $23,920 from $23,000.ss
16p17 No chg to neigh fctr of 1.01 Land chgd from $23,920 to $25,570 per sales cr
17p18 Chg neigh fctr from 1.01 to 1.04; ss Chg land from $25,570 to $27,100 cr
18p19 Chg neigh fctr from 1.04 to 1.08. ss
19p20 Chg neigh fct from 1.08 to 1.09 cr
20p21 Chg neigh fctr from 1.09 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.31 ss
23p24 chg land from 37,500 to 50,000. mw; factor to 1.38 km
24p25 Chg fct from 1.38 to 1.60
25p26 chg nbhd fct from 1.23 to 1.207041. mw

Neighborhood Factor:	1.2070
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	134581-009	SANDALWOOD RENTALS

Comments:

Neighborhood Factor:	1.2300
Total Parcels:	142
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13459-009	Meridian East & North @ Springhurst

Comments:
Lots are site valued $25,000; Dev price is $500 Per lot 2/22/12 cr
17p18 Chg neigh fctr from .99 to 1.02; Chg Land from $25,000 to 27,700. ss
18p19 Chg neigh fctr from 1.02 to 1.06. ss
19p20 Some 2 story homes may qualify as C to B+1 grades depending on the different upgrades that are offered by the builder. ss
Some 1 story homes may qualify to have grades up to B+2 depending on upgrades cr
20p21 Chg Land from $27,700 to $40,000 Lots are selling for $44,000. Chg neigh fctr to 1.04 from 1.06 ss
20p21 Chg neigh fctr from 1.06 to 1.07. mw
21p22 Chg NH name from Meridian East @ Springhurst
21p22 Chg neigh fctr from 1.074 to 1.11 ss
22p23 Factor to 1.4 km
23p24 chg land from 45,000 to 60,000. mw; factor to 1.46 km
24p25 Chg fct from 1.46 to 1.58
25p26 chg nbhd fct from 1.13 to 1.210297. mw

Neighborhood Factor:	1.2103
Total Parcels:	302
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13461-009	EASTSIDE

Comments:
18p19 Chg neigh fctr from .97 to1.01 cr
19p20 Chg neigh fct from 1.01 to 1.03 cr
20p21 Chg neigh fctr from 1.03 to 1.09. mw
21p22 Chg neigh fctr from 1.09 to 1.12 ss
23p24 chg land value to $60,000 per acre and $10,000 excess res.as factor to 1.18 km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.18 to 1.33

Neighborhood Factor:	1.0900
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13462-009	SUMMERSET

Comments:
12p13 Chg land from OV to SI @ $50,000
17p18 Chg neigh fctr from 1.09 to 1.12; Chg land from $50,000 to $52,000 cr
18p19 Chg neigh fctr from 1.12 to 1.15 cr
20p21 Chg neigh fctr from 1.15 to 1.20. mw
21p22 Chg neigh fctr from 1.20 to 1.23 ss
23p24 chg land value to $50,000/site.as
24p25 Chg fct from 1.23 to 1.39

Neighborhood Factor:	1.1100
Total Parcels:	82
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13464-009	RIDGES OVER BRANDYWINE

Comments:
12p13 Chg land from 100,000 to 70,000; Developer pricing is $1000 per lot
18p19 Chg neigh fctr from .91 to .95 cr
20p21 Chg neigh fctr from .95 to 1.0. mw
21p22 Chg neigh fctr from 1.00 to 1.02 ss
23p24 Land to $100k/site & factor to 1.12 km
24p25 Chg fct from 1.12 to 1.27
25p26 Allow vacant lots -50% unless they are owned by the developer cr

Neighborhood Factor:	0.9200
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13466-009	VILLAS AT TIMBER RUN LLC

Comments:
Condos - no land assessment.
Some properties have override neighborhood factors - leave them as they are (cr)
Per review before 18p19 trending - 6 neigh factors range from 1.41(48 parcels) to 1.66 (4 parcels) cr
14p15 Chg neigh fctr from 1.25 to 1.28 cr
15p16 Chg neigh fctr from 1.28 to 1.32 cr
16p17 Chg neigh fctr from 1.32 to 1.37 ss
17p18 Chg neigh fctr from 1.37 to 1.41 cr
18p19 Correct grade uniformity; new neighb factor 1.7 mn
20p21 Chg neigh fctr from 1.7 to 1.78. mw
21p22 Chg neigh fctr from 1.78 to 1.86 ss
22p23 Chg neigh fctr from 1 to 1.75 KM
23p24 Factor to 1.83 km
24p25 Chg fct from 1.83 to 2.07

Neighborhood Factor:	1.6100
Total Parcels:	72
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD-CENTER AG ANNEXATION	13469-023	NEW & FRANKLIN RD PHASE-IN

Comments:
Neighborhood created for 17p18
24p25 Chg fct from 1 to 1.13

Neighborhood Factor:	1.1300
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33600.00	33600.00	33600.00	33600.00	33600.00	33600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13470-009	North St to Michigan/Ellis (RES)

Comments:
Lots are priced @900 ff

May apply excess frontage discount for lots with a frontage larger than 45ft.
17p18 Chg neigh fctr from 1.00 to 1.03; ss: Chg land from $900 to $990 ff cr
18p19 Residential properties neighborhood factor chgd from 1.03 to 1.07
Res parcels split from 13507-009 for 19p20
20p21 Chg neigh fctr from 1.07 to 1.09. mw
21p22 Chg neigh fctr from 1.12 to 1.15 ss
21p22 Chg neigh fctr from 1.15 to 1.20 ss
22p23 Factor to 1.07 km
23p24 Land to $104k/ace & factor to 1.45 km Excess res $70,000/ac
24p25 Chg fct from 1.45 to 1.64

Neighborhood Factor:	1.3700
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	990.00	990.00	990.00	990.00	990.00	990.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13471-009	McKenzie Terrace

Comments:
New for 21p22
Land - 9 $48,000, 91 Developer pricing $590
21p22 Chg neigh fctr from 1.00 to 1.06 ss
22p23 Chg neigh fct from 1.06 to 1.10 cr
23p24 chged land from 49,000 to 60,000. mw; factor to 1.25 km
24p24 chg land to $49K per site cr
24p25 Chg fct from 1.25 to 1.41
25p26 chg nbhd fct from 1.13 to 1.207539. mw

Neighborhood Factor:	1.2075
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13472-009	WILLIAMS RUN

Comments:
Created for 22p23
Set HS @ $43,000; NH fct is the same as summerset - same builder, develpoer pricing is $580 per lot cr
23p24 Homesite set to $52,000 per sales km
23p24 chged land from 52,000 to 55,000. mw; factor to 1.54 km
24p25 Chg fct from 1.54 to 1.74

Neighborhood Factor:	1.1600
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	580.00	580.00	580.00	580.00	580.00	580.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13473-009	EAGLE RIDGE

Comments:
Created for 22p23
Homesites set @ $69,000 - may be chgd as lots are sold
23p24 Factor to 1.48 km
24p25 Chg fct from 1.48 to 1.67

Neighborhood Factor:	1.3200
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13474-009	BRANDYWINE FARMS

Comments:
Created for 22p23
Set Homesite @ $60,00 until we have sales info. Excess @ $400.
23p24 Factor to 1.6 km
24p25 Chg fct from 1.6 to 1.81 lowered to 1.75 (swf)
25p26 chg fct from 1.75 to 1.3688. mw

Neighborhood Factor:	1.3688
Total Parcels:	243
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13475-009	BRUNSONS LANDING

Comments:
Created for 23p24 Homesite @ 50,000 until lots sell, SI @ $900 cr
Lots sold to builder for $77,500 per lot 4/13/23
Set NHBD Fct @ 1.3 until we have more sales cr
24p25 Chg fct from 1 to 1.47
25p26 chg nbhd fct from .47 to .874029. mw

Neighborhood Factor:	0.4700
Total Parcels:	134
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13476-009	Woodfield Pointe

Comments:
24p25 Homesite @ $90,000 based on sales; 91 Developer pricing $740 cr
24p25 Factor set at 1.13
25p26 chg nbhd fct from 1.13 to 1.077089. mw

Neighborhood Factor:	1.0771
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13477-009	EVERGREEN ESTATES

Comments:
Created 25p26
Homesite $60,000 until we have sales; excess res SI $1,200.
Lots are selling for $95,000. Single homesites priced at $90,000 cr

Neighborhood Factor:	1.0000
Total Parcels:	72
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13478-009	EVERGREEN ESTATES ROW-TYPES

Comments:
25p26 New neighborhood
Homesites priced @ $60,000 until lots sell. excess res @ $1,200 developer pricing cr

Neighborhood Factor:	1.0000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13501-009	COMMERCIAL - WEST US 40

Comments:
20p21 Chg neigh fctr from 1.0 to 1.3. mw
23p24 Land to (11) $200k (12) $100k (13) $80k km

Neighborhood Factor:	1.0000
Total Parcels:	136
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Homesite	All	Front Foot	27560.00	27560.00	27560.00	27560.00	27560.00	27560.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	0.00	10000.00	10000.00	0.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13502-009	COMMERCIAL - SOUTH

Comments:
23p24 Land to (11) $60k (12) $30k (13) $15k km

Neighborhood Factor:	0.8900
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13503-009	COMM-Downtown Greenfield

Comments:
20p21 Chg negh fctr from 1.0 to 1.05. mw
23p24 (11) $175k (12) $100k (13) $75k km

Neighborhood Factor:	0.8600
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	175000.00	175000.00	175000.00	175000.00	175000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13504-009	Greenfield Eastside Comm

Comments:
(11) 20,000-40,000 (12) 15,000 (13) 7,500-10,500

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	40000.00	30000.00	20000.00	40000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	10500.00	9000.00	7500.00	10500.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Homesite	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13505-009	New Rd W of 9-Progress Park-I-70 Annex-Fville Pk Annex

Comments:
13p14 primary range 50000-150000 std 65000; secondary range 45500-80000 std 45500 undev range 26000-32500 std 29,500
23p24 moved parcels from Progress Park Sub, N-I 70 to 300N Annexation and Fortville Pike-Annexation, State St between Ellis & 300 cls (11) $200k (12) $100k (13) $80k km

Neighborhood Factor:	1.0000
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	200000.00	175000.00	150000.00	200000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	100000.00	90000.00	80000.00	100000.00	90000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	32500.00	80000.00	56250.00	32500.00	80000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	0.00	5000.00	5000.00	0.00	5000.00	5000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13507-009	NORTH ST TO MICHIGAN/ELLIS (COMM)

Comments:
Lots are priced @900 ff

May apply excess frontage discount for lots with a frontage larger than 45ft.
17p18 Chg neigh fctr from 1.00 to 1.03; ss: Chg land from $900 to $990 ff cr
18p19 Residential properties neighborhood factor chgd from 1.03 to 1.07
Res & Comm will be split for 19p20
20p21 Chg neigh fctr from 1.03 to 1.08. mw

Neighborhood Factor:	1.0000
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	900.00	1100.00	900.00	900.00	1100.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	990.00	990.00	990.00	990.00	990.00	990.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13508-009	SOUTH ON FRANKLIN

Comments:
12p13 Commercial and Exempt.

Parcel count 12
23p24 (11) $95k (12) $66k (13) $37k km

Neighborhood Factor:	0.8400
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	95000.00	95000.00	95000.00	95000.00	95000.00	95000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	66000.00	66000.00	66000.00	66000.00	66000.00	66000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13509-009	BRANDYWINE PKY

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	75000.00	75000.00	0.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	60000.00	60000.00	0.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	45000.00	45000.00	0.00	45000.00	45000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13511-009	GREENFIELD 2 STORY APTS

Comments:
20p21 Chg neigh fctr from 1.0 to 1.05. mw
23p24 (11) $100k-$150k (12) $50k km

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	150000.00	125000.00	100000.00	150000.00	125000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13512-009	SR 9 from 70 to McKenzie

Comments:
12p13 (11) fronting SR 9 325,000, only has access road to SR 9 300,000 (12) 275,000 (13) 80,000 mn
14p15 chg'd (13) range to 80,000 - 145,000 mn
17p18 chg'd (13) range to 80,000 - 112,500 mn
23p24 (11) $350k (12) $300k (13) $240k km
24p25 (14) $40k

Neighborhood Factor:	0.8500
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	325000.00	350000.00	337500.00	325000.00	350000.00	337500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	240000.00	240000.00	240000.00	240000.00	240000.00	240000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13513-009	SR 9 SOUTH OF 40

Comments:
23p24 (11) $300k/acre (12) $100k/acre (13) $75k/acre km

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13514-009	ELI LILLY & ELANCO

Comments:
17p18 moved parcels from 13600 to 13514
(11) 50,000 (12) 35,000 (13) 15,000
23p24 Moved 009 Elanco parcels & added (14) $10k/acre km

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13515-009	COVANCE LAB

Comments:
17p18 moved neigh 13601-009 to 13515-009
(11) 50,000 (12) 35,000 (13) 15,000

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13529-009	WILFONG,RILEY& MAPLES PARK

Comments:
20p21 Chg neigh fctr from 1.0 to 1.06. mw

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	30000.00	30000.00	0.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	10000.00	10000.00	0.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	0.00	30000.00	30000.00	0.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13600-009	Greenfield Exempt 600-670

Comments:
17p18 new neighb. Moved all class 600-670 Greenfield parcels to13600
(11) 35,000-50,000 (12) 20,000-35,000 (13) 10,000-20,000 mn

Neighborhood Factor:	1.0000
Total Parcels:	328
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	50000.00	42500.00	35000.00	50000.00	42500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	35000.00	27500.00	20000.00	35000.00	27500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	20000.00	15000.00	10000.00	20000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13601-009	PENSY TRAIL - GREENFIELD

Comments:
17p18 New Neighborhood - (13) $15,000

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD-CENTER PHASE IN	13601-020	COVANCE LAB PHASE IN 020

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	50000.00	50000.00	0.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	15000.00	15000.00	0.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13800-009	BROADWAY VILLAGE APTS

Comments:
16p17 parcels with row-type (2 units) Site Value $20,000 per building
parcels with multi unit bldgs (3 or more) Site Value $25,000 per building mn
20p21 Chg neigh fctr from 1.0 to .89. mw

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13801-009	LINCOLN PARK COMMONS

Comments:
20p21 Chg neigh fctr from 1.1 to 1.18. mw
21p22 Chg neigh fctr from 1.15 to 1.20 ss
23p24 Land to $40k/site on res & $100k (11) on apartment building km

Neighborhood Factor:	0.8500
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13811-009	GREENFIELD 1 STORY APTS

Comments:
19p20 Chg neigh fct from 1.0 to 1.04 cr (neighborhood was not trended 4% last year with the rest of the county)
20p21 Chg neigh fctr from 1.04 to 1.11. mw
23p24 (11) $250k km

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	250000.00	250000.00	250000.00	250000.00	250000.00	250000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13900-009	NON-TAXABLE - GREENFIELD -TOWN

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	50000.00	50000.00	0.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	2000.00	2000.00	0.00	2000.00	2000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	13910-009	Hancock Regional Hospital

Comments:
(11) range 100,000-300,000 (12) 80,000 (13) 60,000

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	1100.00	1100.00	0.00	1100.00	1100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	300000.00	200000.00	100000.00	300000.00	200000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	80000.00	80000.00	0.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	60000.00	60000.00	0.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1100.00	1100.00	0.00	1100.00	1100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14102-013	NEW PALESTINE 013 AGLAND

Comments:
Neighborhood created 11/28/16
Was 14503 (Commercial NH number changed to a residential number) created by Ord 08-2113
Homesite pricing ranges from $30,000 to $50,000 cr

14p15 Neighborhood fct chgd from 1.01 to 1.06
18p19 Chg neigh fctr from 1.06 to 1.10 cr
21p22 Chg neigh fctr from 1.10 to 1.17. mw
22p23 Chg neigh fct from 1.17 to 1.08 cr
23p24 Moved all residential parcels to New Palestine Town (Res) & changed to AGLAND neighborhood km

Neighborhood Factor:	1.2400
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33000.00	50000.00	41500.00	33000.00	50000.00	41500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14303-013	NEW PALESTINE TOWN - (RES)

Comments:
12p13 Lots are priced with F SI @ $14,000 Or as 9 A $30,000, Excess 91 A $6,000
16p17 Chg neigh fctr from .97 to .98; Chg land from $14,000 to $14,700 and from $30,000 to $31,500 - FF $300 to $315
17p18 Chg neigh fctr from .98 to1.01;Chg land from $14,700 to $15,900; $31,500 to $34,000/ac : Chg 315 ff to 340 ff
19p20 Chg neigh fctr from 1.05 to 1.07 km
22p23 Chg neigh fct from 1.07 to 1.23 km
23p24 Land Review: chg land site rate to $40k and acre rate to $50,000 (over 1 acre); $10k/excess res per acre sd
24p25 Chg fct from 1.23 to 1.36

Neighborhood Factor:	1.1100
Total Parcels:	291
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	300.00	300.00	0.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14401-013	HARTING FARMS

Comments:
Land: F SI Range 25,400-33,000 per SP A excess 5,000/ac
15p16 Chg neigh fctr from 1.03 to 1.08 cr
16p17 Chgd nbhd factor from 1.08 to 1.06 Land chgd from $31,000 to $33,500 ss
17p18 Chg neigh fctr from 1.06 to 1.09; Chg land from $33,500 to $36,900 cr
18p19 Chg neigh fctr from 1.09 to 1.13 cr
19p20 Chg neigh fctr from 1.13 to 1.17 km
21p22 Chg neigh fctr from 1.17 to 1.22. mw
22p23 Chg neigh fct from 1.22 to 1.39 km
23p24 Land Review: chg land to $60,000 and excess ac to $10,000 cls
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.39 to 1.60

Neighborhood Factor:	1.3200
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14402-013	SEIFERT CREEK

Comments:
12p13 Chg F Ov to F Si $40,700; Chg excess res from Ov to 91 $5000
17p18 Chg land from $40,700 to $44,700; Chg neigh fctr from 1.01 to1.04. ss
18p19 Chg neigh fctr from 1.04 to 1.08 cr
19p20 Chg neigh fctr from 1.08 to 1.10 km
20p21 Chg neigh fct from 1.10 to 1.16 ss
22p23 Chg neigh fct from 1.16 to 1.20
23p24 Land Review: chg land site value to $80,000, chg per acre value to $85,000 chg excess ac to $16,000 cls
24p25 Chg fct from 1.20 to 1.41

Neighborhood Factor:	1.1300
Total Parcels:	72
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	85000.00	85000.00	85000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14403-013	STONE CROSSING

Comments:
13p14 Plat 8-24-12 Stone Crossing Sec 1 Lots 1-36, 45-63, 65-92 & CA 1-5 were split from
30-10-20-200-001.001-013. The land AV was set as Developer pricing determined by dividing 99,100 by 84 parcels
for a value of 1179.76 91 SI Developer price set at 1,179
The First Title transfer land value is set at $18,000 - $30,000 depending on Lot size and Model of home chosen.
Per Matt @ Westfield Homes 3-15-13. Lots are not sold individually. 10-17-12 ss
16p17 New Westport Home models have custom interiors many kitchens have quartz and granite and are considered Gourmet Kitchens, bathrooms have marble floors. These houses are B grades(-or +). 9/24/15 ss
16p17 Chg neigh fctr from 1.00 to 1.01; chg land range of $18,000 to $30,000 to a range of $24,000 to 30,000 cr
Lot size is a factor.
17p18 Chg neigh fctr from 1.01 to 1.05 cr
18p19 Chg land range $24,000 - $40,000. Lots have been selling for $40,000. ss
18p19 Chg neigh fctr from 1.05 to 1.09 cr
19p20 Chg neigh fctr from 1.07 to 1.09 km
21p22 Chg neigh fctr from 1.09 to 1.12. mw
22p23 Chg neigh fct from 1.12 to 1.18 km
23p24 Land Review: chg land to $70,000. mw & factor to 1.36 km
24p25 Chg fct from 1.36 to 1.51
25p26 chg nbhd fct from 1.21 to 1.189764. mw

Neighborhood Factor:	1.1898
Total Parcels:	233
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14404-013	CEDAR CREEK

Comments:
Land not priced with unit. Land is owned by Larrabee and the Homeowners Association. Considered Common Area.
All the value is placed on the Condo.
18p19 Chg neigh fct from 1.23 to 1.28 cr
19p20 Chg neigh fct from 1.28 to 1.30 km
22p23 Chg neigh fct from 1.30 to 1.43 km
23p24 Chg neigh fct to 1.85 km
24p25 Chg fct from 1.85 to 2.29

Neighborhood Factor:	1.7700
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14405-013	CEDAR CREEK ESTATES

Comments:
Land: F SI $30,000 - 91 $6000 excess acreage - SI $1100 dev pricing
15p16 Changed Nbhd Factor from 1.01 to 1.06 based on sales cr
16p17 No chg to Nbhd factor chgd of 1.06 Land chgd from a range of $30,000 - $31,500 to $33,100 per sales cr
17p18 Chg neigh fct from 1.06 to 1.08; Chg land from $33,100 to $36,000 cr
18p19 Chg neigh fct from 1.08 to 1.12 cr
21p22 Chg neigh fct from 1.17 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.35 km
23p24 Land Review: chg land to $70,000 and ex res to 16,000 mw & factor to 1.36 km
24p25 Chg fct from 1.36 to 1.56

Neighborhood Factor:	1.2700
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14407-013	CRYSTAL HEIGHTS

Comments:
12p13 Chg land OV to SI 25,000 91 SI Developer Price 1,100

15p16 Chg neigh fctr from .98 to 1.03 cr Change Land from $25,000 to $26,250 ss
16p17 Chg neigh fctr from 1.03 to 1.07 Chg land from $26,250 to $27,300 cr/ss
17p18 Chg neigh fctr from 1.07 to 1.10; Chg land from $27,300 to $28,900 cr
18p19 Chg neigh fctr from 1.10 to 1.14 cr
21p22 Chg neigh fctr from 1.16 to 1.27. mw
22p23 Chg neigh fct from 1.27 to 1.38 km
23p24 Land Review: chg land to $60,000 cls factor to 1.52 km
24p25 Chg fct from 1.52 to 1.75

Neighborhood Factor:	1.4600
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14409-013	BRIDGEWOOD

Comments:
12p13 Chg land Ov to Si
14p15 Chg neigh fctr from 1.03 to 1.06 ss
16p17 Chg neigh fctr from 1.06 to 1.11 Land chg'd from $26,500 to $27,800. ss/cr
17p18 Chg neigh fctr from 1.06 to 1.09: Chg land from $27,800 to $29,200. ss
18p19 Chg neigh fctr from 1.09 to 1.13 cr
21p22 Chg neigh fctr from 1.17 to 1.27. mw
22p23 Chg neigh fct from 1.27 to 1.45 km
23p24 Land Review: chg land to $53,000. mw & factor to 1.49 km
24p25 Chg fct from 1.49 to 1.71

Neighborhood Factor:	1.3900
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14411-013	PRESERVE AT SUGAR CREEK - CONDOS

Comments:
NEIGHBORHOOD WAS PLATTED 6/15/16
Land value is priced as a part of the improvement value.
All homes are B+2. Neighborhood factor applied to get close to 95% of sale price.
17p18 Chg neigh fctr from 1.00 to 1.03
18p19 Removed overrides - chg fct to 1.33; Grades range from B to B+2 cr
20p21 Add Land values to parcels. Condo lots $49,000. Single family lots are $49,000 plus +35% fct to equal 66,150. NH fct chgd from 1.345 to 1.1 cr
22p23 Chg neigh fct from 1.10 to 1.07 km
23p24 Land Review: chg land value to $60,000 cls & factor to 1.08 km
24p25 Chg fct from 1.08 to 1.24
25p26 chg nbhd fct from .93 to 1.086951. mw

Neighborhood Factor:	1.0870
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	144111 -013	PRESERVE AT SUGAR CREEK - SINGLE FAMILY RES

Comments:
20p21 Created another nbhd for Preserve at Sugar Creek 144111- Single Family Res Land price at $65,000 (Sale price), ss
22p23 Chg neigh fct from 1.11 to 1.06 km
23p24 Land Review: chg land to $82,000 cls & factor to 1.08 km
24p25 Chg fct from 1.08 to 1.24

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14412-013	SUNRISE LAKE AT THE MEADOWS

Comments:
19p20 Neighborhood created
19p20 Lot price set at F SI $67,200 per sales. ss
20p21 Set nh fct @ 1.10
21p22 Chg nh fctr from 1.10 to 1.11. mw
22p23 Chg neigh fct from 1.11 to 1.07 km, Developer pricing is $1,100 per lot cr
23p24 Factor to 1.4 km
24p25 Chg fct from 1.4 to 1.70
25p26 chg nbhd fct from 1.18 to 1.386841. mw

Neighborhood Factor:	1.3868
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14413-013	COPPERSTONE

Comments:
New for 21p22
Excess $700 - Set Homesite @ $40,000 until we get a sale
22p23 Chg neigh fct from 1.0 to 1.18 km
23p24 Land Review: chg land to $70,000 mw & factor to 1.37 km
24p25 Chg fct from 1.37 to 1.58 / change to 1.54 swf
25p26 chg nbhd fct from 1.24 to 1.17454. mw

Neighborhood Factor:	1.1745
Total Parcels:	244
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14414-013	WILLOW RIDGE

Comments:
CREATED 25p26
Homesite $70,000 until lots sell, Developer pricing SI $1,100 cr
Lots sold fro $112, 650. Set homesite @ $100,000 cr

Neighborhood Factor:	1.7000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14501-013	NEW PALESTINE US 52

Comments:
17p18 (11) 100,000 (12) 65,000 (13) 25,000 (14) 5,000
21p22 Chg neghr fctr from 1.0 to 1.2. mw
22p23 Chg neigh fct from 1.2 to 1.21 cr
23p24 (11) $175k (12)$100k (13) $50k $40k/res acre $10k/acre km

Neighborhood Factor:	1.0000
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	175000.00	175000.00	175000.00	175000.00	175000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14502-013	NEW PALESTINE COMM-SIDE STREETS

Comments:
17p18 (11) 80,000 (12) 52,000 (13) 20,000 (14) 4,000
23p23 (11) $150k (12) $100k (13) $50k km

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE-SUGAR CREEK AG ANNEXATION	14503-022	NEW PAL COMM Municipal Ag Phase-In

Comments:
This neighborhood was created for commercial parcels annexed from Sugar Creek into New Palestine Ord030715. Due to legislation parcels annexed with ag ground will not pay the town rate until reclassified from ag. mn
17p18 (11) 100,000 (12) 65,000 (13) 25,000

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	14600-013	NEW PALESTINE EXEMPTS class 600-670

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	179
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	100000.00	100000.00	0.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	30000.00	30000.00	0.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	SHIRLEY TOWN	15401-004	SHIRLEY

Comments:
16p17 Chg neigh fctr from .88 to .86; Chg land from $160 to $157 ff; $28,000 to $27,400 per acre cr
17p18 Chg neigh fctr from .86 to .79; Chg land from $157 to $150 ff, $27,400 to $26,030 per acre cr
18p19 Chg neigh fctr from .79 to .82 cr
20p21 Chg neigh fctr from .86 to .91. mw
21p22 Chg neigh fct from .91 to .93 km/cr
22p23 Chg neigh fct from .93 to 1.1 km
23p24 Grades were reviewed - a few houses are still D grade cr Land to site value $32k/site & $16k/acre excess res km
23p24 Chg excess res pricing to $10k per acre.as Chg FF pring from $150 to $200
24p25 Chg fct from 1.1 to 1.21
25p26 chg nbhd fct from .96 to 1.066362. mw

Neighborhood Factor:	1.0664
Total Parcels:	316
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	SHIRLEY TOWN	15401MH-004	Shirley - Manufactured Homes

Comments:
NH Created for 21p22
Homesites 150 FF 26,030 AC
22p23 Chg neigh fct from .93 to .88 km
23p24 Land set to $32k/acre & $16k/acre excess res km
24p25 Chg fct from .88 to .97

Neighborhood Factor:	0.8000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	SHIRLEY TOWN	15501-004	SHIRLEY - COMM (BROWN)

Comments:
Lots are priced FF $160 or as Type 11- $25,000, Type 12 - $12,500, Type 13 - $2,400
23p24 Primary Land is $30,000/ac or $190FF cr

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	26030.00	26030.00	26030.00	26030.00	26030.00	26030.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	SHIRLEY TOWN	15600-004	SHIRLEY EXEMPT 600 - 669 property class

Comments:
18p19 new neighborhood
23p24 Chg primary land from $25,000/ac or $150FF to $30,000/ac ot $190FF cr

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SPRING LAKE TOWN	16601-014	SPRING LAKE

Comments:
12p13 Change land from Ov to F SI 22,000. Lake front lots are priced at 23,000. (includes positive inf fact of %5.)
Several of the lots are too small and they have been designated Non buildable because of size by Planning and given inf factors.

Years ago Fema declared Spring Lake has Floodway areas- Inf factors have been applied to those lots that are included in the Floodway and have been noted with Memos.

15p16 Change Nbhd Factor from .94 to .98 cr
18p19 Chg neigh fct from .98 to 1.02 cr
19p20 Chg neigh fct from 1.02 to 1.05 km
21p22 Chg neigh fct from 1.05 to 1.11. mw
22p23 Chg neigh fct from 1.11 to 1.10 km
23p24 Land to $40k/site (under acre) $45k/acre over 1 & $10k/excess acre km
23p24 chg excess res to $16k/acre.as
24p25 Chg fct from 1.10 to1.15

Neighborhood Factor:	0.9500
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	WILKINSON TOWN	17401-005	WILKINSON

Comments:
16p17 Chg neigh fctr from .99 to .98; Chg land from $28,000 to $27,720, $260 to $257 ff ss
17p18 Chg neigh fctr from .98 to 1.00; Chg land from $27,720 to $28,270, $257 to $262 ff cr
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.1. mw
21p22 Chg neigh fct from 1.10 to 1.266 km/cr
22p23 Chg neigh fct from 1.266 to 1.2 km
23p24 Grades reviewed cr Land rate changed to $35k/site & $17,500/acre excess res km
23p24 chg excess res pricing to $10k/acre.as
24p25 Chg land to $40,000/ac; chg fct from 1.2 to 1.32 cr

Neighborhood Factor:	1.0600
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	260.00	260.00	0.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	WILKINSON TOWN	17401MH-005	Wilkinson Manufactured Homes

Comments:
Created 21p22
Homesite 262FF 28,270AC
21p22 Chg neigh fct from 1.0 to 1.1 km/cr
22p23 Chg neigh fct from 1.1 to 1.03 km
23p24 Land rate set to $35k/site & $17,500/acre excess res km
24p25 Chg land from $35k/site to $40k per acre; chg fct from 1.03 to 1.13 cr

Neighborhood Factor:	0.8400
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	WILKINSON TOWN	17501-005	WILKINSON COMMERCIAL

Comments:
Land is priced as A or FF

Primary = $24,000/A
Undeveloped Useable = $2,400/A
FCI @ $260/FF
23p24 Chg primary land from $24,00/ac to $28,800 , $260FF to $310FF cr

Neighborhood Factor:	0.8400
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	28800.00	28400.00	28000.00	28800.00	28400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18301-018	McCordsville Rural Agriculture

Comments:
Homesites are $40,000/A
Excess Landis $12,500/A
18p19 Chg neigh fctr from .987 to 1.02 cr
20p21 Chg neigh fctr from 1.02 to 1.07. mw
21p22 Chg neigh fct from 1.07 to 1.10 cr
22p23 Change neigh factor from 1 to 1.05 km
23p24 Changed name to McCordsville Rural Agriculture - moved ag parcels from 18304-018 Mc CORDSVILLE - SOUTH of SR 67 km
24p25 Chg fct from 1.05 to 1.17

Neighborhood Factor:	0.9500
Total Parcels:	72
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18302-018	ADMIRALS BAY-GEIST

Comments:
Lots are priced @ $606,000/acre
Excess land is site valued at $3,000

18p19 Chg neigh fctr from 1.0 to 1.04 cr
21p22 Chg neigh fct from 1.04 to 1.07 cr
24p25 Chg fct from 1.07 to 1.11

Neighborhood Factor:	1.1100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	606000.00	606000.00	606000.00	606000.00	606000.00	606000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18303-018	MCCORDSVILLE - ORIGINAL

Comments:
Chg homesites w/acreage from OV TO A @ $34,700, Excess Res @ $12,700
FFpricing is $200

18p19 Chg neigh fctr from .93 to .97 cr
20p21 Chg neigh fctr from .97 to 1. mw
21p22 Chg neigh fct from 1.0 to 1.03 cr
23p24 Change land rate to $100k/acre km
24p25 Chg fct from 1.03 to 1.11

Neighborhood Factor:	0.9200
Total Parcels:	87
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	174000.00	174000.00	174000.00	174000.00	174000.00	174000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	0.00	0.00	200.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12700.00	12700.00	12700.00	12700.00	12700.00	12700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18304-018	McCordsville Rural Residential

Comments:
15p16 created new neighb. for rural parcels South of Hwy 67 (parcels in prev neigh 99101, 99103, 99104) cr
15p16 homesite 33,000 - 35,600, exc res. 6,000 - 12,500
18p19 Chg neigh fctr from 1.0 to 1.04 cr
19p20 Chg neigh fctr from 1.04 to 1.05 ss
20p21 Chg neigh fctr from 1.04 to 1.07. mw
21p22 Chg neigh fct from 1.07 to 1.10 cr
22p23 Change neigh factor from 1 to 1.06 km
23p24 Renamed McCordsville Rural Residential - moved residential parcels from 18301-018 Mc CORDSVILLE NORTH OF HWY 67; $60k/acre & $16,000/excess res acre km
24p25 Chg fct from 1.06 to 1.18

Neighborhood Factor:	0.9800
Total Parcels:	75
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	159999.00	159999.00	159999.00	159999.00	159999.00	159999.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18402-018	CARDINAL WOODS & 700 W - 1000N Geist

Comments:
Homesites range from $50,000 - $100,000
Excess land S $35,000/ACRE
Water acess rate is $10,000/A

SEE MEMO FOR ACTUAL LOT SIZE
18p19 Chg neigh fctr from 1.07 to 1.11 cr
20p21 Chg neigh fctr from 1.11 to 1.18. mw
21p22 Chg neigh fct from 1.18 to 1.22 cr
22p23 Change neigh factor from 1 to 1.32 km
23p24 Land changed to $100k/acre & $40k/acre excess res km
24p25 Corrected lot pricing. Some lots were changed to 1ac in error cr
24p25 Chg fct from 1.32 to 1.47

Neighborhood Factor:	1.1300
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18403-018	HIGHLAND SPRINGS

Comments:
14p15 Chg Neigh fctr from 1.07 to 1.12 mn
15p16 Chg Neigh fctr from 1.12 to 1.16; Chg Land from $50,000 to $52,000 ss/cr
17p18 Chg land from $52,000 to $56,200 cr
18p19 Chg neigh fctr from 1.19 to 1.24 cr
20p21 Chg neigh fctr from 1.24 to 1.29. mw
21p22 Chg neigh fct from 1.29 to 1.39 cr
22p23 Change neigh factor from 1 to 1.4 km
23p24 Change land to $90,000/site km
24p25 Chg fct from 1.4 to 1.56
25p26 chg nbhd fct from 1.26 to 1.222879. mw

Neighborhood Factor:	1.2229
Total Parcels:	182
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18404-018	DEER CROSSING

Comments:
Chg lot price from Ov to Si with amrange of $22,000 to $35,000; Dev price is $400 2/822/12. cr
15p16 Sec 6 lots are priced @ $28,500
14p15 Chg neigh fctr from 1.02 to1.05 mn
15p16 Chg neigh fctr from 1.05 to 1.07 & changed land pricing from a range of $22,000 - $35,000 to all lots priced at $28,500. cr
16p17 Chg neigh fctr from 1.07 to 1.11; Chg land from $28,500 to $29,600 per sales. cr
17p18 Chg neigh fctr from 1.11 to 1.14; Chg land from $29,600 to $30,500. ss
18p19 Chg neigh fctr from 1.14 to 1.19 cr
20p21 Chg neigh fctr from 1.19 to 1.26. mw
21p22 Chg neigh fct from 1.26 to 1.36 cr
22p23 Change neigh factor from 1 to 1.5 km
23p24 Set land site rate at $48,000; Factor to 1.68 km
24p25 Chg fct from 1.68 to 1.69
25p26 chg nbhd fct from 1.36 to 1.423615. mw

Neighborhood Factor:	1.4236
Total Parcels:	268
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18405-018	AUSTIN TRACE

Comments:
Lots are priced @ $28,100

14p15 Chg neigh fctr from .92 to .96 mn
15p16 Chg neigh fctr from .96 to 1.01 & Chg land from $28,100 to $29,780 based on cr
16p17 Chg land from $29,800 to $25,800 cr
17p18 Chg neigh fctr from 1.13 to 1.16; Chg land from $25,800 to $27,300 cr
18p19 Chg neigh fctr from 1.16 to 1.21 cr
19p20 Chg neigh fct from 1.21 to 1.22 ss
20p21 Chg neigh fctr from 1.22 to 1.33. mw
21p22 Chg neigh fct from 1.33 to 1.43 cr
22p23 Change neigh from 1 to 1.71 km
23p24 Changed land rate to $48,000/site; factor to 1.64 km
24p25 Chg fct from 1.64 to 1.86
25p26 chg nbhd fct from 1.52 to 1.472608. mw

Neighborhood Factor:	1.4726
Total Parcels:	315
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18406-018	BAY CREEK

Comments:
12p13 Change OV to SI Ranged 31,000 - 70,000

14p15 Chg ndigh fctr from 1.02 to 1.06 mn
15p16 Chg neigh fctr rom 1.06 to 1.12 based on sales cr
16p17 Chg neigh factor from 1.12 to 1.16 ss
18p19 Chg land from a range to $35,000/ lot, Sec 7 lots have inf fct due to larger size cr
18p19 Chg neigh fctr from 1.19 to 1.24 cr
19p20 Chg neigh fct from 1.24 t o 1.25 ss
20p21 Chg neigh fctr from 1.25 to 1.35. mw
21p22 Chg neigh fct from 1.35 to 1.46 cr
22p23 CHange neigh factor from 1 to 1.53 km
23p24 Changed land rate to $48,000/site; factor to 1.72 km
24p25 Chg fct from 1.72 to 1.91
25p26 chg nbhd fct from 1.53 to 1.455163.mw

Neighborhood Factor:	1.4552
Total Parcels:	308
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18407-018	GATEWAY CROSSING

Comments:
Chg land price from Ov to Si with a range of $23,700 to $35,000. Dev price is $500. 2/22/12 cr
14p15 Chg neigh fctr from 1.01 to 1.05 mn
16p17 Chg neigh fctr from 1.05 to 1.09 ss
18p19 Chg neigh fctr from 1.10 to 1.14 cr
19p20 Chg neigh fct from 1.14 to 1.16 ss
20p21 Chg neigh fctr from 1.16 to 1.25. mw
22p23 Change neigh factor from 1 to 1.4 km
23p24 Set land rate to $60,000/site km
24p25 Chg fct from 1.4 to 1.56

Neighborhood Factor:	1.2700
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18408-018	EMERALD SPRINGS

Comments:
Chg land from Ov to Si 2/13/12 cr Lots range in value from $30,000 to $43,000
14p15 Chg neigh fctr from 1.01 to 1.05 mn
15p16 Chg neigh fctr from 1.05 to 1.10 based; Lots in Sec 5 are priced at $35,600 cr
16p17 Chg neigh fctr from 1.10 to 1.13; Land chgd from a range of $30,000 to $43,000 to a range of $30,900 to $44,290 per sales cr
17p18 Chg neigh fctr from 1.13 to 1.18
18p19 Chg land from a range to $35,000/lot cr
18p19 Chg neigh fctr from 1.18 to 1.23 cr
20p21 Chg neigh fctr from 1.23 to 1.29. mw
21p22 Chg neigh fct from 1.29 to 1.39 cr
22p23 Change neigh fctor from 1 to 1.54 km
23p24 Land value changed to $48,000/site; factor to 1.65 km
24p25 Chg fct from 1.65 to 1.72

Neighborhood Factor:	1.3800
Total Parcels:	322
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18409-018	HAMPTON COVE

Comments:
13p14 waterfront lots have +40% influence factor mn
14p15 new land study WF lots $990,000 ac WA lots $710,000 ac.
16p17 WF $990,000 ac - WA $710,000 ac homesites; excess res $500,000 ac. Adjust for excess water frontage.
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.10. mw
21p22 Chg neigh fct from 1.10 to 1.13 cr
22p23 Change neigh factor from 1 to 1.1 km
23p24 factor to 1.12 km
24p25 Chg fct from 1.1 to 1.24

Neighborhood Factor:	0.8300
Total Parcels:	9
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	710000.00	990000.00	850000.00	710000.00	990000.00	850000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	500000.00	500000.00	500000.00	500000.00	500000.00	500000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18410-018	GEIST RIDGE

Comments:
Homesites are $30,000/acre
Excess land is $3,000/acre

Chg neigh fct from 1.10 to 1.00
18p19 Chg neigh fctr from 1.0 to 1.04 cr
19p20 Chg neigh fct from 1.04 to 1.07 ss
20p21 Chg neigh fctr from 1.07 to 1.10. mw
21p22 Chg neigh fct from 1.10 to 1.13 cr
22p23 Change neigh factor from 1 to 1.2 km
23p24 Changed land to $60,000/site km
24p25 Chg fct from 1.2 to 1.33

Neighborhood Factor:	1.0900
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18411-018	GEIST WOODS ESTATES

Comments:
Sale price of lots = AV range $88,500 - $130,000.
Developer pricing $3000 per lot
Lot pricing was set in 2007 when Geist Woods Estates was first developed

15p16 Change Nbhd Factor from 1.00 to 1.01 cr
16p17 Chg nbhd factor from 1.01 to 1.04 Land chgd from a range of $88,500 - 130,000 to $92,000-$135,200. per sales ss
18p19 Site value all lots @ $98,200 cr
18p19 Chg neigh fctr from 1.04 to 1.08 cr
21p22 Chg neigh fct from 1.08 to 1.16 cr
22p23 Change neigh factor from 1 to 1.1 km
23p24 Factor to 1.4 km

Neighborhood Factor:	1.2500
Total Parcels:	82
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	300.00	300.00	300.00	300.00	300.00	300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18412-018	BAYCREEK EAST

Comments:
Lots are site valued at $40,000 Developer pricing is $400
3/22/12 CR
F SI
14p15 Neighborhood factor chg'd from .99 to 1.02 mn
15p16 Change Nbhd Factor from 1.02 to 1.05 & changed land from $40,000 to $41,200 cr
16p17 Ryland Homes are being built in this nbhd. Advertised as Custom built starting at $261,000 some homes may qualify as B+1 to B-1 depending on the different upgrades that are available. ss
16p17 No chg to nbhd factor chgd of 1.05 Land chgd from $41,200 to $43,260 per sales cr
17p18 Chg land from $43,260 to $45,000 cr
18p19 Chg neigh fctr from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.18. mw
21p22 Chg neigh fct from 1.18 to 1.27 cr
22p23 Change neigh factor from 1 to 1.27 km
23p24 Set land rate at $60,000/site; factor to 1.51 km
25p26 chg nbhd fct from 1.28 to 1.219751. mw

Neighborhood Factor:	1.2198
Total Parcels:	213
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18413-018	VILLAGE AT BROOKSIDE 2 STORY

Comments:
The Villages at Brookside Sec 2 lots 118- 182 & CA A thru F were split from 30-01-23-400-030.010-018. The land AV was 702,600. Developer pricing was determined by dividing 702,600 by 71 parcels for a value of 9896. The developer price is 9,900 per parcel.
The First title transfer land value is set at $30,000. 8/10/11 cr
14p15 chg'd base rate to $38,000 per vacant lot study mn
14p15 Chg neigh fctr from 1.00 to .98 mn
16p17 Chg neigh fctr from .98 to .99: Chg land from $38,000 to $39,900 ss\
16p17 Market Model Option on 2 Stories.
17p18 Chg land from $39,900 to $41,900 cr
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg land from 41,900 to $60,000 per sales and removed market factor on 2 stories -also neigh grade review changes made for equitability.ss
20p21 Chg neigh fctr from 1.06 to 1.12. ss
21p22 21p22 Chg neigh fct from 1.12 to 1.21 cr
22p23 Change neigh factor from 1 to 1.26 km
23p24 Chg land rate to $70k/site & factor 1.47 km
25p26 chg nbhd fct from 1.19 to 1.28559. mw

Neighborhood Factor:	1.2856
Total Parcels:	293
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9900.00	9900.00	9900.00	9900.00	9900.00	9900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	184131 -018	VILLAGE AT BROOKSIDE 1 STORY

Comments:
20p21 Created 184131 nbhd for 1 Story homes. Land price $60,000 ss
20p21 Chg neigh facr from 1.06 to 1.12. mw
21p22 21p22 Chg neigh fct from 1.12 to 1.21 cr
Change neih factor from 1 to 1.12 km
23p24 Land rate to $70k/site & factor to 1.23 km

Neighborhood Factor:	1.1000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9900.00	9900.00	9900.00	9900.00	9900.00	9900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	184132-018	Villages at Brookside - Condos

Comments:
Created 24p25
Developer pricing SI $8,900 Homesite $70,000 until lots are sold

Neighborhood Factor:	1.1100
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18414-018	WOODHAVEN - 2 STORY

Comments:
12p13 Change all lots to 37,500, developer pricing $500 per lot. cr
14p15 Change base rate to 30,200 per land study, also chg'd .95 fctr to 1.0. cr
15p16 Woodhaven was annexed into McCordsville, previous neighb # 99207. cr
16p17 Land chgd from $30,200 to $31,700 per sales ss
17p18 Advertised as Custom built starting at $190,000 to the 270,000's some homes may qualify as B-1 to B+2 depending on the different upgrades that are available. ss
17p18 Chg land from $31,700 to $33,900 cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
20p21 Chg neigh fctr to 1.16 for 2 story ss
21p22 Chg land from $33,900 to $60,000 based on sales cr
22p23 Change neigh factor from 1 to 1.17 km
23p24 Land rate changed to $70,000/site & factor to 1.33 km
25p26 chg nbhd fct from 1.2 to 1.163898. mw

Neighborhood Factor:	1.1639
Total Parcels:	265
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	184141	WOODHAVEN - 1 STORY

Comments:
20p21 Created 184141 - 1 STORY Homes neigh fctr is 1.16
21p22 Chg land from $33,900 to $60,000 based on sales cr
22p23 Chg neighborhood factor from 1 to 1.05 km
23p24 Land rate changed to $70,000/site & factor to 1.2 km

Neighborhood Factor:	1.0800
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18415-018	CHAMPION LAKE ESTATES

Comments:
11p12 homesites 50,000/ac, excess res 15,000/ac
15p16 Champion Lake annexed into McCordsville, previous neigh # 99209
18p19 Chg neigh fctr from 1.08 ot 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.18. mw
21p22 Chg neigh fct from 1.18 to1.21 cr
22p23 Change neigh factor from 1 to 1.38 km
23p24 Change land to $120k/acre & $15/k acre excess res km

Neighborhood Factor:	1.2300
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18416-018	STONE GROVE

Comments:
New for 19p20, Land 9 SI B Grade Nbhd.
20p21 Chg Land to $70,000 lots are selling for $72,500-$73,500. per sales ss
20p21 Chg neigh factr 1.0 to 1.01. mw
21p22 Chg neigh fct from 1.01 to 1.03 cr
22p23 Change neigh factor from 1 to .94 km
23p24 Factor to 1.13 km

Neighborhood Factor:	1.0100
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18417-018	McCORD POINTE

Comments:
CreateD for 19p20
Lot price of $50,000 is just an estimate. Chg after sales.
20p21 Lots priced @ $65,000.
20p21 Chg negh fctr from 1.10 to 1.13. mw
22p23 Change neigh factor from 1 to 1.08 km
23p24 Land to $78k/site & factor to 1.27 km
25p26 chg nbhd fct from 1.19 to 1.136066. mw

Neighborhood Factor:	1.1361
Total Parcels:	315
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18418-018	WEAVER'S LANDING

Comments:
New for 20p21
Set Homesite @$60,000 until we see actual sale prices
22p23 Change neigh factor from 1 to 1.1 km
23p24 Land to $70k/site & factor to 1.34 km

Neighborhood Factor:	1.0900
Total Parcels:	202
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18419-018	SAGEBROOK

Comments:
New for 18p19 Lot price was estimated at $35,000 when platted. Will need to review.
Lots are actually selling @ $65,000 per lot.
18p19 No neigh fctr chg. ss
20p21 Chg neigh fctr from 1.04 to 1.07. mw
20p21 Annexed from Vernon to McCordsville Ord # 081319
23p24 Lots to $65k/site & factor to 1.37 km
25p26 chg nbhd fct from 1.2 to 1.154364. mw

Neighborhood Factor:	1.1544
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18420-018	OAKCREST

Comments:
Created for 21p22
Homesite $60,000 Excess res $600 Homesite may be changed as lots sell.
21p22 Chg neigh fct from 1.0 to 1.03 cr Only 1 home was built in 2020.
22p23 Change neigh factor from 1 to 1.25 km
23p24 Set land rate at $65,000/site & factor to 1.32 km

Neighborhood Factor:	1.1700
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18421-018	The Meadows at Sagebrook

Comments:
Created 22p23 - Used land pricing from Sagebrook until lots start selling.
Set NH fct @ 1.07
22p23 Change neigh factor from 1 to 1.05 km
23p24 Land to $78k/site, Factor to 1.26 km

Neighborhood Factor:	1.1400
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18422-018	Pine Vail Estates North & South

Comments:
Created for 22p23
Excess SV $700
Set HS @ 60,000 until we have a sale.
23p24 Set neighborhood fct @ 1.39, set HS @ $80,000 per sales cr

Neighborhood Factor:	1.2300
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18423-018	VINTNER'S PARK

Comments:
Created 23p24
Developer pricing $800 per lot, Homesite $103,000 until lots sell
Set Neighborhood fct @ 1.25 for 23p24 (may need to adjust)
adjusted the neighborhood fct to 1.8. mw
24p25 Chg nbhd fct to 1.8 from 2.0. swf
25p26 chg nbhd fct from 1.8 to 1.43044. mw

Neighborhood Factor:	1.4304
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18424-018	COLONNADE

Comments:
Created for 24p25
Lot pricing set at $60/lot, developer pricing $400/lot until lots start selling cr
24p25 chging land to 82,000 due to the lots selling now. mw
25p26 chg nbhd fct from 1.11 to 1.065116. mw

Neighborhood Factor:	1.0651
Total Parcels:	114
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18424C-018	COLONNADE CONDOS

Comments:
CREATED 25p26
Homesite SI $82,000 91 $400
25p26 chg nbhd fct from 1.1 to .985483. mw

Neighborhood Factor:	0.9855
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18425-018	Enclave at Deer Crossing

Comments:
Created for 24p25
Homesite set at $60,000 until lot price is developed; Developer pricing $5,500 per lot
Per sales - chg homesite pricing to $90,000 per lot
25p26 chg nbhd fct from 1.11 to 1.06083. mw

Neighborhood Factor:	1.0608
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18426-018	Hampton Walk

Comments:
Created 24p25
Dev pricing $800 per lot. Homesite $60,000 per lot until lots sell.
25p26 Moved condo lots to 18431 cr
25p26 chg nbhd fct from 1.5 to 1.466104. mw

Neighborhood Factor:	1.4661
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18427-018	Hampton Walk Townhouses

Comments:
Created 24p25
Developer pricing $800 Homesite $50,000 (will be changed when lots sell)

Neighborhood Factor:	1.5000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18428-018	HAVEN PONDS

Comments:
24p25 Created Neighborhood
Homesite set at $60K until lots sell. Developer pricing $950 per lot cr.
lots are selling for 135,000 so changing the land from 60k to 135,000. mw
25p26 chg nbhd fct from 1 to 1.045201. mw

Neighborhood Factor:	1.0452
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18429-018	SUMMERTON

Comments:
Created for 24p25
Homesite set at $70k until lots sell, Developer pricing 91 @ $1,180 per lot
25p26 chg nbhd fct from 1.11 to 1.047238. mw

Neighborhood Factor:	1.0472
Total Parcels:	234
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18430-018	Meridian Homes @ Sycamore Dr

Comments:
25p26 Created Nhbd Developer pricing $1,150 Set Home site @ $80,000 until we have sales.

Neighborhood Factor:	1.0000
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18431-018	Hampton Walk Condos

Comments:
25p26 Created Nbhd. Moved from 18427
Dev pricing $800 per lot. Homesite $60,000 per lot until lots sell.
25p26 chg nbhd fct from 1.5 to 1.342862. mw

Neighborhood Factor:	1.3429
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18432-018	ALEXANDER RIDGE

Comments:
25p26 New Neighborhood
Homesites @ $60,000 until lots sell, SI Developer pricing $1,160 cr

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18501-018	McCordsville Comm - Broadway

Comments:
13p14 (11) 30,000-300,000 (12) 20,000-100,000 (13) 10,000-100,000 (14) 5,000-15,000)
17p18 The range is still there, however this is the base rate we will use. (11) 174,000 (12) 55,000 (13) 30,000 (14) 5,000 mn

Neighborhood Factor:	1.0000
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18502-018	NO PARCELS - Gateway Crossing Outlots

Comments:
16p17 (11) 317,000 (12) 125,000 (13) 80,000 (14) 3,000 mn
23p24 Moved all commercial parcels to McCordsville Comm- Broadway km

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	317000.00	317000.00	0.00	317000.00	317000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	125000.00	125000.00	125000.00	125000.00	125000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18503-018	GATEWAY APTS

Comments:
CHANGED COMMERCIAL LAND PRICING FROM OA TO A 2/22/12 CR

Primary land - $50,000/acre
Secondary land - $40,000/acre
Undeveloprd land - $30,000/acre

23p24 (11) $150k; (12) $100k; (13) $50k km

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18504-018	McCordsville Rural Comm

Comments:
16p17 (11) $144,000 primary 2 ac and over; $95,000 primary 1.9 acres and under; parcels located in PUD receive -9% restriction inf fctr; (12) $50,000 (13) $40,000 mn
23p24 Renamed McCordsville Rural Comm km
(11) $150k; $100k-12; $50k-13 km (14) $10,000/AC

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	1.00	1.00	1.00	1.00	1.00	1.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	1.00	1.00	1.00	1.00	1.00	1.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	18600-018	MCCORDSVILLE EXEMPTS 600-698 class code

Comments:
17p18 new neigh. Moved all class 600-670 McCordsville to 18600
(11) 0-300,000 (12) 0-35,000 (13) 0 - 20,000 mn

Neighborhood Factor:	1.0000
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	300000.00	150000.00	0.00	300000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	35000.00	17500.00	0.00	35000.00	17500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	20000.00	10000.00	0.00	20000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	GREENFIELD-BRANDYWINE	19101-019	BRANDYWINE-GREENFIELD

Comments:

Neighborhood Factor:	1.1400
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	MCCORDSVILLE-BUCK CREEK	20301-021	Buck Creek - McCordsville 600 W south of 600 N

Comments:
17p18 new neighb replacing 94106.
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.05. mw
21p22 Chg neigh fctr from 1.05 to 1.11 ss
22p23 Chg neigh fctr from 1.00 to 1.10 cls
23p24 Chg land from $34,300 to $60K/acre & $16k/excess acre km

Neighborhood Factor:	1.0200
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	MCCORDSVILLE-BUCK CREEK	20501-021	McCords-Buck Creek Commercial

Comments:
Created 23p24 (11) $100k/acre; (12) $60k/acre; (13) $35k/acre km

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	MCCORDSVILLE-BUCK CREEK	20600-021	Buck Creek. - McCordsville Exempts

Comments:
Created for 22p23

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	30100-002	BRANDYWINE TWP COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	30100-006	BUCK CREEK TWP COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	CUMBERLAND TOWN-BUCK CREEK TWP	30100-007	CUMB BUCK COMMON AREAS 699

Comments:
Common areas in Cumberland area of Buck Creek Township

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	30100-008	CENTER TWP COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	GREENFIELD CITY	30100-009	GREENFIELD COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	204
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	30100-010	GREEN TWP COMMON AREAS - 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	30100-012	SUGAR CREEK COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	NEW PALESTINE TOWN	30100-013	NEW PALESTINE COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	CUMBERLAND TOWN-SUGAR CREEK TWP	30100-015	CUMB SUGAR COMMON AREAS 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	FORTVILLE TOWN	30100-017	Fortville Common Areas - 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	MCCORDSVILLE TOWN	30100-018	MC CORDSVILLE COMMON AREAS - 699

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	269
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91102-001	BLUE RIVER AG

Comments:
14p15 Chg neigh fctr from 1.10 to 1.15 ss
16p17 Chg neigh fctr from 1.15 to 1.16; Chg land from $33,700 to $35,700 cr
17p18 Chg neigh fctr from 1.16 to 1.19; Chg land from $35,700 to $36,700 cr
18p19 Chg neigh fctr from 1.19 to 1.24. ss
20p21 Chg neigh fctr from 1.24 to 1.3. mw
21p22 Chg neigh fct from 1.30 to 1.456 cr/km
22p23 Chg neigh fct from 1.456 to 1.1 km/cr
23p24 Land rate changed to $40k/acre homesite & $17,500/acre excess res; factor to 1.35 km
23p24 chg excess res to $15k/acre.as

Neighborhood Factor:	1.5400
Total Parcels:	596
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91103-001	BLUE RIVER EXCESS RES

Comments:
14p15 Chg neigh fctr from 1.05 to 1.07 ss
15p16 Chg neigh fctr from 1.07 from 1.03; Chg land from $31,500 to $30,240 ss
17p18 Chg neigh fctr from 1.03 to 1.06; Chg land from $30,240 to $31,800 cr
18p19 Chg neigh fctr from 1.06 to 1.10 cr
19p20 Chg neigh fctr from 1.10 to 1.13 km
20p21 Chg neigh fctr from 1.13 to 1.15. mw
21p22 Chg neigh fct from 1.15 to 1.2 cr/km
22p23 Chg neigh fct from 1.2 to 1.4 km/cr
23p24 Change land base rate to $40k/acre & $17,500/acre excess res km
23p24 chg excess res pricing to $15k/acre.as

Neighborhood Factor:	1.2800
Total Parcels:	211
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91103MH-001	Blue River Manufactured/Mobile Homes

Comments:
Created 21p22
Homesite 31,800 Excess 6,000
21p22 Chg neigh fct from 1.0 to 1.05 cr
22p23 Chg neigh fct from 1.05 to .95 km/cr
23p24 Set land rate to $40k/acre & $17,500/acre excess res km
23p24 chg excess res pricing to $15k/acre

Neighborhood Factor:	0.8800
Total Parcels:	37
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91104-001	BLUE RIVER RESIDENTIAL

Comments:
12p13 Land is $33,000/ac; excess res $6,000/ac
18p19 Chg neigh fctr from 1.06 to 1.10 cr
19p20 Chg neigh fctr from 1.10 to 1.12 km
20p21 Chg neigh fct from 1.12 to 1.18 mw
21p22 Chg neigh fct from 1.18 to 1.20 cr
22p23 Chg neigh from 1 to 1.14 km
23p24 Set land rate to $40k/acre & $17,500/acre excess res; factor to 1.35 km
23p24 chg excess res to $15k/acre.as

Neighborhood Factor:	1.2400
Total Parcels:	216
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91501-001	BLUE RIVER - COMMERCIAL

Comments:
23p24 Chg primary land from $25,000 to $30,000 cr

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	18750.00	18750.00	0.00	18750.00	18750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	5000.00	5000.00	0.00	5000.00	5000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BLUE RIVER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BLUE RIVER TOWNSHIP	BLUE RIVER TOWNSHIP	91600-001	Blue River Twp Exempts 600-669 class code

Comments:
New Neigh:
(11) 25,000 (12) 18,750 (13) 5,000

Neighborhood Factor:	1.0000
Total Parcels:	109
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18750.00	18750.00	18750.00	18750.00	18750.00	18750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92101-002	BRANDYWINE - RESIDENTIAL

Comments:
14p15 Chg neigh fctr from 1.03 to 1.08 ss 5-13-14
15p16 Chg neigh fct from 1.08 to 1.12 cr 5-22-15
16p17 Chg neigh fct from 1.12 to 1.14: Chg land from $35,360 to $36,000 cr
17p18 Chg neigh fctr from 1.14 to 1.16: Chg land from $36,000 to $36,700 cr
18p19 Chg neigh fctr from 1.16 to 1.21 cr
19p20 Chg neigh fctr from 1.21 to 1.24 cr
21p22 Chg neigh fctr from 1.24 to 1.31 ss
22p23 Chg Neigh fctr from 1 to 1.47 km
23p24 Brandywine Residential - residential less than 2 acres & 1.47 before 23 trending km
23p24 chged land value from 36,700 to 38,000 and exs res from 6,000 to 10,000 & factor to 1.61 km

Neighborhood Factor:	1.4000
Total Parcels:	283
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92101MH-002	Brandywine - Mfg Homes

Comments:
Created 21p22
Homesite 36,700 Excess 6,000
21p22 Chg neigh fctr from 1.00to 1.11 ss
23p24 Combine Brandywine - East Mfg Homes and West Mfg Homes into 1 / Neighborhood Name: Brandywine - Mfg Homes
23p24 posted rate to per acre price $38,000 and $10,000 for excess res.as

Neighborhood Factor:	0.9600
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92102-002	BRANDYWINE - EXCESS RESIDENTIAL

Comments:
14p15 Chg neigh fctr from 1.04 to 1.07. ss
16p17 Chg neigh fctr from 1.07 to 1.09; Chg land from $34,000 to $34,700 cr
17p18 Chg neigh fctr from 1.09 to 1.12; Chg land from $34,700 to $37,100 cr
18p19 Chg neigh fctr from 1.12 to 1.16 ss
19p20 Chg neigh fctr from 1.16 to 1.20 cr
21p22 Chg neigh fctr from 1.20 to 1.27 ss
22p23 Chg neigh fctr from 1 to 1.51 km
23p24 Change neighborhood to Brandywine Excess Residential km
23p24 chged land value from 37,100 to 38,000 and chged exc res from 6,000 to 10,000. mw & factor to 1.49 km

Neighborhood Factor:	1.3900
Total Parcels:	237
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	34000.00	30000.00	26000.00	34000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92103-002	BRANDYWINE - AGRICULTURAL

Comments:
23p24 new neighborhood created - trend with Brandywine Excess Residential km
23p24 chged land value from 37,100 to 38,000 and exc res from 6,000 to 10,000. & factor to 1.61 km

Neighborhood Factor:	1.8400
Total Parcels:	443
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	34000.00	30000.00	26000.00	34000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92201-002	BOMAR MANOR

Comments:
12p13 SI value lots @ $25,000; excess res @ $6,000 per acre; $300 Dev price
There are several lots that have excess acres. Septic restrictions on some lots that require a mound system therefore an inflence factor has been allowed on these lots. Earl Haywood owned many of these lots. He sold all lots for $2,000 each.
Land was corrected for 12p13. All lots priced at $25,000 per lot . Additional land priced as excess res. ss
16p17 Chg land from $26,000 to $28,600 cr
17p18 Chg neigh fctr from 1.00 to 1.03;Chg land from $28,600 to $31,460 cr
18p19 Chg neigh fctr from 1.03 to 1.12, ss
20p21 Land study Lots priced 9 per acre $37,000, site $40,000 (larger lots), excess $6,500, Dev price $300 ss
21p22 Chg neigh fctr from 1.12 to 1.17 ss
22p23 Chg neigh factor from 1 to 1.3 km
23p24 Land to $50k/site & $55/k acre pluys $10k/acre excess res & factor to 1.56 km

Neighborhood Factor:	1.4400
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92202-002	GREYHAWK WOODS

Comments:
12p13 Chg F OV F SI Range $22,500 - $58,500 91 Developer Price $1140 91 A Excess $6,000
17p18 Chg neigh fctr from 1.04 to 1.09 cr
18p19 Chg Homesite pricing to $45,00 per lot cr
18p19 Chg neigh fctr from 1.09 to 1.13 cr
20p21 Chg neigh fctr from 1.13 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.24 ss
21p22 Chg land to $52,200 per lot ss
22p23 Chg neigh factor from 1 to 1.25 km
23p24 Changed land to $110k/acre & $10k/acre excess res; & factor to 1.22 km

Neighborhood Factor:	1.2100
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92203-002	CREEK RIDGE PLACE

Comments:
Home sites range from $28,320 TO $39,220
18p19 Chg neigh fctr from 1.05 to 1.09 cr
21p22 Chg neigh fctr from 1.09 to 1.15 ss
22p23 Chg neih factor from 1 to 1.09 km
23p24 Changed land values to $38k/acre & $10k/acre excess residential / Moved parcels less than 2 acres to Brandywine -Residential Code 92101-002 Parcels over 2 acres to Brandywine - Excess Residential Code 92102-002.
24p25 Move parcels back to their neighborhood. Homesite set @ $60,000ac Chg woodland to excess @ $10,000ac cr

Neighborhood Factor:	1.2500
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92204-002	SHEL-LYN ESTATES

Comments:
12p13 F SI $29,000 91 A Excess $6,000 91 SI Developer Price $1140
17p18 Chg neigh fct from 1.04 to 1.07: Chg land from $29,000 to $33,000 cr
18p19 Chg neigh fct from 1.07 to 1.11 cr
19p20 Chg neigh fct from 1.11 to 1.14 cr
20p21 Chg neigh fct from 1.14 to 1.2. mw
21p22 Chg neigh fctr from 1.12 to 1.26 ss
22p23 neigh factor change from 1 to 1.3 km
23p24 Land Value to $50k/site & $10k/excess acre & factor to 1.59 km

Neighborhood Factor:	1.4400
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92205-002	CARROLTON

Comments:
17p18 Chg neigh fctr from 1.06 to 1.09; Chg land from $31,600 to $33,500, ff from $170 to $179 cr
18p19 Chg neigh fctr from 1.09 to 1.13 cr
20p21 Chg neigh fctr from 1.13 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.24 ss
22p23 Chg neigh factor from 1 to 1.28 km
23p24 chg to $38,000 per acre pricing and $10,000 for excess res. & factor to 1.38 km

Neighborhood Factor:	1.1200
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	179.00	179.00	179.00	179.00	179.00	179.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	179.00	179.00	179.00	179.00	179.00	179.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92208-002	MAPLE GROVE

Comments:
12p13 F SI Range $5,000 - $80,000 91 SI Devloper Price $1,500
18p19 Chg neigh fctr from .92 to .96 cr
20p21 Chg land to $55,000 for all Lots. And reviewed the nbhd and corrected grades for consitency. ss
21p22 Chg neigh fctr from .96 to 1.00 ss
23p24 Combined with Greyhawk Woods km

Neighborhood Factor:	0.9000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	57000.00	57000.00	57000.00	57000.00	57000.00	57000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92300-002	FINLEY PROPERTIES APTS

Comments:
23p24 Land at $65/acre & $10k/acre excess res km

Neighborhood Factor:	1.1400
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92501-002	BRANDYWINE - COMMERCIAL

Comments:
23p24 (11) $65k (12) $50k (13) $25k km

Neighborhood Factor:	1.2900
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BRANDYWINE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BRANDYWINE TOWNSHIP	BRANDYWINE TOWNSHIP	92600-002	BRANDYWINE TWP EXEMPT 600 - 669 property class

Comments:
18p19 New neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93101-003	BROWN - RESIDENTIAL

Comments:
15p16 Chg neigh fctr from 1.07 to 1.02; chg land to $27,360 ss/cr
16p17 Chg neigh fctr from 1.02 to 1.04; chg land from $27,360 to $27,900 cr
17p18 Chg neigh fctr from 1.04 to 1.06; chg land from $27,900 to $28,500 cr
18p19 Chg neigh fctr from 1.06 to 1.10. ss
20p21 Chg neigh fctr from 1.12 to 1.20. mw
21p22 Chg neigh fct from 1.20 to 1.30 km/cr
22p23 Chg neigh fct from 1.30 to 1.6 km/cr
23p24 Parcels were delineated - some moved to Brown - Excess Res & Brown - Ag; Land set to $35k/acre & $17,500/acre excess res km
23p24 Chg excess res pricing to $15k /acre.as Developer pricing for Deckshire is $400.

Neighborhood Factor:	1.4400
Total Parcels:	261
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	220.00	220.00	0.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	24000.00	24000.00	0.00	24000.00	24000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93101MH	Brown Twp Manufactured Homes

Comments:
NH Created 21p22
Home site 28,500 Excess 6,000
21p22 Chg neigh fct from 1.0 to 1.05 cr/km
22p23 Chg neigh fct from 1.05 to 1 km/cr
23p24 Change land rate to $35k/acre & $17,500/acre excess res; factor to 1.1 km

Neighborhood Factor:	1.0100
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93102-003	BROWN - EXCESS RESIDENTIAL

Comments:
23p24 Neighborhood created - Moved from 93101; land $35k/acre & $17,500/acre excess res km
23p24 excess res pricing to $15k per acre

Neighborhood Factor:	1.4200
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93103-003	BROWN - AGRICULTURAL

Comments:
23p24 Neighborhood created - Parcels moved from 93101; land set to $35k/acre & $17,500/acre excess res km
23p24 excess res pricing to $15k/acre.as

Neighborhood Factor:	1.0400
Total Parcels:	705
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93201-003	WILLOW BRANCH

Comments:
Land is $150 FF or $28,800/ acre
18p19 Chg neigh fctr from .91 to .95 cr
21p22 Chg neigh fct from .96 to .98 km/cr
22p23 Chg neigh fct from .98 to 1 km/cr
23p24 Changed excess res rate to $14,400/acre km
23p24 chg excess res pricing to $10,000/acre.as

Neighborhood Factor:	0.8900
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93202-003	WARRINGTON

Comments:
18p19 Chg neigh fctr from .92 to .96 cr
21p22 Chg neigh fct from .98 to .99 km/cr
22p23 Chg neigh fct from .99 to .95 km/cr
23p24 Changed land from FF to $48k/acre; changed excess res to $24,000/acre km
23p24 chg excess res pricing to $10,000/acre.as

Neighborhood Factor:	0.8700
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48000.00	48000.00	48000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93203-003	DECKSHIRE

Comments:
Lots SI $22,800; Dev pricing $400
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.07 to 1.13. mw
21p22 Chg neigh fct from 1.13 to 1.15 km/cr
22p23 Chg neigh fct from 1.15 to 1.10 km/cr
Moved all 9 parcels to Brown Twp per land review cls
23p24 Move parcels back to Deckshire
Land values $35,000/ac, excess $15,000/ac; chg nhbd fct from1.10 to 1.20 cr

Neighborhood Factor:	1.0700
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93501-003	BROWN TWP - COMM

Comments:
23p24 Chg primary land from $25,000/ac to $30,000/ac cr

Neighborhood Factor:	0.8300
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	5000.00	5000.00	0.00	5000.00	5000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	93600-003	Brown Twp Exempt 600-669 property class

Comments:
18p19 new neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94101-006	BUCK CREEK - RURAL RES (S of I-70)

Comments:
Homesite 33,000/ac; Excess $6,000/ac
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg neigh fctr from 1.06 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.20 ss
22p23 Chg neigh fctr from 1.00 to 1.23 cls
23p24 Chg land from $33,000 to$60k/acre & $16k/acre excess res. These properties are South of I-70& East of Mt Comfort ; factor to 1.39 km
25p26 chg nbhd fct from 1.21 to 1.330966. mw

Neighborhood Factor:	1.3310
Total Parcels:	283
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	207.00	207.00	0.00	207.00	207.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	33000.00	33000.00	0.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	6000.00	6000.00	0.00	6000.00	6000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94101MH-006	Buck Creek Mfg / Mobile Homes

Comments:
Created 21p22
Homesite 33,000 excess 6,000
21p22 Chg neigh fctr from 1.000to 1.08 ss
23p24 Chg land from $33,000 to $40,000 per acre
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	0.9500
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94102-006	BUCK CREEK - AG

Comments:
17p18 Chg neigh fctr from 1.01 to 1.03; Chg land from $35,000 to $35,700 cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
19p20 Chg neigh fctr from 1.07 to 1.09 ss
20p21 Chg neigh fctr from 1.09 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.22 ss
22p23 Chg neigh fctr from 1.22 to 1.51 cls
23p24 Chg land from $35,700 to $60,000/acre and excess res to $16,000/acre cls

Neighborhood Factor:	1.3000
Total Parcels:	473
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	170.00	170.00	0.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94103-006	BUCK CREEK RURAL RES SW

Comments:
Homesite 35,600/ac; excess res 6,000/ac
18p19 Chg neigh fctr from 1.05 to 1.09 cr
20p21 Chg neigh fctr from 1.10 to 1.18. mw
21p22 Chg neigh fctr froim 1.16 to 1.29 ss
22p23 Chg neigh fctr from 1.00 to 1.32 cls
23p24 Moved to 94605 km; this neighborhood has all res rural parcels south of I-70 and West of Mt Comfort; land at $60k/acre & $16k/excess res km

Neighborhood Factor:	1.1700
Total Parcels:	145
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94104-006	BUCK CREEK RURAL RES INDUSTRIAL

Comments:
Homesite 46,200/ac; excess 6,000/ac
18p19 Chg neigh fctr from 1.09 to 1.12 cr
19p20 Chg neigh fctr from 1.12 to 1.14 ss
20p21 Chg neigh fctr from 1.14 to 1.21. mw
21p22 Chg neigh fctr from 1.21 to 1.3.1 ss
22p23 Chg neigh fctr from 1.00 to 1.50 cls
23p24 This neighborhood is all residential rural properties around Industrial commercial properties. North from I-70 to 500 North, then east to 400 West; land to $60k/acre & $16k/acre excess acres km

Neighborhood Factor:	1.2800
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	250.00	250.00	0.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94105-006	BUCK CREEK RURAL RES (N OF I-70)

Comments:
15p16 Chg neigh fct from .96 to 1.00 cr
17p18 Chg neigh fct from 1.00 to 1.01; Chg land from $41,500 to $43,160; Chg front foot from $200 to $208 cr
18p19 Chg neigh fctr from 1.01 to 1.05 cr
19p20 Chg land in Caldwell Sub from FF to per acre pricing (FF pricing was chosen in error) cr
20p21 Chg neigh fctr from 1.05 to 1.10 mw
21p22 Chg neigh fctr from 1.1.0 to1.17 ss
22p23 Chg neigh fctr from 1.17 to 1.47 cls
23p24 Chg FF pricing to to per acre cr Rural Res Parcels not in Industrial area north of I-70. $60k/acre & $16k/excess res km
24p25 Chg nhbd fct from 1.47 to 1.63

Neighborhood Factor:	1.3300
Total Parcels:	149
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	250.00	250.00	220.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94201-006	100 N & 700 W 60s/70s

Comments:
Homesites $32,400/ac; Excess res $6,000/ac; Dev pricing $1,100 per lot
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.5 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.21 ss
22p23 Chg neigh fctr from 1.21 to 1.53 cls
23p24 Chg land from $32,400 to $43,200 per acre km,
23p24 Moved Mayview parcels to this neighborhood cls Moved parcels from Cardinal Acres & renamed. Also includes Buck Creek Meadows km
23p24 chg land value to $50,000 per acre and $16,000 excess res.as factor to 1.56 km
25p26 chg nbhd fct from 1.35 to 1.452843. mw

Neighborhood Factor:	1.4528
Total Parcels:	172
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	225.00	225.00	0.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94205-006	COLONIAL HGTS

Comments:
12p13 F SI $25,700
18p19 Chg neigh fctr from 1.03 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.07. mw
21p22 Chg neigh fctr from 1.07 to 1.13 ss
22p23 Chg neigh fctr from 1.00 to 1.24 cls
23p24 Chg land to $43,160/acre
23p24 chg land value to $50,000 per acre and $10,000 for excess res.as; factor to 1.27 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1400
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94206-006	EASTON @ STANSBURY

Comments:
16p17 Chg neigh fctr from 1.00 to .93; Chg land from $30,000 to $32,100 ss
17p18 Chg neigh fctr from .93 to .96; Chg land from $32,100 to $34,700 cr
18p19 Chg neigh fctr from .96 to 1.0 cr
19p20 Chg neigh fctr from 1.00 to 1.03 ss
20p21 Chg neigh fctr from 1.03 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.23 ss
22p23 Chg neigh fctr from 1.23 to 1.18 cls
23p24 chg land to $65,000/site .as; factor to 1.2 km

Neighborhood Factor:	1.0800
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94207-006	HICKORY WOODS & TIMBERBROOK

Comments:
12p13 $205.00/ff
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg neigh fctr from 1.09 to 1.12. mw
21p22 Chg neigh fctr from 1.12 to 1.19 ss
22p23 Chg neigh fctr from 1.00 to 1.30 cls
23p24 Chg land from FF to $60k per acre; added parcels from Timberbrook km
23p24 chg land value to $90,000/acre and excess res $16,000.as
24p25 Chg lland from $90,000 to $70,000 per acre cr

Neighborhood Factor:	1.1600
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	205.00	205.00	0.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94208-006	HUNTER CHASE & SHADOW CREEK

Comments:
15p16 Per R/A review - Changed nh fct from 1.10 to 1.0 and adjusted grades (cr)
17p18 Chg neigh fctr from 1.0 to 1.03; Chg land from $250/ff to $270; Chg per acre price from $38,000 to $41,000 cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
20p21 Remove inf factor excess frontage 10% no longer applies. ss
20p21 Chg neigh fctr from 1.07 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.21 ss
22p23 Chg neigh fctr from 1.21 to 1.49 cls
23p24 Chg land from FF pricing to per acre pricing, Chg land from $41,000 to $90k/ac, excess res from $3,500 to $6,000/acre; combined with Shadow
Creek km factor to 1.48
23p24 chg excess res pricing to $16k/acre.as
24p25 Chg land to $70k per acre cr

Neighborhood Factor:	1.3200
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94209-006	HUNTERS RUN

Comments:
18p19 Chg neigh fctr from 1.18 to 1.23 cr
20p21 Chg neigh fctr from 1.23 to 1.30. mw
21p22 Chg neigh fctr from 1.30 to 1.35 ss
22p23 Chg neigh fctr from 1.00 to 1.40 cls
23p24 Chg Landfrom FF pricing to $140k/acre & $16k/excess acre km
23p24 chg land value to $100,000 and excess res to $20,000.as; factor to 1.45 km

Neighborhood Factor:	1.3500
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94210-006	HUNTINGTON HGT

Comments:
15p16 R/A review - grade review was done on entire neighborhood
16p17 Chg neigh fctr from .99 to 1.02; Chg land from $230ff to $236ff cr
17p18 Chg neigh fctr from 1.02 to 1.03; Chg land from $236ff to $238ff cr
18p19 Chg neigh fctr from 1.03 to 1.07 cr
19p20 Chg neigh fctr from 1.07 to 1.09 ss
20p21 Chg neigh fctr from 1.09 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.21 ss
22p23 Chg neigh fctr from 1.21 to 1.50 cls
23p24 Chg land from FF to $43, 200/ac
23p24 chg land value to $60,000 per acre and $10,000 exess res.as; factor to 1.57 km
23p24 chg pricing on excess res to $16k/acre.as

Neighborhood Factor:	1.3900
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	230.00	230.00	0.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94211-006	KELLYWOOD

Comments:
18p19 Chg neigh fctr from 1.14 to 1.19 cr
20p21 Chg neigh fctr from 1.19 to 1.24. mw
21p22 Chg neigh fctr from 1.24 to 1.30 ss
22p23 Chg neigh fctr from 1.00 to 1.23 cls
23p24 Chg land from FF to 46,200 per acre
23p24 chg land value to $50,000 per acre and $10,000 excess res.as 1.23 to 1.3 km
23p24 chg excess res pricing to $16k/acre.as

Neighborhood Factor:	1.1700
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	275.00	275.00	0.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94212-006	600 W (& 500 N)

Comments:
18p19 Chg neigh fctr from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.16 ss
22p23 Chg neigh fctr from 1.00 to 1.09 cls
23p24 Chg land pricing from FF to $48,000 per acre based on sales cr
23p24 chg land value to $50,000 per acre and $10,000 excess res.as factor to 1.2 km
23p24 chg excess pricing to $16k/acre.as

Neighborhood Factor:	1.0800
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	220.00	220.00	0.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94213-006	RAVEN FIELD

Comments:
F SI $40,000
18p19 Chg neigh fctr from 1.09 to 1.13 cr
20p21 Chg neigh fctr from 1.13 to 1.16. mw
21p22 Chg neigh fctr from 1.16 no chg ss
22p23 Chg neigh fctr from 1.00 to 1.25 cls
23p24 Chg land to $45,000/ac; combined with Summerfield neighborhood km
23p24 chg land to $45,000/acre and $16,000 excess res.as

Neighborhood Factor:	1.1100
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94215-006	STANSBURY - 2 STORY

Comments:
14p15 Chg neigh fctr from .91 to .96 ss
15p16 Chg neigh fctr from .96 to .99; Chg land from $27,600 to $28,430 . ss/cr
16p17 No chg to neigh fctr; Chg land from $27,000 to $30,700 ss
17p18 Chg neigh fctr from .99 to 1.02; Chg land from $30,700 to $33,800 cr
18p19 Chg neigh fctr from 1.02 to 1.06 cr
20p21 Chg neigh fctr from 1.08 to 1.21. mw.
21p22 Chg neigh fctr from 1.21 to 1.34 ss
22p23 Chg neigh fctr from 1.34 to 1.70 cls
23p24 chg land to $55,000 /site.as factor to 1.63 km
24p25 Chg fct from 1.63 to 1.64 cr
25p26 chg nbhd fct from 1.34 to 1.26986. mw

Neighborhood Factor:	1.2699
Total Parcels:	379
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	942151-006	STANSBURY - ONE STORY

Comments:
16p17 No chg to neigh fctr; Chg land from $27,000 to $31,200 ss
17p18 Chg neigh fctr from .94 to .97; Chg land from $31,200 to $35,300 cr
18p19 Chg neigh fctr from .97 to 1.01 cr
19p20 Chg neigh fctr from 1.02 to 1.04 ss
20p21 Chg neigh fctr from 1.01 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.27 ss
22p23 Chg neigh fctr from 1.27 to 1.66 cls
23p24 Changed land value to $60k/site km
23p24 chg land value to $55,000/site.as

Neighborhood Factor:	1.5000
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94217-006	SUGAR CREEK VALLEY EST

Comments:
CUSTOM BUILT HOMES - HIGHER END BUILDERS- MOSTLY B GRADES. WELL & SEPTIC

12p13 Home sites $285/ff; Excess res $6,000/ac 30-06-27-304-051.000-006 IS 15.542AC, Its home site is $35,000/acre
17p18 Chg neigh fctr from 1.10 to 1.13; Chg ff land from $285 to $299; Chg per acre price from $35,000 to $36,700 cr
18p19 Chg neigh fctr from 1.13 to 1.18 cr
19p20 Chg neigh fctr from 1.18 to 1.20 ss
20p21 Chg neigh fctr from 1.20 to 1.23. mw
21p22 Chg neigh fctr from 1.23 to 1.29 ss
22p23 Chg neigh fctr from 1.00 to 1.40 cls
23p24 Chg land from $36,700/ac to $40,000/ac
23p24 chg land value to $90,000/acre and $10,000 excess res.as; factor to 1.36 km
23p24 chg exces res to $16k/acre.as

Neighborhood Factor:	1.2200
Total Parcels:	82
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	299.00	299.00	299.00	299.00	299.00	299.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94219-006	SUNSET MANOR SUGAR CREEK ESTATES

Comments:
17p18 Chg neigh fctr from 1.03 to 1.06; Chg land from $225/ff to $248 cr
18p19 Chg neigh fctr from 1.06 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.20 ss
22p23 Chg neigh fctr from 1.00 to 1.21 cls
23p24 Chg land from FF to $35,700/ac cr Combine with Sugar Creek Estates 94216 km
23p24 chg land value to $35,700 and $10,000 excess res.as
23p24 chg excess res pricing to $16k/acre.as

Neighborhood Factor:	1.0700
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35700.00	35700.00	35700.00	35700.00	35700.00	35700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94221-006	WILDWOOD EST-NORTH-LAKE

Comments:
14p15 Chg neigh fctr from .96 to .99 ss
15p16 No chg
16p17 Chg neigh fct from .99 to 1.11: Chg land from $31,300 to $28,800 cr
17p18 Chg neigh fctr from 1.11 to 1.14; Chg land from $28,800 to $30,800 cr
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.17 to 1.18 ss
20p21 Chg neigh fctr from 1.18 to 1.28. mw
21p22 Chg neigh fctr from 1.28 to 1.40 ss
22p23 Chg neigh fctr from 1.00 to 1.50 cls
23p24 chg land value to $61,100 per acre and $10,000 for excess res.as; factor to 1.52
23p24 chg excess res pricing to $16k/acre.as
25p26 chg nbhd fct from 1.37 to 1.422635. mw

Neighborhood Factor:	1.4226
Total Parcels:	190
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94222-006	PORTALON PLEASANT PLAINS

Comments:
12p13 $270.00/ff
18p19 Chg neigh fctr from .95 to .99 cr
20p21 chg neigh fctr from .99 to 1.03. mw
21p22 Chg neigh fctr from 1.03 to 1.09 ss
22p23 Chg neigh fctr from 1.00 to 1.05 cls
23p24 Chg land pricing from FF to $43,200/ac
23p24 chg land value to $50,000 per acre and $10,000 for excess res.as; factor to 1.1 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	270.00	270.00	0.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94223-006	STONE RIDGE

Comments:
12p13 SI Range $70,000 - $200,000; 91 SI Dev. Price $1,140
18p19 Chg neigh fctr from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.20 ss
22p23 Chg neigh fctr from 1.00 to 1.22 cls
23p24 Chg range pricing to $110,000 per acre; factor to 1.25
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1100
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94224-006	HERON CREEK

Comments:
12p13 9 SI $26,000 91 SI DEV PRICE $400

C range custom built located on 200 N. Subdivision went bankrupt in 2009. Lots transferred to Nat' l City.
16p17 Chg neigh fctr from .92 to .97; Chg land from $26,000 to $27,800. ss/cr
17p18 Chg neigh fctr from .92 to .95; Chg land from $27,800 to $29,750 cr
18p19 Chg neigh fctr from .95 to .99 cr
19p20 Chg neigh fctr from .996 to 1.00 ss
20p21 Chg neigh fctr from 1.00 to 1.10. mw
21p22 Chg neigh fctr from 1.10 to 1.21 ss
22p23 Chg neigh fctr from 1.21 to 1.31 cls
23p24 Chg SI land from $29,750 to $60k/site; factor to 1.27 km
25p26 chg nbhd fct from .97 to 1.173494. mw

Neighborhood Factor:	1.1735
Total Parcels:	290
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94226-006	MOHAWK- TREND W/OTHER (BUCK CREEK)

Comments:
12p13 $33,000/ac; 91 $6,000/ac
18p19 Chg neigh fctr from .94 to .98 cr
19p20 Chg neigh fctr from .98 to 1.00 ss
20p21 Chg neigh fctr from .98 to 1.03. mw
21p22 Chg neigh fctr from 1.03 to 1.09 ss
22p23 Chg neigh fctr from 1.00 to 1.12 cls
23p24 Chg FF land pricing to $48,000 per acre & 91-$16k/acre; factor to 1.25 km

Neighborhood Factor:	1.1100
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48000.00	48000.00	48000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94227-006	The Boulders

Comments:
New for 20p21
Developer pricing - $1,000 Homesite - $65,000 ss
21p22 Chg neigh fctr from 1.25 to 1.28 ss
22p23 Chg neigh fctr from 1.00 to 1.30 cls
23p24 Chg land from site value to $112,000 per acre
23p24 chg excess res to $16k/acre.as
25p26 Site value of $1,000 is for developer pricing only.

Neighborhood Factor:	1.0900
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	112000.00	112000.00	112000.00	112000.00	112000.00	112000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94600-006	BUCK CREEK EXEMPT 600 - 669 property class

Comments:
18p19 new neighborhood
19p20 R/A review - no chgs cr
23p24 (11)$66k/ac; (12) $40k/ac; (13) $20k/ac km

Neighborhood Factor:	1.0000
Total Parcels:	324
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	66000.00	66000.00	66000.00	66000.00	66000.00	66000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94601-006	Mt Comfort Comm/Ind Park

Comments:
12p13 all 1 ac lots $63,000, lots over 4 ac receives -20% fctr on primary, lots over 10 ac receives -35% fctr on primary per study
15p16 R/A year. (11) 63,000 (12) 38,000 (13) not using this land type. Only vacant lots will receive size of land fctrs. mn
18p19 Land Review: (11) 63,000 (12) 38,000 (13) 15,000 mn
23p24 (11) $150k/acre; (12) $100k/acre; (13) $50k/acre km
24p24 (14) $10k cas

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94603-006	INDUSTRIAL WAREHOUSES Buck Creek

Comments:
16p17 (11) $75,000 ac; (12) $55,000 ac; (13) 5 ac & under $47,800, over 5 ac $40,600. mn
23p24 (11) $275k/ac; (12)$150k/ac; (13)$60k/ac (14)$20k/ac km

Neighborhood Factor:	1.0000
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	275000.00	275000.00	275000.00	275000.00	275000.00	275000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	46200.00	46200.00	46200.00	46200.00	46200.00	46200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94605-006	Buck Creek Outliers-Commercial

Comments:
17p18 (11) $60,000/ac; (12) $40,000/ac; (13) $20,000/ac; (14) $15,000/ac
23p24 (11) $75k/ac km

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94606-006	MT COMFORT I-70 EXCHANGE

Comments:
14p15 (11) 175,000/ac; (12) 100,000/ac; (13) 40,000/ac
23p24 (11) 425,000/ac; (12) 150,000/ac (13) $100k/ac km
24o25 (14) 50k

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	425000.00	425000.00	425000.00	425000.00	425000.00	425000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94607-006	BUCK CREEK EXEMPT 670-699 property class

Comments:
22p23 New Neighborhood KM

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94608-006	BUCK CREEK Utility

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94609-006	Campgrounds in Buck Creek

Comments:
Created 23p24
(11) $60,000 (12) $30,000 (13) $20,000
(14) $5,000

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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BUCK CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BUCK CREEK TOWNSHIP	BUCK CREEK TOWNSHIP	94900-006	BUCK CREEK - AIRPORT AREA

Comments:
(11) 33,000 (12) 20,000 (13) 10,000

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	600.00	600.00	600.00	600.00	600.00	600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95101 MH	Greenfield Area MH

Comments:
Created 22p23
23p24 chg land rate to $34,300 per acre and $10,000 excess res cls
23p24 chg land value to $60,000/acre and $10,000 excess res.as
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	0.9300
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95101-008	GREENFIELD AREA

Comments:
14p15 Chg neigh fctr from 1.08 to 1.10 cr
16p17 Chg neigh fctr from 1.10 to 1.12; Chg land from $33,000 to $33,600 ss/cr
17p18 Chg neigh fctr from 1.12 to 1.14; Chg land from $33,600 to $34,270 cr
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.19 to 1.20 ss
20p21 Chg neigh fctr from 1.20 to 1.25. mw
21p22 Chg neigh fctr from 1.25 to 1.32 ss
22p23 chg neigh fctr from 1.0 to 1.39. mw
23p24 chg land rate to $60,000 per acre and $10,000 excess res cls factor to 1.57 km
23p24 chg excess res to $16k/acre.as
25p26 chg nbhd fct from 1.44 to 1.341409. mw

Neighborhood Factor:	1.3414
Total Parcels:	366
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95102 MH	Northeast Center MH

Comments:
Created 22p23
23p24 chged exc res from 6,000 to 10,000. mw
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	0.9500
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95102-008	NORTHEAST CENTER

Comments:
15p16 No chg to neigh fctr; Chg land from $33,000 to $33,990 cr
17p18 Chg neigh fctr from 1.09 to 1.10; Chg land from $33,900 to $34,300 cr
18p19 Chg neigh fctr from 1.10 to 1.14 cr
19p20 Chg neigh fctr from 1.14to 1.15 ss
20p21 Chg neigh fctr from 1.15 to 1.22. mw
21p22 Chg neigh fctr from 1.22 to 1.29 ss
22p23 chg neigh fctr from 1.0 to 1.51. mw
23p24 chg land value to $60,000 and excess res to $10,000.as
23p24 chg excess res to 16k/acre.as

Neighborhood Factor:	1.4000
Total Parcels:	310
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	24000.00	24000.00	0.00	24000.00	24000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95103-008	NORTHWEST CENTER

Comments:
HOME SITES ARE PRICED AS ACREAGE EITHER AT $26,000 OR $33,000 AN ACRE DEPENDING ON LOCATION
EXCESS RES IS EITHER $2,600 OR $6,000 3/13/12 CR
15p16 Changed Nbhd Factor from 1.02 to 1.03 & changed ff pricing fro $209 to $211 & acreage from $33,000 to $ 33,330 based on sales cr
16p17 Chgd Nbhd fct from 1.03 to 1.16 & chgd land from $33,000 to $29,100 per sales cr
17p18 Chg land from $29,100 to $29,970/ac; Chg neigh fctr from 1.16 to 1.19. Chg ff from $211 to $217 cr
18p19 Chg neigh fctr from 1.19 to 1.24 cr
20p21 Chg neigh fctr from 1.24 to 1.31. mw
21p22 Chg neigh fctr from 1.31 to 1.44 ss
22p23 chg neigh fctr from 1.0 to 1.38. mw
23p24 chg land value to $60,000/acre and $10,000 excess res.as; factor to 1.7 km
23p24 chg excess res to $16k/acre.as
25p26 chg nbhd fct from 1.57 to 1.652897. mw

Neighborhood Factor:	1.6529
Total Parcels:	272
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	209.00	209.00	0.00	209.00	209.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	26000.00	26000.00	0.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	13000.00	13000.00	0.00	13000.00	13000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	217.00	217.00	217.00	217.00	217.00	217.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95103-MH	Northwest Center MH

Comments:
23p24 chged land from 29,970 to 34300 and chged exs res from 6,000 to 10,000. mw
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	0.9500
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34300.00	34300.00	34300.00	34300.00	34300.00	34300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95104-008	WEST SIDE CENTER

Comments:
changed recommended factor of 1.15 to 1.08
15p16 Change Nbhd Factor from 1.08 to 1.12 & changed land from $33,000 to $33,900 based on sales cr
16p17 Nbhd factor chg'd from 1.12 to 1.13 Land chg'd from $33,900 to 34,300 per Sales ss/cr
17p18 Chg land from $34,300 to $36,360 cr; Chg neigh fctr from 1.13 to 1.16 ss
18p19 Chg neigh fctr from 1.16 to 1.21 cr
19p20 Chg neigh fctr from 1.21 to 1.23 ss
20p21 Chg neigh fctr from 1.23 to 1.30. mw
21p22 Chg neigh fctr from 1.30 to 1.32 ss
22p23 chg neigh fctr from 1.0 to 1.5. mw
23p24 chg land value to $60,000/site and excess res $10,000.as; factor to 1.6 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.5600
Total Parcels:	371
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95106-008	AGLAND CENTER 008

Comments:
12p13 9 $40,000/ac; 91 $10,000/ac
Tuttle, Nicholas L & Bernadett - Property is contiguous with Hawk's Tail
this is the only parcel in this neighborhood outlier.
18p19 Chg neigh fctr from 1.06 to 1.10 cr
23p24 parcel moved to Greenfield Area & created 008 AgLand km

Neighborhood Factor:	1.1300
Total Parcels:	453
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95107-008	Morning Walk - 100 S & 150 W

Comments:
17p18 moved from neigh 95704 to 95107
Homesite: 28,000/ac Excess: $10,000/ac
18p19 Chg neigh fctr from .95 to .99 cr
20p21 Chg neigh fctr from .99 to 1.05. mw
21p22 Chg neigh fctr from 1.12 to 1.15 ss
22p23 chg neigh fctr from 1.0 to 1.2. mw
23p24 chg land value to $70,000/acre and excess res $10,000.as; factor to 1.45 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.3600
Total Parcels:	109
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95201-008	ARROWHEAD

Comments:
18p19 Chg neigh fctr from 1.05 to 1.09 cr
19p20 Change land pricing from FF to Acreage
20p21 Chg neigh fctr from 1.09 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.22 ss
22p23 chg neigh fctr from 1.0 to 1.2. mw
23p24 Land to $60k/acre & $10k/acre excess res km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	240.00	240.00	0.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	240.00	240.00	0.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95203-008	Valley Green-Valley View-Ridgeview-Country Ridge

Comments:
18p19 Chg neigh fctr from 1.11 to 1.15 cr
20p21 Chg neigh fctr from 1.15 to 1.21. mw
21p22 Nbhd revew: Corrected all properties that were given inf fct for ponds for equatability , ss
21p22 chg neigh fctr from 1.21 to 1.32. mw
22p23 chg neigh fctr from 1.0 to 1.23. mw
23p24 moved parcels from Valley View Plantation, Ridgeview and Country Ridge to this neighborhood. cls, mw, as
23p24 chg land value to $75,000/acre and excess res to $10,000.as; factor to 1.5 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.3900
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95204-008	CRANBERRY LAKE ESTATES

Comments:
FRONT FOOT PRICING IS $220
SITE VALUES RANGE FROM $30,000 - $44,500 -- KEEP CURRENT VALUE
EXCESS RES (91) IS $2,600
LEAVE ON INF FACTORS 3/28/12 CR

14p15 Neighborhood factor changed from .93 to .98 5/14/14 cr
15p16 Change Nbhd Factor from .98 to 1.03 based on sales cr
16p17 Land range chgd from $30,000 - $44,500 to $33, 900 - $50,285 Front Foot pricing chgd from $220 to $249 per sales ss
18p19 Chg neigh fctr from 1.08 to 1.10; chg metes & bounds parcels from FF to Acre pricing cr
19p20 Chg neigh fctr from 1.11 to 1.13 ss
20p21 Chg neigh fctr from 1.13 to 1.23. mw
21p22 Chg neigh fctr from 1.23 to 1.29. mw
22p23 chg neigh fctr from 1.0 to 1.52. mw
23p24 changed to per acre pricing.as
23p24 chged land from 70,000 to 90,000 and exc res from 6,000 to 10,000. mw
23p24 chg excess res to 16k/acre.as
25p26 Reviewed land - corrected lot sizes that were not changed when we went from SI to per acre cr
25p26 chg nbhd fct from 1.38 to 1.405914. mw

Neighborhood Factor:	1.4059
Total Parcels:	232
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95205-008	FAIRWAY VILLAGE

Comments:
12p13 F SI $39,900: Excess $6,000 - $10,000; 91 SI Developer Price $1140
16p17 Chg neigh fctr from 1.17 to 1.16; Chg land from $39,900 to $39,500 cr
18p19 Chg neigh fctr from 1.16 to 1.21 cr
19p20 Chg neigh fctr from 1.21 to 1.24 ss
20p21 Chg neigh fctr from 1.24 to 1.28. mw
21p22 Chg neigh fctr from 1.28 to
22p23 chg neigh fctr from 1.0 to 1.28. mw
23p24 chg land value to per acre pricing.as
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1600
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95206-008	Center Custom Plus

Comments:

Neighborhood Factor:	1.2800
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95207-008	HICKORY HILLS

Comments:
Developed in the late 1980's; Several lots do not perk - They require mound system -80% Fctr for non-buildable lots
18p19 Chg neigh fctr from 1.10 to 1.14 cr
19p20 Chg neigh fctr from 1.14 to 1.16 ss
20p21 Chg neigh fctr from 1.16 to 1.23. mw
21p22 chg neigh fctr from 1.23 to 1.29. mw
22p23 chg neigh fctr from 1.0 to 1.45. mw
23p24 chg land from 50,500 to 70,000. mw & factor to 1.65 km
24p25 Chg land to $70,000/ac cr Inf fct allowed on some lots

Neighborhood Factor:	1.4900
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95208-008	MAXWELL

Comments:
$195/ff or $28,000/ac; Excess res $6,000/ac

A few parcels are priced as front foot with a 2nd entry with excess land - leave as-is cr
18p19 Chg neigh fctr from.98 to 1.02 cr
19p20 Chg neigh fctr from 1.02 to 1.04 ss
23p24 Chg FF land to $35,000 per acre cr
23p24 chg land value to $40,000/acre and $10,000 excess res.as; factor to 1.22 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1100
Total Parcels:	85
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	195.00	195.00	0.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95209-008	COUNTRY MILL

Comments:
15p16 Chg Nbhd Fctr from1.07 to1.02 cr; Chg land from $26,000 to $24,700 and $23,900 to $22,700. ss
17p18 Chg SI land from $22,700 to $24,970: Chg neigh fctr from 1.02 to 1.05; Chg land priced as acreage from $24,700 to $27,170 cr
18p19 Chg neigh fctr from 1.05 to 1.09 cr
19p20 Chg neigh fctr from 1.09 to 1.11 ss
20p21 Chg neigh fctr from 1.11 to 1.21. mw
21p22 Chg neigh fctr from 1.21 to 1.3. mw
22p23 chg neigh fctr from 1.0 to 1.3. mw
23p24 chged chged land value from 24970 to 30,000 ex res from 1140 to 2600. mw
23p24 chged land from 30,000 to 52,000. mw & factor to 1.55 km

Neighborhood Factor:	1.4100
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2600.00	2600.00	2600.00	2600.00	2600.00	2600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	952091-008	MAXWELL HTS

Comments:
16p17 Chg neigh fctr from 1.08 to1.10; Chg land from $24,200 to $24,680 cr/ss
18p19 Chg neigh fctr from 1.10 to 1.14 cr
20p21 Chg neigh fctr from 1.14 to 1.24. mw
22p23 chg neigh fctr from 1.0 to 1.28. mw
23p24 Chg FF land pricing to $30,000 site value
23p24 chged land from 30,000 to 35,000.mw

Neighborhood Factor:	1.1600
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95211-008	RILEY VILLAGE

Comments:
changed factor from 1.08 to .96 when we changed MH/C to 1SFR/C to offset increase in assessed values.

Land is SI with a range of $8,000 to $18,000

3/12/12 cr

13p14 Chg neigh fctr from .96 to .90 because most sales were a result of foreclosure
17p18 Chg neigh fctr from .90 to .93: Chg land from $8,000 - $18,000 to $8,800 to $19,800 cr
18p19 Chg neigh fctr from .93 to .97 cr
20p21 Chg neigh fctr from .97 to 1.03. mw
21p22 chg neigh fctr from 1.03 to 1.06. mw
23p24 chged land from 19,800 to 24,400. mw

Neighborhood Factor:	0.9400
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95212-008	SUGAR HILLS

Comments:
$50,000 /ac; Excess res $6,000/ac

1/15 Interest in Blk A is $1,000
18p19 Chg neigh fctr from 1.11 to 1.15 cr
19p20 Chg neigh fctr from 1.15 to 1.17 ss
20p21 Chg neigh fctr from 1.17 to 1.25. mw
21p22 Chg neigh fctr from 1.25 to 1.32. mw
22p23 chg neigh fctr from 1.0 to 1.45. mw
23p24 chged land from 70,000 per acre to 80,000 and chged exc res from 6,000 to 10,000.mw; factor to 1.48 km
23p24 chg excess res to $16k/acre.as
24p25 Allow -12% fct on non-lakefront parcels cr

Neighborhood Factor:	1.3600
Total Parcels:	72
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95213-008	TWIN OAKS

Comments:
Homsites $28,000/ac, Excess $3,000/ac
Some parcels have inf factors. Please leave them on 2/12/812 cr
17p18 Chg land from $28,000 to $29,960 cr; Chg neigh fctr from 1.13 to 1.16 ss
18p19 Chg neigh fctr from 1.16 to 1.21 cr
20p21 Chg land to $36,000 per sales. ss
20p21 Chg neigh fctr from 1.21 to 1.27. mw
21p22 Chg neigh fctr from 1.27 to 1.34. mw
22p23 chg neigh fctr from 1.0 to 1.36. mw
23p24 Change to $90k/acre & $10k/acre excess res & factor to 1.37 km
23p24 chg excess res to $16k/acre.as
24p25 Chg homesite from $90,000/ac to $80,000/ac cr

Neighborhood Factor:	1.2600
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95214-008	WALNUT RIDGE

Comments:
18p19 Chg neigh fctr from 1.06 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.17. mw
21p22 Chg neigh fctr from 1.17 to 1.21. mw
22p23 chg neigh fctr from 1.0 to 1.3. mw
23p24 chged land from 60,000 to 70,000 and chged exc res from 6,000 to 16,000. mw; factor to 1.4 km
25p26 Corrected land pricing - Most lots did not have excess land priced cr

Neighborhood Factor:	1.2700
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95215-008	BITTERSWEET ACRES

Comments:
** A few lots have influence factors - Leave them on 3/12/12 cr
18p19 Chg neigh fctr from .93 to .97 cr
20p21 Chg neigh fctr from .97 to 1.01. mw
21p22 Chg neigh fctr from 1.01 to 1.12. mw
22p23 chg neigh fctr from 1.0 to 1.2. mw
23p24 chged land from 30,000 to 50,000. mw

Neighborhood Factor:	1.1100
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	100.00	100.00	0.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95219-008	MOHAWK- TREND W/OTHER (CENTER)

Comments:
$33,000/ac or $130/ff
18p19 Chg neigh fctr from .93 to .97 cr
20p21 Chg neigh fctr from .97 to 1.01. mw
21p22 Chg neigh fctr from 1.01 to 1.06. mw
22p23 chg neigh fctr from 1.0 to 1.13. mw
23p24 Chg FF land pricing to $48,000 per acre & 91- $16k/acre; factor to 1.25 km

Neighborhood Factor:	1.1500
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48000.00	48000.00	48000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95504-008	CENTER RURAL COMM

Comments:
23p24 Land (11) $60k, (12) $50k, (13) $30k; Factor to 1.03 km
1 parcel has over-ride of $200,000 (11) - was moved from 95502 cr

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95600-008	Center Twp Exempt 600-669

Comments:
17p18 new neighborhood
(11) 35,000 (12) 25,000 (13) 15,000

Neighborhood Factor:	1.0000
Total Parcels:	164
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

CENTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CENTER TOWNSHIP	CENTER TOWNSHIP	95601-008	Pensy Trail - Center Twp

Comments:
17p18 New Neighborhood (13) 15,000 mn

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96101-010	GREEN - RESIDENTIAL

Comments:
14p15 Chg neigh fctr from 1.06 to 1.10 ss
15p16 Chg neigh fctr from 1.10 to 1.14; Chg land from $32,000 to $33,280 ss
16p17 Chg neigh fctr from 1.14 to 1.18; Chg land from $33,280 to $34,600 cr
17p18 Chg neigh fctr from 1.18 to 1.22; Chg land from $34,600 to $35,900 ss
18p19 Chg neigh fctr from 1.22 to 1.27. ss
20p21 Chg neigh fctr from 1.35 to 1.43. mw
22p23 chg neigh fctr from 1.0 to 1.6. mw
23p24 Change land to $$65/acre & $15/excess acre & factor to 1.52 km
23p24 chg pricing for excess res to $10k/acre.as

Neighborhood Factor:	1.4400
Total Parcels:	312
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	26000.00	26000.00	0.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	16800.00	16800.00	0.00	16800.00	16800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	15600.00	15600.00	0.00	15600.00	15600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96102-010	GREEN - EXCESS RESIDENTIAL

Comments:
14p15 Chg neigh fctr from 1.11 to 1.15 ss
15p16 Chg neigh fctr from 1.15 to 1.18; Chg land from $28,000 to $28,800. ss
18p19 Chg neigh fctr from 1.18 to 1.23 cr
20p21 Chg neigh fctr from 1.23 to 1.3. mw
21p22 Chg neigh fctr from 1.30 to 1.40 ss
22p23 chg neigh fctr from 1.0 to 1.71. mw
23p24 Change land to $65k/acre & $10k/acre excess res km;

Neighborhood Factor:	1.5500
Total Parcels:	235
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28800.00	28800.00	28800.00	28800.00	28800.00	28800.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96102MH-010	Green Twp Mfg Homes

Comments:
Created 21p22
Homesites 28,800 excess 6,000
21p22 Chg neigh fctr from 1.00 to 1.04 ss
23p24 Land to $65k/acre & $15k/acre excess res & factor to .95 km

Neighborhood Factor:	0.9600
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96103-010	GREEN - AGRICULTURAL

Comments:
23p24 Land rate to $65k/acre & $15k/acre excess res km
23p24 chg excess res to $10k/acre.as

Neighborhood Factor:	1.7300
Total Parcels:	604
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96200-010	EMERALD LAKE

Comments:
Lots priced .90/sq ft; Dev pricing $1,800/lot
18p19 Chg neigh fctr from 1.0 to 1.04 cr
21p22 Chg neigh fctr from 1.06 to 1.10 ss
23p24 Moved parcels to combine Every Meadows & Emerald Lake (nhd 96202) km
24p25 Moved parcels back to their own neighborhoods cr

Neighborhood Factor:	0.9600
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	0.90	0.90	0.90	0.90	0.90	0.90
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96201-010	EDEN

Comments:
18p19 Chg neigh fctr from .96 to 1.0 cr
21p22 Chg neigh fctr from 1.00 to 1.02 ss
23p24 Change land to $49,500 per acre & $10k/acre excess residential km; factor to 1.1

Neighborhood Factor:	1.0000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	162.00	162.00	0.00	162.00	162.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	49500.00	49500.00	49500.00	49500.00	49500.00	49500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96202-010	Every Meadows/Sapphire Springs

Comments:
Homesites $59,000 to $139,000 Dev Pricing $500
14p15 Chg neigh fctr from .85 to 1.0 cr
Only 1 house in neighborhhod for 14p15.
18p19 Chg neigh fctr from 1.0 to 1.04 cr
21p22 Chg neigh fctr from 1.04 to 1.07 ss
22p23 chg neigh fctr from 1.0 to 1.1. mw
23p24 Lots 1 & 18-33 $121,100/acre; 2-17 $254k/acre - combined Emerald Lake and renamed "Green Lake Properties". Includes Saphhire Springs (Every Meadows)/Emerald Lake km
23p24 Moved Emerald Lake back to its own nhbd; Chgd Green Lake Properties to Every Meadows/Sapphire Springs cr

Neighborhood Factor:	1.0200
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121100.00	254000.00	187550.00	121100.00	254000.00	187550.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96501-010	GREENFIELD SCHOOLS - GREEN TWP

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15600.00	15600.00	15600.00	15600.00	15600.00	15600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96502-010	GREEN TWP - COMMERCIAL

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15600.00	15600.00	15600.00	15600.00	15600.00	15600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	96600-010	GREEN TWP EXEMPTS 600 - 669

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97101-011	JACKSON

Comments:
Homsites priced at $28,000 acre; excess res is $6,000/acre
Commercial primary priced at $28,000/acre

12p13 Chg neigh fctr from 1.08 to 1.05
14p15 Chg neigh fctr from 1.05 to 1.09 ss
15p16 Chg neigh fctr from 1.09 to 1.11 cr ; Chg land from $28,000 to $29,120 ss
15p16 Chg Front Foot land from $145 to $150 per sales ss
16p17 Chg neigh fctr from 1.11 to 1.19 per sales ss/cr
17p18 Chg neigh fctr from 1.19 to 1.20; Chg land from $29,120 to $30,200. ss
18p19 Chg neigh fctr from 1.20 to 1.25. ss
20p21 Chg neigh fctr from 1.25 to 1.32. mw
21p22 Chg neigh fct from 1.320 to 1.45 cr
22p23 Chg neigh fct from 1.45 to 1.66 km/cr
23p24 chged land value from 30,200 to 65,000 and exc res from 6,000 to 10. mw
23p24 chg excess res pricing to $10,000k/acre.as
25p26 chg nbhd fct from 1.45 to 1.350435. mw

Neighborhood Factor:	1.3504
Total Parcels:	530
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Residential Rural Excess	Poor	Acreage

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97102-011	Jackson Twp Manufactured Homes

Comments:
Neighborhood created 21p22. Grades on new construction reflect cost.
21p22 Chg neighborhood fct from 1.0 to 1.05 cr
22p23 Chg neigh fct from 1.05 to 1.0 cr
23p24 Chg land from $30,200/ac to $65,000/ac km/cr
23p24 chg excess res pricing to $10k/acre.as

Neighborhood Factor:	0.9500
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97103-011	JACKSON AG

Comments:
23p24 nbhd created per land review, Chg land from $30,200/ac to $65,000/ac km/cr
23p24 chg excess res to $10k/acre.as

Neighborhood Factor:	1.8600
Total Parcels:	290
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97104-011	JACKSON AG OVER 25

Comments:
23p24 created new nbhd per land review. mw
Changed land from $30,200/ac to $65,000/ac
23p24 chg excess res pricing to $10k/acre,as

Neighborhood Factor:	1.8600
Total Parcels:	310
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97202-011	CHARLOTTESVILLE - JACKSON TWP

Comments:
17p18 Land priced at $150/ff or $28,000/ac
20p21 Chg neigh factor from 1.03 to 1.08. mw
21p22 Chg neigh fct from 1.08 to 1.13 cr
22p23 Chg neigh fct from 1.13 to 1 cr
23p24 Per acre pricing $30,000/ac, excess res $10,000 as; factor to 1.17 km

Neighborhood Factor:	1.0500
Total Parcels:	167
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	150.00	150.00	0.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97203-011	Charlottesville Manufactured Homes

Comments:
Neighborhood Created 21p22
22p23 Chg neigh factor from 1 to .95 km
23p24 chg land value per acre pricing to $30,000 and excess res $10,000.mw

Neighborhood Factor:	0.9000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97501-011	JACKSON TWP - COMMERCIAL

Comments:
23p24 Per land study - Chg land from $25,000/ac to $30,000/ac cr

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	150.00	150.00	0.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	97600-011	Jackson Twp Exempts 600-670

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98101-012	SUGAR CREEK - NORTH EAST

Comments:
14p15 Nbhd factor chg'd from 1.01 to 1.06 ss
15p16 Changed Nbhd Factor from 1.06 to 1.11 & changed land from $33,000 TO $34,320 cr
16p17 No trending chgs cr
17p18 Chg neigh fctr from 1.11 to 1.14; Chg land from $34,320 to $36,700 cr
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.19 to 1.21 km
20p21 Chg land from $ 36,700 to $42,500 9 per A and 9 SI platted lots priced at $64,000- $70,000 and increased excess res to $6,000 ss
21p22 Chg land from $42,500 to $45,000 unplatted lots stay the same. ss
21p22 Chg neigh fctr from 1.21 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.44 cr
23p24 Land Review: moved 200+ parcels to 98107 SUGAR CREEK EAST CENTER; chg land to 60,000 an acre excess to $16000. mw
25p26 chg nbhd fct from 1.36 to 1.39963. mw

Neighborhood Factor:	1.3996
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98101MH-012	Sugar Creek - North & East Mfg Homes

Comments:
NH created for 21p22 for Manufactured & Mobile Homes
Homesite 42,500 Excess 6,000
21p22 Chg negh factr from 1.0 to 1.05. mw
23p24 Land Review chg to $60k per acre, $16k excess res cls

Neighborhood Factor:	0.9500
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98102-012	SUGAR CREEK - WEST

Comments:
12p13 change OA to A $35,000 91 excess OA to A 5,250 - 6,000

Some properties have influence factors please review memo before removing.
15p16 Chg neigh fctr from 1.05 to 1.08; Chg land from $35,000 to $36,400 ss
17p18 Chg neigh fctr from 1.05 to 1.08; Chg land from $36,400 to $37,800. ss
18p19 Chg neigh fctr from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.22. mw
21p22 Chg land A to $40,500 & platted lots F SI $50,00 excess res $6,000.ss
21p22 Chg neigh fctr from 1.22 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.43 km
23p24 Land Review: chg land to $60,000, excess $16000. mw & factor to 1.56 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.4400
Total Parcels:	300
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40500.00	40500.00	40500.00	40500.00	40500.00	40500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98103-012	PHILADELPHIA TOWN

Comments:
17p18 Land is $200/ff or $28,000/ac
18p19 Chg neigh fctr from .94 to .98 cr
20p21 Chg neigh fctr from .98 to 1.04
21p22 Chg neigh fctr from 1.04 to 1.07. mw
23p24 Land to $28k/acre/site & $10k/excess res km

Neighborhood Factor:	0.9200
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	200.00	0.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98104-012	SOUTH & WEST OF NEW PALESTINE

Comments:
14p15 Nbhd factor chg'd from 1.01 to 1.06
17p18 Chg neigh fct from 1.06 to 1.09; Chg land from $40,000 to $42,000 ss
18p19 Chg neigh fct from 1.09 to 1.13 cr
19p20 Chg neigh fct from 1.13 to 1.15 km
20p21 Chg neigh fct from 1.15 to 1.22. mw
21p22 Chg neigh fct from 1.22 to 1.33. mw
22p23 Chg neigh fct from 1.33 to 1.47 km
23p24 Land Review: chg land to $60,000, excess to $16,000 sd/cls
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.3200
Total Parcels:	376
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98104MH-02	Sugar Creek - South & West Mfg Homes

Comments:
Created for 21p22 for Manufactured homes
Homesite 42,000 excess 6,000
21p22 Chg negh fctr from 1.0 to 1.05. mw
23p24 Land Review chg to $60k per acre, $16k excess res cls

Neighborhood Factor:	0.9900
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98105-012	SUGAR CREEK - EAST AG

Comments:
14p15 Nbhd factor chg'd from 1.01 to 1.06 ss
15p16 Changed Nbhd Factor from 1.06 to 1.11 & changed land from $33,000 TO $34,320 cr
16p17 No trending chgs cr
17p18 Chg neigh fctr from 1.11 to 1.14; Chg land from $34,320 to $36,700 cr
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.19 to 1.21 km
20p21 Chg land from $ 36,700 to $42,500 9 per A and 9 SI platted lots priced at $64,000- $70,000 and increased excess res to $6,000 ss
21p22 Chg land from $42,500 to $45,000 unplatted lots stay the same. ss
21p22 Chg neigh fctr from 1.21 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.44 cr

Neighborhood Factor:	1.6600
Total Parcels:	248
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42500.00	42500.00	42500.00	42500.00	42500.00	42500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98107-012	SUGAR CREEK - EAST CENTER

Comments:
14p15 Nbhd factor chg'd from 1.01 to 1.06 ss
15p16 Changed Nbhd Factor from 1.06 to 1.11 & changed land from $33,000 TO $34,320 cr
16p17 No trending chgs cr
17p18 Chg neigh fctr from 1.11 to 1.14; Chg land from $34,320 to $36,700 cr
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.19 to 1.21 km
20p21 Chg land from $ 36,700 to $42,500 9 per A and 9 SI platted lots priced at $64,000- $70,000 and increased excess res to $6,000 ss
21p22 Chg land from $42,500 to $45,000 unplatted lots stay the same. ss
21p22 Chg neigh fctr from 1.21 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.44 cr
23p24 Land Review: new neighborhood split from 98101-012; chged land to 60,000 and exs res to 16,000.mw & factor to 1.67 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.5200
Total Parcels:	355
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98201-012	ESTABLISHED 70s-90s NEW PAL

Comments:
15p16 Chg neigh fct from 1.07 to 1.08: Chg land from $27,100 to $27,370 ss
16p17 Chg neigh fct from 1.08 to 1.11; Chg land from $27,370 to $28,200 cr/ss
18p19 Chg neigh fct from 1.11 to 1.15 cr
20p21 Chg neigh fct from 1.17 to 1.23. mw
21p22 Raised grades 1 step - equatibility in the neighborhood. ss
21p22 Chg neigh fct from 1.23 to 1.28. mw
22p23 Chg neigh fct from 1.28 to 1.45 km
23p24 Land Review: combine with 98238, 98237, 98229 & rename; site at $60k, $65k/acre & $10k/excess acre & factor to 1.46 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.4100
Total Parcels:	363
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98202-012	FOX COVE

Comments:
12p13 Change OV to SI Range $33,000 - $60,000 Excess res to A $10,000

14p15 Chg neigh fctr .96 to 1.01 ss
15p16 Chg neigh fctr Nbhd from 1.01 to 1.05 cr
16p17 No chg to neigh fctr of 1.05; Chg land frm $33,000 to $60,000 to a range of $35,640 to $64,800 per sales cr
17p18 Chg neigh fctr from 1.05 to 1.10. ss
18p19 Chg neigh fctr from 1.10 to 1.14 cr
19p20 Chg neigh fctr from 1.14 to 1.16 km
20p21 Chg neigh fctr from 1.16 to 1.22. mw
21p22 Chg neigh fctr from 1.22 to 1.31. mw
22p23 Chg neigh fctr from 1.31 to 1.38 km
23p24 Land Review: chg land range to $110k/acret; $16k/excess acreage; factor to 1.18 km

Neighborhood Factor:	1.1100
Total Parcels:	115
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98203-012	COUNTRYSIDE

Comments:
12P13 CHANGED F OV TO SI 25,000 EXCESS RES OV TO 91 A 5,000

14p15 Nbhd factor chg'd from1.18 to 1.19 ss
15p16 Changed Nbhd Factor from 1.19 to 1.20 & changed land from $25,000 to $25,250 cr
16p17 Chgd nbhd factor from 1.20 to 1.16 per sales Land from $25,250 to $33,500 ss
17p18 Chg neigh fctr from 1.16 to 1.19; Chg land from $33,500 to $35,200 cr
18p19 Chg neigh fctr from 1.19 to 1.24 cr
19p20 Chg neigh fctr from 1.24 to 1.27 km
20p21 Chg neigh fctr from 1.27 to 1.37. mw
21p22 Chg neigh fctr from 1.37 to 1.44. mw
22p23 Chg neigh fctr from 1.44 to 1.42 km
23p24 Land Review: chg land site value to $70,000, land per acre to $75,000 excess $10,000 cls & factor to 1.5 km
23p24 chg excess res to $16k/acre.as
24p25 Chg nhbd fct from 1.50 to 1.920 24p25 chg excess res to $10k/acre and land per acre to $70,000. swf
25p26 chg nbhd fct from 1.54 to 1.390966. mw

Neighborhood Factor:	1.3910
Total Parcels:	281
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98204-012	SCHILDMEIER WOODS

Comments:
09p10 Lots priced at $40,000 chg OV to F SI
10p11 Lot priced reduced to $39,200
14p15 Chg neigh fctrr from 1.02 to 1.05 ss
16p17 Chg neigh fctr from 1.05 to 1.14 Land chgd from $39,200 to $43,500 ss
17p18 Chg land from $43,500 to $44.400s
18p19 Chg neigh fctr from 1.14 to 1.19 cr
19p20 Chg neigh fctr from 1.19 to 1.24 km
20p21 Chg neigh fctr from 1.24 to 1.35. mw
21p22 Chg neigh fctr from 1.35 to 1.41. mw
22p23 Chg neigh fctr from 1.41 to 1.48 km
23p24 Land Review: chg land to $110k/acre and excess $16,000 cls & factor to 1.57 km
24p25 Chg land from $110,000 to $80,000 per acre
25p26 chg nbhd fct from 1.35 to 1.385354. mw

Neighborhood Factor:	1.3854
Total Parcels:	247
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98206-012	STINEMYER CROSSING

Comments:
14p15 Chg neigh fctr from .98 to 1.03 ss
17p18 Chg neigh fctr from 1.03 to 1.06: Chg land from $26,000 to $28,600 ss
18p19 Chg neigh fctr from 1.06 to 1.10 cr
19p20 Chg neigh fctr from 1.10 to 1.11 km
20p21 Chg neigh fctr from 1.11 to 1.21. mw
21p22 Chg neigh fctr from 1.21 to 1.27. mw
22p23 Chg neigh fctr from 1.27 to 1.37 km
23p24 Land Review: chg land site value to $80,000, and per acre value to $85,000 excess to $16,000 sd & factor to 1.47 km
23p24 chg land to $110,000 per acre and ex res to $16,000.as

Neighborhood Factor:	1.3500
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98207-012	SUGAR CREEK HTS, PHILLY EST, HAMILTON HEIGHTS

Comments:
SI $26,400
18p19 Chg neigh fctr from 1.08 to 1.12 cr
20p21 Chg neigh fctr from 1.12 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.21. mw
22p23 Chg neigh fctr from 1.21 to 1.17 km
23p24 Land Review: add all parcels from 98247 Philly Estates & 98224 Hamilton Heights; Land to $50k/site & factor to 1.6 km
25P26 made ex res 10,000. mw

Neighborhood Factor:	1.5000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98208-012	SUMMERHAVEN AT THE HAVENS

Comments:
Range price for lots $29,000 - $30,000
14p15 Chg neigh fctr from .95 to 1.00 ss
17p18 Chg neigh fctr from 1.00 to 1.03; Chg land from $30,000 to $30,900. ss
18p19 Chg neigh fctr from 1.03 to 1.07 cr
19p20 Chg neigh fctr from 1.07 to 1.0950 km
20p21 chg neigh fctr from 1.0950 to 1.2. mw
21p22 Chg neigh fctr 1.2 to 1.21. mw
22p23 Chg neigh fctr from 1.21 to 1.31 km
23p24 Land Review; chg land to $60,000, excess to $16,000 mw/cls

Neighborhood Factor:	1.2200
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98213-012	WILLOW GROVE

Comments:
Several lots are over 1 acre. These lots have been site valued at $26,000 for 1 acre & any excess is priced at $5,250/ac

30-09-24-304-089.000-012 is priced as ag. It was given to adjoing property owner by developer
16p17 Chg neigh fctr from 1.00 to .98: Chg land from $30,000 to $34,500 ss
17p18 Chg neigh fctr from .98 to 1.01; Chg land from $34,500 to $38,000 cr
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 chg neigh fctr from 1.05 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.21. mw
22p23 Chg neigh fctr from 1.21 to 1.33 km
23p24 Land Review: chg land to $70,000, excess to $10,000 cls & factor to 1.52 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.4400
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98214-012	WINDHAVEN AT THE HAVENS

Comments:
12p13 Changed OV to SI Range$19,800 - $30,800; Last undeveloped lots are selling at a reduced price $19,800 depending on size and type of house. Developer Price SI $1,140
15p16 Chg neigh fctr from .97 to .98 cr
16p17 Chg neigh fctr from .98 to 1.03; Chg land from a range of $19,800 to $30,800 to a range of $20,790 to $32,340 per sales cr
17p18 Chg neigh fctr from .98 to 1.01; Chg land from $32,340 to $33,500 ss
18p19 Chg neigh fctr from 1.01 to 1.05 cr
20p21 Chg neigh fctr from 1.05 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.25. mw
22p23 Chg neigh fctr from 1.25 to 1.40 km
23p24 Land Review: chg land to $70,000 mw & factor to 1.52 km
24p25 Chg land to $60,000. swf

Neighborhood Factor:	1.4200
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98216-012	60s-80s SOUTH NEW PAL

Comments:
F SI $29,900; 91 $6,000/ac
18p19 Chg neigh fctr from 1.07 to 1.11 cr
19p20 Chg neigh fctr from 1.11 to 1.12 km
20p21 Chg neigh fctr from 1.12 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.15 cs
22p23 Chg neigh fctr from 1.15 to 1.11 km
23p24 Land Review: added all parcels from Woodlawn 98218 Southern knoll, bittner woods, beechwood, mohr estates & doe creek manor; land to $80k/acre & $10k/acre excess res & factor to 1.2 km
23p24 excess res $16k/acre.as

Neighborhood Factor:	1.1300
Total Parcels:	190
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98217-012	WOODVIEW

Comments:
SI $26,000
18p19 Chg neigh fctr from 1.01 to 1.05 cr
19p20 Chg neigh fctr from 1.05 to 1.07 km
20p21 Chg neigh fctr from 1.07 to 1.12. mw
21p22 Chg neigh fctr from 1.12 to 1.13 cs
22p23 Chg neigh fctr from 1.13 to 1.14 km
23p24 Factor to 1.3 km

Neighborhood Factor:	1.2000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98219-012	SCHILDMEIER VILLAGE

Comments:
09p10 Lots priced at $40,000 chg OV to F SI
10p11 Lot price reduced to $39,200
16p17 Chg land from $39,200 to $42,300 ss
17p18 Chg neigh fctr from 1.04 to 1.07; Chg land from $42,300 to $43,600 ss
18p19 Chg neigh fctr from 1.07 to 1.11 cr
19p20 Chg neigh fctr from 1.11 to 1.13 km
20p21 Chg neigh fctr from 1.13 to 1.2. mw
21p22 Chg neigh fctr from 1.2 to 1.32. mw
22p23 Keep neigh fctr @ 1.32 km
23p24 Land Review: chg land site value to $110k/acre, excess to $16,000 cls & factor to 1.35 km
24p25 Chg land from $110,000 to $80,000 per acre cr

Neighborhood Factor:	1.2300
Total Parcels:	133
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98221-012	SOUTHERN ESTATES

Comments:
9 $40,000/ac: 91 $6,500/ac
18p19 Chg neigh fctr from .94 to .98 cr
20p21 Chg neigh fctr from .98 to 1. mw
21p22 Chg neigh fctr from 1.0 to 1. 05. mw
23p24 Land to $80k/acre $16k/acre excess acres km

Neighborhood Factor:	0.9200
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98232-012	ASHCRAFT FARMS - SHADY CREEK

Comments:
Custom Homes 1997 mostly C+2 to B

12p13 Lots prices range from $27,000- $39,000(Sale Price) ; Excess res $5,000/ac
18p19 Chg neigh fctr from .98 to 1.02 cr
20p21 Chg neigh fctr from 1.02 to 1.05. mw
23p24 Land Review: add all parcels from 98200 Shady Creek; chg pricing from range to $60k/site and $65k/acre & $10k/acre excess res & factor to 1.25 km
23p24 chg excess res to $16k/acre.as
24p25 Chg land from SI & per acre pricing to $60,000 per acre cr

Neighborhood Factor:	1.1600
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98235-012	50s-80s 500 WEST NEW PAL

Comments:
12p13 F SI $25,100
18p19 Chg neigh fctr from .99 to 1.03 cr
20p21 Chg neigh fctr from 1.03 to 1.13. mw
21p22 Chg neigh fctr from 1.13 to 1.15 cs
22p23 Chg neigh fctr from 1.15 to 1.1 km
23p24 Land Review: land to $60k/site & $60k/acre, $10k/acre excess res; combined Charlomar Woods, Spring Meadows, Gem Meadows, Lantern Woods & Roesener, Glad Acres, & Gem Woods; renamed 50s-80s 500 WEST NEW PAL & factor to 1.32 km
23p24 excess res $16k/acre.as
25p26 chg nbhd fct from 1.31 to 1.402736. mw

Neighborhood Factor:	1.4027
Total Parcels:	285
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98236-012	CORNERSTONE VILLAGE

Comments:
12p13 F SI $25,000: 91 $5,000/ac
18p19 Chg neigh fctr from 1.04 to 1.08 cr
20p21 Chg neigh fctr from 1.08 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.20 cs
22p23 Chg neigh fctr from 1.20 to 1.13 km
23p24 Land Review: chg land to $50,000 cls
25p26 corrected value of ex res from 1,250 to 10,000. mw

Neighborhood Factor:	1.0500
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1250.00	1250.00	1250.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98240-012	50s-80s HOMES CENTRAL NEW PAL

Comments:
12p13 F SI $24,200
18p19 Chg neigh fctr from .92 to .96 cr
20p21 Chg neigh fctr from .96 to 1. mw
21p22 Chg neigh fctr from 1.00 to 1.02 cs
22p23 Chg neigh fctr from 1.02 to 1.05 km
23p24 Land Review: added all parcels from Hollyhock 98227; Banks, Sycamore, Sugar Creek View, Raesner, Johnson, & High Acres; land to $50k/site & 10k/excess acres & factor to 1.2 km
23p24 excess res $16k/acre.as

Neighborhood Factor:	1.1200
Total Parcels:	175
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98242-012	MEADOW LAKE ESTATES

Comments:
12p13 F SI $32,000- $39,000 91 A $5,000 91 SI Developer Price $1,250
18p19 Chg neigh fctr from .98 to 1.02 cr
20p21 Chg neigh fctr from 1.02 to 1.05. mw
21p22 Chg neigh fctr from 1.05 to 1.07 cs
22p23 Chg neigh fctr from 1.07 to 1.18 km
23p24 Land Review: chg land to $70,000 and ex res to 16,000. mw & factor to 1.45 km

Neighborhood Factor:	1.3400
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98244-012	NEW PALESTINE VILLAGE & VILLAGE COVE

Comments:
12P13 PUT VILLAGE COVE IN THIS NEIGHBORHOOD AND CHANGED F OV TO F SI EXCESS PRICED ACREAGE
18p19 Chg neigh fctr from .95 to .99 cr
19p20 Chg neigh fctr from .99 to 1.00 km
20p21 Chg neigh fctr from 1.0 to 1.1. mw
21p22 Chg land from $23,000 to $32,500, chg excess raised to $6,000 from $5,000 ss
22p23 No neigh fctr cjg km
23p24 Land Review: chg excess ac to $10,000 sd & factor to 1.5
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.3700
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98245-012	OAKWOOD

Comments:
Land: F SI 25,000 Excess 91 A 5,000
18p19 Chg neigh fctr from 1.05 to 1.09 cr
19p20 Chg neigh fctr from 1.09 to 1.12 km
20p21 Chg neigh fctr from 1.12 to 1.15. mw
21p22 Chg neigh fctr from 1.15 to 1.26 cs
22p23 Chg neigh fctr from 1.26 to 1.40 km
23p24 Land Review: chg land to $70k/site, $75k/acre & $10k/excess res km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.2900
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98248-012	RIDGEWOOD ESTATES

Comments:
Land: F SI 32,300 excess res 91 5,7501
16p17 Chgd nbhd factor from 1.11 to 1.08; Chg land from $32,300 to $39,600 ss
17p18 Chg neigh fctr from 1.08 to 1.11; Chg land from $39,600 to $43,600 cr
18p19 Chg neigh fctr from 1.11 to 1.14 cr
19p20 Chg neigh fctr from 1.14 to 1.16 km
20p21 Chg neigh fctr from 1.16 to 1.2. mw
21p22 Chg neigh fctr from 1.20 to 1.14 cs
22p23 Chg neigh fctr from 1.14 to 1.28 km
23p24 Land Review: chg land to $70k/site $75k/acre & excess $10000 km
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1800
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98249-012	ROCKWOOD

Comments:
Land: F SI 30,000 Dev 91 1,140 Excess Res $6,000
18p19 Chg neigh fctr from .98 to 1.02 cr
19p20 Chg neigh fctr from 1.02 to 1.04 km
20p21 Chg neigh fctr from 1.04 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.17 cs
22p23 Chg neigh fctr from 1.17 to 1.20 km
23p24 Land Review: chg land to $70,000, excess acreage to $10,000 sd
23p24 chg excess res to $16k/acre.as

Neighborhood Factor:	1.1100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98254-012	BRISTOL RIDGE & WILMONT

Comments:
12p13 Changed OV to SI $34,900
18p19 Chg neigh fct from .94 to .98 ss
20p21 Chg neigh fct from .98 to 1.07. mw
21p22 Chg neigh fctr from 1.07 to 1.17 cs
22p23 Chg neigh fctr from 1.17 to 1.20 km
23p24 Land Review: combined with Wilmont; chg land to $80k/site $85k/acre & $20k/acre excess res & factor to 1.21 km
24p25 Chg all parcels to $85,000/ac & $20,000/ac excess res cr

Neighborhood Factor:	1.1200
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	85000.00	85000.00	85000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98258-012	RICHMAN PLATZ

Comments:
10p12 Sp of lots range from 32,000 - 38,900
11p12 Sl $38,900
13p14 Changed back to F Sl Range 32,000 - 42,000 ss
18p19 Chg neigh fctr from 1.01 to 1.05 cr
19p20 Chg neigh fctr from 1.05 to 1.07 km
20p21 Chg neigh fctr from 1.07 to 1.16. mw
21p22 Chg neigh fctr from 1.16 to 1.26 cs
22p23 Chg neigh fctr from 1.26 to 1.30 km
23p24 Land Review: chg land range to $70,000-$80,000 & factor to 1.41 km

Neighborhood Factor:	1.3000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98261-012	VILLAGE GREEN

Comments:
12p13 Range $29,000 - $53,000
Water lots - $45,000 - Lots 25-34 each own/ 1 tenth Block A (Water)
Other lots per sale price ss
15p16 Chg neigh fctr from .98 to 1.00 cr
16p17 Increased Range to $60,000 - Section 3 platted cr
18p19 Lots are being sold for $65,000 per David Parish . ss
18p19 Chg neigh fctr from 1.0 to 1.04 cr
19p20 Chg neigh fctr from 1.04 to 1.06 km
20p21 Chg neigh fctr from 1.06 to1.16 ss
20p21 Chg neigh fctr from 1.06 to 1.16 mw
21p22 Chg neigh fctr from 1.16 to 1.18 cs
22p23 Chg neigh fctr from 1.18 to 1.15 km
23p24 Land Review: chg land range to $50,000-$80k & factor to 1.3 km
25p26 R/A Review chg land to site value at $64,500. mw

Neighborhood Factor:	1.2200
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98262-012	MEADOW LAKE VILLAGE

Comments:
MICHAEL BEATTY BUILDER - CUSTOM BETTER QUALITY HOMES - GOOD CRAFTMANSHIP - LARGER HOMES. LOTS ARE BIGGER LOCATED AND ACCESSED FROM 500 W
12p13 Range $27,300 - $44,000 91 A Dev Price
13p14 Range22,000 - $44,000
17p18 Chg neigh fctr from 1.05 to 1.07: chg land from range of $22,000- $44,000 to $22,400 -$44,800. ss
18p19 Chg neigh fctr from 1.07 to 1.11 ss
19p20 Chg neigh fctr from 1.11 to 1.13. km
20p21 Chg neigh fctr from 1.13 to 1.19. mw
21p22 Chg neigh fctr from 1.19 to 1.20 cs
22p23 Chg neigh fctr from 1.20 to 1.25 km
23p24 Chg land to $55k per recent sales km
23p24 Land Review; chg land to $75000. mw & factor to 1.42 km
24p25 Chg land from $75k to $60k cr

Neighborhood Factor:	1.3000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98263-012	BRIARWOOD TRACE

Comments:
12p13 F OV to F SI $30,000

14p15 Nbhd factor chg'd from .88 to .93 ss
15p16 Change Nbhd Factor from .93 to .96 cr Change Land frm $30,000 to $30,900 ss per Sales
16p17 No chg to nbhd factor of .96 Land chgd from $30,900 to $33,370 per sales cr
17p18 Chg neigh fctr from .96 to .99; Chg land from $33,370 to $36,000 cr
18p19 Chg neigh fctr from .99 to 1.03. ss
19p20 Chg neigh fctr from 1.03 to 1.08 km
20p21 Chg neigh fctr from 1.08 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.22 cs
22p23 Chg neigh fctr from 1.22 to 1.35 km
23p24 Land Review: chg land to $70,000. mw factor to 1.38 km

Neighborhood Factor:	9.9900
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98264-012	BOULDER CREEK

Comments:
12p13 F SI Range $38,900 - $47,900 91 A Developer Price $1140
13p14 chg'd range base from 38,900 to 36,000 (lowered 10%)
18p19 Chg neigh fctr from .92 to .96 ac
20p21 Chg neigh fctr from .96 to 1.05. mw
21p22 Chg neigh fctr from 1.05 to 1.10 cs
22p23 Chg neigh fctr from 1.10 to 1.07 km
23p24 Land Review: chg land range to $90k/site and $16k excess & factor to 1.06 km

Neighborhood Factor:	0.9900
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98265-012	OVERLOOK

Comments:
12p13 F SI Range $33,000 - $110,000 Developer 91 A $1,140
18p19 Chg neigh fctr from 1.06 to 1.10 cr
20p21 Chg neigh fctr from 1.10 to 1.14. mw
21p22 Chg neigh fctr from 1.14 to 1.16 cs
22p23 Chg neigh fctr from 1.16 to 1.14 km
23p24 Land Review: chg to 182,000/ac, excess ac to $10,000 sd Dev pricing is $1,140 cr
24p25 Chg land from $182,000/ac to $120,000/ac cr

Neighborhood Factor:	0.9300
Total Parcels:	80
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98266-012	CENTENNIAL COMMONS

Comments:
Some properties have override nbhd factors leave them as they are. ss
12p13 F SI $32,000 91 SI developer price $1,140
16p17 Chg neigh fctr from 1.00 to 1.02; Chg land from $32,000 to $33,600 ss
17p18 Chg neigh fctr from 1.02 to 1.05; Chg land from $33,600 to $35,200 ss
18p19 Chg neigh fctr from 1.05 to 1.09. ss Homes are B+1
19p20 Chg neigh fctr from 1.09 to 1.11 km
20p21 Chg neigh fctr from 1.11 to 1.18. mw
21p22 Chg neigh fctr from 1.18 to 1.20 cs
22p23 Chg neigh fctr from 1.20 to 1.24 km
23p24 Land Review: chg land to $60,000 cls & factor to 1,22 km

Neighborhood Factor:	1.1200
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98267-012	CENTENNIAL VILLAGE

Comments:
12P13 F SI RANGE OF $32,000 - 59,000 91 SI $1,140.00 DEVELOPER PRICE
16p17 No chg to nbhd factor of .92 Land chgd from a range of $32,000 to $59,000 to a range of $35,200 to $64,900 per sales cr
17p18 Chg neigh fctr from .92 to .97
18p19 Chg neigh fctr from .97 to 1.01 cr
20p21 Chg neigh fctr from 1.01 to 1.06. mw
21p22 Chg neigh fctr from 1.06 to 1.08 cs
22p23 Chg land price per land equatability study to $35,200 F SI. KM/ss
22p23 Chg neigh fctr from 1.08 to 1.09 km
23p24 Change land to $70k/site km

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98269-012	WINDING OAKS PUD

Comments:
10-3-13 Winding Oaks Pud Tracts 1-19 and Block A were split from 30-10-16-200-001.001-012. The land AV was was 43,600. Developer pricing was determined by dividing 43,600 by 20 parcels for value of $2,180. 91

The First title transfer land value priced per sp values range from $65,000 to $185,000. Per price schedule from P&W Development .(Lots for Sale). See information sheet in file.
16p17 Changed lot price range to $30,000 to $185,000 cr
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.06. mw
21p22 chg neigh fctr from 1.06 to 1.09. mw
22p23 chg nhhd factor from 1.09 to 1.20 (after neighborhood reval/review) KM
23p24 Land Review: chg land to $110,000, chg excess ac to $100,000 excess 1 acre, $10,000 excess remaining sd & factor to 1.28 km
24p25 Chg excess res from$100,000/ac to $10,000/ac cr

Neighborhood Factor:	1.1900
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98270-012	NOELTING ESTATES

Comments:
Created for 19p20.
20p21 Neighborhood fct 1.15
20p21 chg neigh fctr from 1.15 to 1.2. mw
22p23 Chg neigh fctr from 1.2 to 1.18 km
23p24 Land Review: chg land to $70,000. mw & factor to 1.48 km

Neighborhood Factor:	1.3600
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98271-012	SUGAR CREEK CUSTOM

Comments:
Created for 20p21 ss
20p21 Chg negh factor from 1.0 to 1.06. mw
21p22 Chg neigh fctr from 1.06 to 1.08 cs
22p23 Chg neigh fctr from 1.08 to 1.01 km
23p24 Land Order: $80k/acre & $20k/acre excess res km

Neighborhood Factor:	0.9800
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98272-012	THORP FARMS

Comments:
Created 21p22
Homesite $44,000 Excess res $900
B Neighborhood
22p23 Chg neigh fctr from 1.0 to 1.16 km
23p24 Land Review: chg land to $50,000 mw & factor to 1.6 km

Neighborhood Factor:	1.4600
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98273-012	Centennial North

Comments:
New for 22p23
Set Homesite @ 32,500 until we have sales cr
23p24 chged land value to 70,000. mw & 1.54 factor km
25p26 chg nbhd fct from 1.41 to 1.274914. mw

Neighborhood Factor:	1.2749
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98274-012	ZION ESTATES

Comments:
Created 23p24
Homesite under 2 acres $80k/acre; 2-3 acres $67,500/acre; 3-4 acres $52,000/acre; 9+ acres $27,000/acre
Range $27,000 - $80,000
24p25 1 acre homesites are $80k, excess res up to 1 ac is $60K/ac, excess res over 1ac is $15K/ac (price as override) cr
Developer pricing is $4,000 SI
Leave as developer pricing until a permit is pulled cr

Neighborhood Factor:	0.2900
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98275-012	FIELDS AT SUGAR CREEK

Comments:
Nhbd created 24p25
Homesite is $90,000 lots sold for $93,950, Developer pricing $1,170
25p26 chg nbhd fct from 1.15 to 1.270155. mw

Neighborhood Factor:	1.2702
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98502-012	US 40 200 W - 800 W Sugar Cr

Comments:
12p13 all in ranges: (11) 35,000-750,000 (12) 1000-65,000 (13)1000-25,000 (14) 1000-5,000
17p18 (11) 84,000 (parcels with no frontage on US 40 receives -25% land adjustment; (12) 33,000; (13) 13,000; (14) 5,000
23p24 (11) $100k (12) $75k (13) $50k km

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	300.00	300.00	0.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	0.00	300.00	300.00	0.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98503-012	EASTWAY COURT APTS

Comments:
17p18 Chg land rate (11) 84,000 (12) 65,000 (13) 25,000 mn
23p24 (11) $100k (12) $75k (13) $50k km

Neighborhood Factor:	1.1500
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98504-012	SUGAR CREEK COMM - OUTLIERS

Comments:
16p17 (11) 35,000
17p18 (11) 40,000 (12) 25,000 (13) 5,000
22p23 (11) $65k (12) $50k (13) $25k (14) $10,000 km

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98505-012	ARROWHEAD MOBILE HOME PARK

Comments:
17p18 (11) 20,000 (12) 0 (13) 0

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1.00	1.00	1.00	1.00	1.00	1.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98506-012	WASHINGTON VILLAGE APTS US 40

Comments:
17p18 chg land (11) 84,000 (12) 65,000 (13) 25,000 mn
23p24 (11) $100k (12) $75k (13) $50k km
245p25 (14) 10k cas

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

SUGAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
SUGAR CREEK TOWNSHIP	SUGAR CREEK TOWNSHIP	98600-012	Sugar Creek Exempts 600-669 class code

Comments:
17p18 New Neigh
(11) 0-40,000 (12) 25,000 (13) 0-25,000

Neighborhood Factor:	1.0000
Total Parcels:	284
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	40000.00	40000.00	0.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	25000.00	25000.00	0.00	25000.00	25000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99101-016	VERNON - RESIDENTIAL

Comments:
12p13 Corrected Land override
Homesites are $33,000 per acre
Excess land is $7,000 per acre

15p16 Change Nbhd Factor from 1.03 to 1.06 & changed land from $33,000 to $33,990 based on sales information cr
17p18 Chg neigh fctr from 1.06 to 1.09: Chg land from $33,990 to $37,000 cr
18p19 Chg neigh fctr from 1.09 to 1.13. ss
19p20 Chg neigh fct from 1.13 to 1.14 ss
20p21 Chg neigh fctr from 1.14 to 1.24. mw
21p22 Chg neigh fct from 1.24 to 1.33 cr
22p23 Change neigh factor from 1 to 1.48 km
23p24 Change to Vernon Residential (less than 2 acres) km; land to $60k/acre & $16k excess acr; factor to 1.53 km

Neighborhood Factor:	1.4900
Total Parcels:	375
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99101MH-016	Vernon East Manufactured Homes

Comments:
Created for 21p22
Homesite $40,000 Excess $7,000
21p22 Chg neigh fct from 1.0 to 1.05 cr
23p214 Change land value to $60k/acre and $16k/acre excess res km

Neighborhood Factor:	0.9500
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99103-016	VERNON - AGRICULTURAL

Comments:
Chgd homesite pricing from OV to Acreage @ $35,000, Excess res @ $12,500 2/24/12 CR

15p16 Chg neigh fctr from 1.01 to 1.05 & chg land from $35,000 to $36,400 based on sales information cr
16p17 Chg neigh fctr from 1.05 to 1.08 Chg land from $36,500 to $37,500 ss/cr
17p18 Chg neigh fctr from 1.08 to 1.11; Chg land from $37,500 to $39,800 cr
18p19 Chg Neigh fctr from 1.11 to 1.15. ss
20p21 Chg neigh fctr from 1.16 to 1.26. mw
21p22 Chg neigh fct from 1.26 to 1.36 cr
22p23 Change neih factor from 1 to 1.75 km
23p24 Change neighborhood to Vernon Agriculture; trend with Vernon Excess Res; land $40k/acre $16k/excess res km

Neighborhood Factor:	1.5900
Total Parcels:	445
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99104-016	VERNON - EXCESS RESIDENTIAL

Comments:
Homesites priced at $35,000 per Acre.
Chg excess res from Oa to A $12,500 ac
17p18 Chg neigh fctr from1.01 to 1.04; Chg land from $35,000 to $38,500 cr
18p19 Chg neigh fctr from 1.04 to 1.08. ss
19p20 Chg neigh fct from 1.08 to 1.09 ss
20p21 Chg neigh fctr from 1.09 to 1.17. mw
21p22 Chg neigh fct from 1.17 to 1.26 cr
22p23 Change neigh factor from 1 to 1.3 km
23p24 Change to Vernon Excess Residential; set land rate to $60k/acre & $16k/acre excess res km
24p25 Added commercl land pricing same as nbhd 99501 for Vernon Comm (11) $75,000 (12) $50,000 (13) $30,000 (14) $10,000 cas

Neighborhood Factor:	1.2900
Total Parcels:	206
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99201-016	ALFORD ADDN

Comments:
HOMESITES ARE PRICED @ $26,400 /ACRE
EXCESS LAND IS PRICED @ $3,300/ACRE
18p19 Chg Neigh fctr from 1.12 to 1.16. ss
19p20 Chg neigh fct from 1.16 to 1.17 ss
20p21 Chg neigh fctr from 1.17 to 1.20. mw
21p22 Chg neigh fct from 1.20 to 1.24 cr
22p23 Change neigh factor from 1 to 1.35 km
23p24 Changed acreage to $60k/acre & $16k/acre excess residential km/as

Neighborhood Factor:	1.2300
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99202-016	WOODBURY MANOR

Comments:
LAND IS PRICED AT $190 FF
18p19 Chg neigh fctr from .95 to .99 cr
20p21 Chg neigh fctr from .99 to 1.04. mw
21p22 Chg neigh fct from 1.04 to 1.07 cr
22p23 Change neigh factor from 1 to 1.02 km
23p24 Change to per/acre pricing $60k/acre & $15k/acre excess res km
23p24 Chg exc res pricing to $16k/acre

Neighborhood Factor:	0.9300
Total Parcels:	52
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	0.00	190.00	190.00	0.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99204-016	MT VERNON PT

Comments:
2/24/12 HOMESITE $35,500 AN ACRE; EXCESS LAND IS $1,800 - 3,600; DEVELOPER PRICING IS $500 CR
16p17 Homesite $35000/ac; Excess $2700/ac; Dev Pricing $500 mn
18p19 Chg Neigh fctr from 1.13 to 1.18. ss
20p21 Chg neigh fctr from 1.18 to 1.24. mw
21p22 Chg neigh fct from 1.24 to 1.33 cr
22p23 Change neigh factor from 1 to 1.28 km
23p24 Changed land to $90k/acre & $2700/acre excess res- excess res only represents unbuildable land km

Neighborhood Factor:	1.1600
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2700.00	2700.00	2700.00	2700.00	2700.00	2700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99205-016	EASTGATE

Comments:
CHANGED LAND PRICING FROM OV TO SI @ $37,500
REAR LOTS RECEIVE -50% INF FCT
18p19 Chg Neigh fctr from .95 to .99. ss
20p21 Chg neigh fctr from .99 to 1.05. mw
21p22 Chg neigh fct from 1.05 to 1.08 cr
22p23 Change neih factor from to 1 to 1.05 km
23p24 Change land to $48k/site km

Neighborhood Factor:	0.9600
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99206-016	VERNON WOODS

Comments:
HOMESITES ARE PRICED @ $26,300/ACRE
EXCESS LAND IS $2,600/ACRE
17p18 Chg neigh fctr from .95 to .98; Chg land from $26,300 to $28,700 cr
18p19 Chg Neigh fctr from .98 to 1.02. ss
20p21 Chg neigh fctr from 1.02 to 1.08. mw
21p22 Chg neigh fct from 1.08 to 1.16 cr
22p23 Change neigh factor from 1 to 1.12 km
23p24 Change land to $60k/acre & $16k/acre excess res km

Neighborhood Factor:	1.0100
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99208-016	GRANDVIEW

Comments:
LOTS ARE PRICED ACCORDING TO PURCHASE PRICE. 2/6/12 CR

14p15 Set base rate for 1 acre @ $30,000, set excess res. @ $15,000. Any parcel that is over 4 acres will receive an infl fctr of -10% for size adj. This is only applied to the excess res. Changed neighborhood factor to from .93 to1.0 mn
18p19 Chg neigh fctr from 1.0 to 1.04 cr
20p21 Chg neigh fctr from 1.04 to 1.07. mw
21p22 Chg neigh fct from 1.07 to 1.10 cr
22p23 Change neigh factor from 1 to 1.06 km
23p24 Land changed to $60k/acre & $10k/acre excess res; factor to 1 km
23p24 chg excess res pricing to $16k per acre.as

Neighborhood Factor:	0.9100
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99209-016	Manship Estates

Comments:
24p25 Created neighborhood
Homesites at $80,000/ac until parcels sell Developer pricing $ 7,000
25p26 Homesites at $100,000, excess res at $35,000 cr

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	35000.00	35000.00	35000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Hancock County Land Order

VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99501-016	Vernon Twp Commercial

Comments:
(11) 30,000-100,000 (12) 24,000-50,000 (13) 18,000-19,500
23p24 (11) $150k; (12) $100k; (13) $50k km
(14) 10k cas
23p24 Per appeals chg (11) $75,000 (12) $50,000 (13) $30,000 (14) $10,000 cr
23p24 Assigned Excess Residential; $16k/acre excess res (same as nbhd 99104) cas

Neighborhood Factor:	0.9800
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	34000.00	32000.00	30000.00	34000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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VERNON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
VERNON TOWNSHIP	VERNON TOWNSHIP	99600-016	Vernon Twp Exempts 600-698 class code

Comments:
18p19 New Neigh: (11) 40,000 (12) 30,000 (13) 20,000

Neighborhood Factor:	1.0000
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						