2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	14301-043	GRABILL MOBILE HOMES

Comments:

Neighborhood Factor:	1.0000
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						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420301-042	TULLYMORE RUN SEC I

Comments:

Neighborhood Factor:	1.1000
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	2.95	2.95	2.95	2.95	2.95	2.95
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420302-042	TULLYMORE RUN VILLAS SEC I

Comments:

Neighborhood Factor:	1.2600
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	2.70	2.70	2.70	2.70	2.70	2.70
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420303-042	TULLYMORE RUN SEC II

Comments:

Neighborhood Factor:	1.1000
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						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.00	3.00	3.00	3.00	3.00	3.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420304-042	TULLYMORE RUN SEC III

Comments:

Neighborhood Factor:	1.1000
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	3.65	3.65	3.65	3.65	3.65	3.65
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420601-042	DEER HOLLOW SEC I

Comments:
Entry lots are lots 1-4, 36

Neighborhood Factor:	1.0300
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	1.65	1.65	1.65	1.65	1.65	1.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420602-042	DEER HOLLOW SEC II

Comments:

Neighborhood Factor:	1.0300
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	2.09	2.09	2.09	2.09	2.09	2.09
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420603-042	SILVER LEAF ESTATES SEC I

Comments:
21p22 Changed pricing method to sqft when sec II was added. JAB

Neighborhood Factor:	1.0300
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	2.30	2.30	2.30	2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420604-042	SILVER LEAF ESTATES SEC II-III

Comments:
Added Sec III and made adjustments to influences and base rate for 22p23 - JAB

Neighborhood Factor:	1.0300
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	3.00	3.00	3.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421001-042	TULLYMORE RUN SEC IV-V

Comments:
22p23 New sub sec IV-V - JAB

Neighborhood Factor:	1.1000
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	2.95	2.95	2.95	2.95	2.95	2.95
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421002-042	LEGENDS POINTE

Comments:

Neighborhood Factor:	1.0500
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	3.00	3.00	3.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421003-042	LAKE RIVER ESTATES WEST SEC II

Comments:
26p27 changed from ff to sqft 1.85/.7 tdg

Neighborhood Factor:	1.5000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	98
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	98

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
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	245.00	245.00	245.00	245.00	245.00	245.00
Residential Homesite	All	Square Foot				1.85	1.85	1.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	55000.00	55000.00	55000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $5,000 (33%) to $20,000. Increased homesite by $5,000 as well inidicating the cost to improve is still roughly $45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1052
Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
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24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1206
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
18p19 - $41,000 - Homesite $8,000 Res excess
19p20 - $55,000 - Homesite $12,000 Res excess
24p25 - $60,000 - Homesite $15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
18p19 - $41,000 - Homesite $8,000 Res excess
19p20 - $55,000 - Homesite $12,000 Res excess
24p25 - $60,000 - Homesite $15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

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CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
18p19 - $41,000 - Homesite $8,000 Res excess
19p20 - $55,000 - Homesite $12,000 Res excess
24p25 - $60,000 - Homesite $15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
18p19 - $41,000 - Homesite $8,000 Res excess
19p20 - $55,000 - Homesite $12,000 Res excess
24p25 - $60,000 - Homesite $15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
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24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
19p20 Homesite base rate increased from $41,000 to $55,000 and excess rate increased from $8,000 to $12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by $8,000 (66%) to $20,000. Increased homesite by $10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 $30,000 Homesite - $6,000 Res excess
12p13 $41,000 Homesite - $8,000 Res excess
19p20 $55,000 Homesite - $12,000 Res excess
24p25 $60,000 Homesite - $15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421102-042	HONEYSUCKLE SEC I

Comments:

Neighborhood Factor:	1.0300
Total Parcels:	66
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421201-042	RIVER BEND BLUFFS SUB SEC I-VI

Comments:
26p27 changed from ff to sqft to match river bend bluffs sec v in st joe. 2.2/4.3/1 low/high/res excess tdg

Neighborhood Factor:	1.1500
Total Parcels:	195
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
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	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot				2.20	4.30	4.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421202-042	JESSE'S PLACE II

Comments:
22p23 new sub - JAB

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	2.2000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Good	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Average	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Fair	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Poor	Acreage	55000.00		55000.00	55000.00		55000.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421301-042	CEDAR GLENS SUB SEC I-VII

Comments:

Neighborhood Factor:	1.1800
Total Parcels:	210
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	455.00	455.00	455.00
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	455.00	455.00	455.00	455.00	455.00	455.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421401-042	OAK POINTE SUB SEC I-IV

Comments:

Neighborhood Factor:	1.2500
Total Parcels:	115
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	440.00	440.00	440.00	440.00	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	440.00	440.00	440.00	440.00	440.00	440.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421501-042	OAK GROVE SUB & OAK GROVE VILLAS

Comments:

Neighborhood Factor:	1.4800
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
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	295.00	295.00	295.00	295.00	295.00	295.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421502-082	HOMESTEAD RIDGE

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	12
Res Avg Lot Size:	1.3900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	225.00	275.00	250.00	225.00	275.00	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	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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421601-042	CEDAR LAKE SUB

Comments:

Neighborhood Factor:	1.0700
Total Parcels:	42
Res Avg Lot Size:	0.7800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421701-042	CEDAR CREEK SEC I-III

Comments:

Neighborhood Factor:	1.1800
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
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	365.00	365.00	365.00	365.00	365.00	365.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421801-042	BAYSHORE HEIGHTS

Comments:

Neighborhood Factor:	1.2000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	173

Land Type	Classification	Pricing Method	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	220.00	220.00	220.00	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	220.00	220.00	220.00	220.00	220.00	220.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421802-042	WHISPER CREEK SEC I

Comments:
25p26 New Sub. 3.85 first acre, 5.15 res excess rate LIM

Neighborhood Factor:	1.0300
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	3.85	3.85	3.85	3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	5.15	5.15	5.15	5.15	5.15	5.15
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421901-042	EAGLE RIVER SEC I

Comments:

Neighborhood Factor:	1.0300
Total Parcels:	60
Res Avg Lot Size:	0.2800
Res Avg Lot Width:	90
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	136

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	89000.00	89000.00	89000.00	89000.00	89000.00	89000.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421902-042	EAGLE RIVER SEC II

Comments:

Neighborhood Factor:	1.0300
Total Parcels:	42
Res Avg Lot Size:	0.2840
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	89000.00	89000.00	89000.00	89000.00	89000.00	89000.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421903-042	EAGLE ROCK SEC IV

Comments:
25p26 Created new neighborhood, kept separate because lots are priced higher than other sections. LIM

Neighborhood Factor:	1.0500
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	6.00	6.00	6.00	6.00	6.00	6.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	422001-042	CEDAR CREEK RETIREMENT COMPLEX

Comments:

Neighborhood Factor:	1.2000
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	422301-042	SADDLE CREEK ESTATES SEC I-II

Comments:

Neighborhood Factor:	1.1500
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	2.70	2.70	2.70	2.70	2.70	2.70
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	422302-042	VILLAS AT SADDLE CREEK ESTATES

Comments:

Neighborhood Factor:	1.1500
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	2.35	2.35	2.35	2.35	2.35	2.35
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423001-042	EAGLE ROCK SEC I-II

Comments:
22p23 added Sec II - JAB

Neighborhood Factor:	1.0500
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	3.10	3.10	3.10	3.10	3.10	3.10
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423002-042	EAGLE ROCK SEC III

Comments:
23p24 new section, base rate is higher due to list pricing from developer - LIM

Neighborhood Factor:	1.0500
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	4.60	4.60	4.60	4.60	4.60	4.60
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423301-042	ESTATES OF COPPER COVE

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	7
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
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	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432001-043	GRABILL & GRABILL JOSEPH A

Comments:

Neighborhood Factor:	1.4500
Total Parcels:	147
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
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	215.00	215.00	215.00	215.00	215.00	215.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432101-043	COUNTRY SIDE CROSSING SEC I-IV

Comments:

Neighborhood Factor:	1.4500
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	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	250.00	250.00	250.00	250.00	250.00	250.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432102-043	MAPLE RIDGE SEC I-III

Comments:

Neighborhood Factor:	1.4500
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	225.00	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	225.00	225.00	225.00	225.00	225.00	225.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432103-043	SURREY TRACE SEC I

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	123

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	355.00	355.00	355.00	355.00	355.00	355.00
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	355.00	355.00	355.00	355.00	355.00	355.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821001-082	LIECHTYS WOODHAVEN

Comments:

Neighborhood Factor:	1.3500
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
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	180.00	180.00	180.00	180.00	180.00	180.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821007-082	SCHWARTZ ADDITION & SEC II

Comments:

Neighborhood Factor:	1.4500
Total Parcels:	87
Res Avg Lot Size:	0.4900
Res Avg Lot Width:	120
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
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	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Good	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Poor	Acreage	41000.00		41000.00	41000.00		41000.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821501-082	MAKARIOS PLACE

Comments:
25p26 New Sub, base rate 5.20 excess rate 0.35, added influences. LIM

Neighborhood Factor:	1.0000
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	5.20	5.20	5.20	5.20	5.20	5.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.35	0.35	0.35	0.35	0.35	0.35
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821601-082	LAKES OF LEO CREEK SEC I-III

Comments:
21p22 - Repriced lots to include Section II. Change base rate from 2.76 to 3.10. Base lot includes view.
23p24 - Added Sec III - LIM
23p24 - Change base rate from 3.10 to 3.50 and changed shape influence from -20 to -25. LIM

Neighborhood Factor:	1.1000
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	3.50	3.50	3.50	3.50	3.50	3.50
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821602-082	LEO ESTATES

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	4
Res Avg Lot Size:	0.5100
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821603-082	LAKES OF LEO CREEK VILLAS SEC I

Comments:

Neighborhood Factor:	1.2000
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	2.70	2.70	2.70	2.70	2.70	2.70
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822101-082	LIONSGATE PASSAGE SEC I-III

Comments:

Neighborhood Factor:	1.2500
Total Parcels:	119
Res Avg Lot Size:	0.5100
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	5.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	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	50000.00	75000.00	50000.00	50000.00	75000.00	50000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	10000.00	15000.00	12500.00	10000.00	15000.00	12500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822201-082	PIONEER VILLAGE SEC I-III

Comments:

Neighborhood Factor:	1.3800
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822202-082	PIONEER VILLAGE SEC IV-VI

Comments:

Neighborhood Factor:	1.3800
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	822203-042	MALLARDS LAKE

Comments:

Neighborhood Factor:	1.1800
Total Parcels:	137
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	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						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822303-082	BRIGHTON PARK, TONNER LAKE ESTATES, & KEY CT WATER LOTS

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	185

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
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	280.00	280.00	280.00	280.00	280.00	280.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822304-082	BRIGHTON PARK, TONNER LAKE ESTATES, & KEY CT OFF WATER LOTS

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	174

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
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	280.00	280.00	280.00	280.00	280.00	280.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	822305-042	CORNERSTONE POINTE

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
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	360.00	360.00	360.00	360.00	360.00	360.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822306-082	METEA VALLEY SEC I-II

Comments:

Neighborhood Factor:	1.0800
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	173

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
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	530.00	530.00	530.00	530.00	530.00	530.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822401-082	WITMER PARK AMD & 1ST

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	115

Land Type	Classification	Pricing Method	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	220.00	220.00	220.00	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	220.00	220.00	220.00	220.00	220.00	220.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822402-082	LEO

Comments:
Adjusted base rate from $210 to $275. GM 2.7.20

Neighborhood Factor:	2.1600
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	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	275.00	275.00	275.00	275.00	275.00	275.00
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	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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822501-082	CEDAR CREEK CROSSINGS SUB

Comments:

Neighborhood Factor:	1.0500
Total Parcels:	12
Res Avg Lot Size:	0.6500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	290

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	823001-082	CEDARVILLE SUB

Comments:

Neighborhood Factor:	1.6000
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
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	170.00	170.00	170.00	170.00	170.00	170.00
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	823301-082	WILDERNESS CREEK SEC I

Comments:

Neighborhood Factor:	1.1000
Total Parcels:	17
Res Avg Lot Size:	1.0800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate 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	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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90300-042	CEDAR CREEK RURAL 042

Comments:

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						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	90300-082	CEDAR CREEK RURAL 082

Comments:

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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	90304-082	LEO / CEDARVILLE 082

Comments:

Neighborhood Factor:	1.0000
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90305-042	GRABILL 042

Comments:

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						
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	90305-043	GRABILL 043

Comments:

Neighborhood Factor:	1.0000
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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90306-042	LEO CROSSING 042

Comments:

Neighborhood Factor:	1.0000
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						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						