# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 14401-044 | EEL RIVER MOBILE HOMES |

Comments:

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

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped 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 |

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## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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 |

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## EEL RIVER TOWNSHIP

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Comments:
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24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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 |

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|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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 |

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| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
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| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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 |

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| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
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| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
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| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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 |

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| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
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| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| 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 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
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24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
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| Neighborhood Factor: | 1.0000 |
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| Res Avg Lot Size: | 1.7700 |
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| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
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| Comm & Ind Primary | All | Acreage | | | | | | |
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| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
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| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
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| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| 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 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 441003-044 | AG/RURAL RES HOMESITES 01 (14) |

Comments:
23p24 increased res excess to $15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
24p25 Increases res excess from 15000 to18000 per sales. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 1777 |
| Res Avg Lot Size: | 1.7700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| Residential Rural Excess | Excellent | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Good | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Average | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Fair | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| Residential Rural Excess | Poor | Acreage | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 | 18000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 38000.00 | 38000.00 | 38000.00 |
| 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 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 38000.00 | 38000.00 | 38000.00 | 45000.00 | 45000.00 | 45000.00 |
| 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 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 9000.00 | 9000.00 | 9000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 9000.00 | 9000.00 | 9000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441003-087 | AG/RURAL RES HOMESITES 01 (87) |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 35 |
| Res Avg Lot Size: | 1.1500 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | 15000.00 | 15000.00 | 15000.00 | 15000.00 | 15000.00 | 15000.00 |
| Residential Rural Homesite | Excellent | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Good | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Average | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Fair | Acreage | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 | 45000.00 |
| Residential Rural Homesite | Poor | Acreage | 45000.00 | | 45000.00 | 45000.00 | | 45000.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441101-087 | CARROLL CREEK SEC I |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.2800 |
| Total Parcels: | 214 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 76 |
| Res Avg Lot Depth: | 135 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 76 |
| 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 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 |
| 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 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441102-087 | PRESERVES OF CARROLL CREEK |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0900 |
| Total Parcels: | 40 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 130 |
| Res Avg Lot Depth: | 205 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 130 |
| C/I Avg Lot Depth: | 205 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 |
| 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 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 | 350.00 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 441103-087 | COVES OF CARROLL CREEK |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.4000 |
| Total Parcels: | 52 |
| Res Avg Lot Size: | 0.1700 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped 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 | 30000.00 | 30000.00 | 30000.00 | 30000.00 | 30000.00 | 30000.00 |
| 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 | 6000.00 | 6000.00 | 6000.00 | 6000.00 | 6000.00 | 6000.00 |
| 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 | 21000.00 | 21000.00 | 21000.00 | 21000.00 | 21000.00 | 21000.00 |
| Residential Excess | All | Site | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 443501-044 | COBBLE CREEK |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0400 |
| Total Parcels: | 80 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 443502-044 | DRAKES POINTE SEC I-II |

Comments:
Entered as Site for 21 p 22;  Sold Dev. to Dev. in bulk; Dev. is building on each lot;  re-evaluate at CY 22 p 23  mdb
22p23: added sec II, Increased site value to 72,500 based off of 20% of sale prices in 2020 & 2021 - mdb

| | |
|---|---|
| Neighborhood Factor: | 0.9000 |
| Total Parcels: | 62 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | | | | | | |
| Residential Excess | All | Square Foot | | | | | | |
| Residential Excess | All | Acreage | | | | | | |
| Residential Rural Homesite | Excellent | Acreage | | | | | | |
| Residential Rural Homesite | Good | Acreage | | | | | | |
| Residential Rural Homesite | Average | Acreage | | | | | | |
| Residential Rural Homesite | Fair | Acreage | | | | | | |
| Residential Rural Homesite | Poor | Acreage | | | | | | |
| Residential Rural Excess | Excellent | Acreage | | | | | | |
| Residential Rural Excess | Good | Acreage | | | | | | |
| Residential Rural Excess | Average | Acreage | | | | | | |
| Residential Rural Excess | Fair | Acreage | | | | | | |
| Residential Rural Excess | Poor | Acreage | | | | | | |
| 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 | 72500.00 | 72500.00 | 72500.00 | 72500.00 | 72500.00 | 72500.00 |
| Residential Excess | All | Site | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 443503-044 | GROVES AT COBBLE CREEK |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0400 |
| Total Parcels: | 5 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 2.85 | 2.85 | 2.85 | 2.85 | 2.85 | 2.85 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872501-087 | PRESERVES OF CARROLL CREEK SEC II PHASE 1 |

Comments:
Updated base rate and influences for 14p15. JH

| | |
|---|---|
| Neighborhood Factor: | 1.0900 |
| Total Parcels: | 33 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 90 |
| Res Avg Lot Depth: | 230 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 90 |
| C/I Avg Lot Depth: | 230 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | 520.00 | 520.00 | 520.00 | 520.00 | 520.00 | 520.00 |
| 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 | 1000.00 | 1000.00 | 1000.00 | 1000.00 | 1000.00 | 1000.00 |
| Residential Excess | All | Site | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872502-087 | PERSERVES OF CARROL CREEK SEC II PHASE 2 |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0900 |
| Total Parcels: | 42 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872503-087 | PRESERVES OF CARROLL CREEK WEST SEC I-III |

Comments:
Changed site rate from $46,500 to $49,900 (new section) 12.10.19 GM

| | |
|---|---|
| Neighborhood Factor: | 1.0900 |
| Total Parcels: | 117 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped 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 | 49900.00 | 49900.00 | 49900.00 | 49900.00 | 49900.00 | 49900.00 |
| Residential Excess | All | Site | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872504-087 | MAJESTIC POINTE SEC I-III |

Comments:
23p24 Changed from site to sqft when adding Sec II and checked land values to make sure the increase isn't too high. LIM

23p24 Added Majestic Pointe Sec II. LIM

25p26 Added Majestic Pointe Sec III. Increased land values to 3.30 based on new lot values. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.1000 |
| Total Parcels: | 96 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 3.30 | 3.30 | 3.30 | 3.30 | 3.30 | 3.30 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872505-087 | CARROLL CREEK VILLAS |

Comments:
22p23 new sub - JAB

| | |
|---|---|
| Neighborhood Factor: | 1.3200 |
| Total Parcels: | 28 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 3.35 | 3.35 | 3.35 | 3.35 | 3.35 | 3.35 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872506-087 | FARMSTEAD AT CARROLL CREEK |

Comments:
24p25 New sub. Added influences in 25p26 when lots were bought by DR Horton and building started. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.0400 |
| Total Parcels: | 62 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 3.15 | 3.15 | 3.15 | 3.15 | 3.15 | 3.15 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872507-087 | SILVERSTONE |

Comments:
24p25 New sub, added influences. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.1200 |
| Total Parcels: | 101 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 3.60 | 3.60 | 3.60 | 3.60 | 3.60 | 3.60 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872508-087 | SILVERSTONE ESTATES |

Comments:
24p25 New Neighborhood, added influences. LIM

| | |
|---|---|
| Neighborhood Factor: | 1.1200 |
| Total Parcels: | 64 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 3.85 | 3.85 | 3.85 | 3.85 | 3.85 | 3.85 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872603-087 | BROAD ACRES |

Comments:
25p26 New Neighborhood. Combined Lakes at Broad Acres and Grasslands at Broad Acres to this neighborhood, they have the same base rate and influences. LIM

| | |
|---|---|
| Neighborhood Factor: | 0.9900 |
| Total Parcels: | 273 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | 4.35 | 4.35 | 4.35 | 4.35 | 4.35 | 4.35 |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 872604-087 | FIELDS AT BROAD ACRES SEC I |

Comments:
26p27 New Sub base rate $3.95, influences added blc

| | |
|---|---|
| Neighborhood Factor: | 0.9900 |
| 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 | | | | 3.95 | 3.95 | 3.95 |
| 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 |
| Comm & Ind Secondary | All | Site | | | | 0.00 | 0.00 | 0.00 |
| Comm & Ind Udeveloped Usable | All | Site | | | | 0.00 | 0.00 | 0.00 |
| Comm & Ind Udeveloped Unusable | All | Site | | | | | | |
| Residential Homesite | All | Site | | | | 0.00 | 0.00 | 0.00 |
| Residential Excess | All | Site | | | | 0.00 | 0.00 | 0.00 |

# 2026 Allen County Land Order

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 90100-044 | EEL RIVER RURAL 044 |

Comments:

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

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 90101-044 | US 33 INDUSTRIAL |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 6 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | | | | | | |
| 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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 044 EEL RIVER (14) | 90102-044 | NORTHWEST ALLEN CO SCHOOLS |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 8 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

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

## EEL RIVER TOWNSHIP

| Township | District | Neighborhood Number | Neighborhood Name |
|---|---|---|---|
| EEL RIVER TOWNSHIP | 087 EEL RIVER HUNTERTOWN (46) | 90104-087 | HUNTERTOWN 087 |

Comments:

| | |
|---|---|
| Neighborhood Factor: | 1.0000 |
| Total Parcels: | 6 |
| Res Avg Lot Size: | 0.0000 |
| Res Avg Lot Width: | 0 |
| Res Avg Lot Depth: | 0 |
| C/I Avg Lot Size: | 0.0000 |
| C/I Avg Lot Width: | 0 |
| C/I Avg Lot Depth: | 0 |

| Land Type | Classification | Pricing Method | Prior Rate Low | Prior Rate High | Prior Rate Standard | Current Rate Low | Current Rate High | Current Rate Standard |
|---|---|---|---|---|---|---|---|---|
| Comm & Ind Primary | All | Front Foot | | | | | | |
| Comm & Ind Primary | All | Square Foot | | | | | | |
| Comm & Ind Primary | All | Acreage | | | | | | |
| Comm & Ind Secondary | All | Square Foot | | | | | | |
| Comm & Ind Secondary | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Usable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Usable | All | Acreage | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Square Foot | | | | | | |
| Comm & Ind Udeveloped Unusable | All | Acreage | | | | | | |
| Residential Homesite | All | Front Foot | | | | | | |
| Residential Homesite | All | Square Foot | | | | | | |
| Residential Homesite | All | Acreage | | | | | | |
| 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 | | | | | | |