2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100012-002	ASHLAND ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD

Neighborhood Factor:	1.2700
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	44600.00	44600.00	44600.00	44600.00	44600.00	44600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22100.00	22100.00	22100.00	22100.00	22100.00	22100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200012-004	BRIDGE ST AREA, BROWN

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 65900/10000 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -13 TO -26 RJD2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD
THIS IS THE AREA OF HOUSES NOT IN AN ADDITION AND DONE AS ACREAGE ON BRIDGE STREET. THERE IS A DUPLICATE NEIGHBORHOOD FOR MOORESVILLE.

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65900.00	65900.00	65900.00	65900.00	65900.00	65900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5201073-004	BROWN RENTAL HOUSING

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -ZERO TO -26 RJD
2021--CHANGED 9/91 FROM 38000/8000 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5209953-004	MEADOW LAKE NOT ANNEXED

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210082-005	C-BROOKMOORE COMMERCIAL

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 83900/11,200. VAC FROM -35 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21100.00	21100.00	21100.00	21100.00	21100.00	21100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210093-005	Butler's Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -25 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210103-005	C-Casey's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -20 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	209400.00	209400.00	209400.00	209400.00	209400.00	209400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210993-005	Weliever Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	209380.00	209380.00	209380.00	209380.00	209380.00	209380.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33800.00	33800.00	33800.00	33800.00	33800.00	33800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211133-005	SENIOR APTS, ASSISTLIV, NHOME MOORES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	209400.00	209400.00	209400.00	209400.00	209400.00	209400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211193-005	H FERGUSON SUB

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250012-006	CLAY ESTATE PROPERTIES

Comments:
2025--MADE FACTOR 1.48 LIKE THE REST AFTER SENDING RATIO STUDY. RJD

Neighborhood Factor:	1.4800
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250103-006	Clay Estates 2nd

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BETHANY TOWN	5260005-007	C-Bethany Commercial Platted

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.54 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 21300/6000 TO 31700/8500. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.4800
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	60
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	60

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350012-010	GREGG ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD

Neighborhood Factor:	1.5700
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	22500.00	16250.00	10000.00	22500.00	16250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350153-010	Martin Estates

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED FF FROM 19100/4000 TO 25900/7700. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5409983-011	C-COMMERCIAL MINI WAREHOUSE

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.4500
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460012-013	APARTMENTS COST APPROACH MORGANTOWN

Comments:

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	147300.00	209400.00	178350.00	147300.00	209400.00	178350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500003-014	C-COMM Jefferson Commercial Platted

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED 11-14 FROM 30000/15000/7000 TO 42400/15000/8000/2500. ALSO CHECKED LESS THAN AN ACRE FOR 11. FACTOR FROM 1.41 TO 1.65. RJD
2022--CHANGED 11/12/13 FROM 24900/8000/4000 TO 30000/15000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED RES AND COMM FROM 19500/4000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600003-016	C-Monroe Commercial Platted

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2022--CHANGED 11/12 FROM 24000/20000 TO 58600/24000. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32.CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	170
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	170
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660154-019	MINNIE BLANKENSHIP ADD LOT 1&2

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -79 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5709923-020	APARTMENTS COST APPROACH WASHINGTON

Comments:
2024--CHANGED 11/12/13 FROM 78500-300/78500/78500 TO 147300 - 209400-78500/78500. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	147300.00	209400.00	178350.00	147300.00	209400.00	178350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711132-021	SENIOR APTS, ASSISTLIV, NHOME MART

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED FACTOR FROM 1.32 TO 1.41 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD

Neighborhood Factor:	1.3200
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	209400.00	209400.00	209400.00	209400.00	209400.00	209400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711172-021	WOLFFS ROLLING HILLS/ZIKES MINOR MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2023--THIS IS A ONE PARCEL NEIGHBORHOOD BECAUSE THIS IS THE ONLY PARCEL OF WOLF'S ROLLING HLS MARTINSVILLE ANNEXED. GO FIGURE. RJD
2022--CHANGED 9/91 FROM 46200/8000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--ADDED ZIKES TO THIS AND BUILT ACREAGE PRICING -CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5715552-004	MH PARKS BROWN

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 31000 TO 67500/11200. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 100000/50000/50000/2500. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5715552-008	MH PARKS BROOKLYN

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 100000/50000/50000/2500. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.32. RJD

Neighborhood Factor:	1.4800
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	100000.00	65000.00	30000.00	100000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5715552-014	MH PARKS JEFFERSON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 31000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.30. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROOKLYN/BROWN PHASE-IN	5715552-026	MH PARKS BROOKLYN/BROWN PHASE-IN

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.55. RJD
2022--CHANGED 9/91 FROM 31700/6000 TO 48200/11000. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 10000/50000/50000/2500. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.32. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719954-021	1-COMM MORGAN ST TIER 2

Comments:
MADE ORIGINALLY TO TEST A LOWER LAND RATE AND HIGHER MARKET MODEL. THERE IS A CORRESPONDING MARKET MODEL FOR THIS. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	220000.00	220000.00	220000.00	220000.00	220000.00	220000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	179700.00	179700.00	179700.00	179700.00	179700.00	179700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100163-002	PAMS PLACE AIRPORT SUB

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2023--MOVED ALL PARCELS TO ENTIRE ASHLAND TOWNSHIP. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM .-34 TO -40. 91 FROM 6500 TO 10000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
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	35800.00	35800.00	35800.00	35800.00	35800.00	35800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5105553-002	ASHLAND TOWNSHIP MH PARKS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM -42 TO -40. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.2700
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	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4550.00	4550.00	4550.00	4550.00	4550.00	4550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5209913-004	C-BROWN COMM UNPLATTED GOOD

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210012-005	BRIDGE ST AREA

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--CHANGED FACTOR FROM 1.55 TO 1.40. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -20 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
THIS IS THE AREA OF HOUSES NOT IN AN ADDITION AND DONE AS ACREAGE ON BRIDGE STREET. THERE IS A DUPLICATE NEIGHBORHOOD FOR BROWN.
THIS HAD A RES SIZE ADJUSTMENT FOR 2012 WHICH I REMOVED FOR 2013. RJD

Neighborhood Factor:	1.2100
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	65900.00	65900.00	65900.00	65900.00	65900.00	65900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65900.00	65900.00	65900.00	65900.00	65900.00	65900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210133-005	Craven's Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -15 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210423-005	Hopwood Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 33800/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -25 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2017--CHANGED EX AC FROM 4000 TO 11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210633-005	O'Neal Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 83900/11,200. VAC FROM -60 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	80
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	80

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210683-005	Perry Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9/91 FROM 55000/8000 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -15 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211083-005	I-MOORESVILLE INDUSTRIAL

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024--CHANGED 11/12/13 FROM 80000/35000/15000 TO 80000/63300/42200. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 11/12/13 FROM 80000/15000/8000 TO 80000/35000/15000. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	63300.00	63300.00	63300.00	63300.00	63300.00	63300.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	42200.00	42200.00	42200.00	42200.00	42200.00	42200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219933-005	C-MOORESVILLE BANKS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
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	410000.00	410000.00	410000.00	410000.00	410000.00	410000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250003-006	C-COMM TIER 1 CLAY

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2024--CHANGED NAME FROM COM CLAY PLATTED. CHANGED LAND FROM 31700/8000/4000 TO 300000/210000/22300. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 31000/6000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.4800
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	80000.00	60000.00	40000.00	80000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	50000.00	35000.00	20000.00	50000.00	35000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250193-006	Wm Ledbetter's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -45 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2014--CHANGED HS AND RES EX FROM 19200/4000 TO 31700/6000. RJD
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROOKLYN/BROWN PHASE-IN	5269992-026	C-BROOKLYN/BROWN PHASE-IN COMM EXCELLENT

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.21. RJD
2024--CHANGED FACTOR FROM 1.55 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.55. RJD
2022--CHANGED 9/91 FROM 31700/6000 TO 48200/11000. VAC FROM -0 TO-36. RESET FACTOR TO 1.44. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
SAME AS MOORESVILLE'S SOUTHBRIDGE XING, RJD

Neighborhood Factor:	1.2100
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	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5279993-008	APARTMENTS COST APPROACH BROOKLYN

Comments:
2024--CHANGED 11/12/13 FROM 78500-300/78500/78500 TO 147300 - 209400-78500/78500. RJD

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	147300.00	209400.00	178350.00	147300.00	209400.00	178350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11100.00	11100.00	11100.00	11100.00	11100.00	11100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350213-010	Shoulder's Briarwood Manor

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22700/7700 TO 42400/10000. VAC FROM -38 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400193-011	Harris Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS .96 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500173-014	Kindred/Hayden Sub

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM19500/4000TO 30000/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500413-014	Eva G. Wiggins Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .72 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 21900/6500 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600193-016	Crowe Michael R & Richard Bray

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600223-016	Elkins First Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 170 TO 230. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600303-016	Jonnie Appleseed Acres

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
WAS 1.16 FOR 2010 TREND, GAVE FACTOR OF .95 AND ADDED MARKET MODELS TO MAKE LIKE 5600243 AND 5600523. RJD
2016--CHANGED RES EX FROM 7700 TO 11200, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	11200.00	10650.00	10100.00	11200.00	10650.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600373-016	Mason Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 220 TO 350. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	450
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	450

Land Type	Classification	Pricing Method	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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600503-016	Schubert's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 32600/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 11100 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620133-022	ISAAC JONES SUB

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620153-022	MALHON JOHNSON SUB

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
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	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620184-022	Sichting Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 24000/4000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	2
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660064-019	Minnie Blankenship Addition

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -79 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700004-070	C-COMM TIER 3 WASHINGTON

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
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	143700.00	143700.00	143700.00	143700.00	143700.00	143700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	143700.00	143700.00	143700.00	143700.00	143700.00	143700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	143700.00	143700.00	143700.00	143700.00	143700.00	143700.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710053-021	ALMAX SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710133-021	BREHOB'S 1ST SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	70
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	70

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710233-021	COLLIER'S 1ST SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	66
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	66

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710493-021	JEANRENAUD SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	90
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	90

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710863-021	REEK SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.17. THIS GOT MISSED LAST YEAR. THERE ARE 2 PARCELS. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5715552-005	MH PARKS MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED 9/91 FROM 31000/0 TO 83900/11200. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 100000/50000/50000/2500. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.23. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5715552-016	MH PARKS MONROE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2022--CHANGED 9/91 FROM48200/10100 TO 56800/10100. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 100000/50000/50000/2500. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. COMMERCIAL WAS ALREADY HIGHER. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.32. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	56800.00	56800.00	56800.00	56800.00	56800.00	56800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200823-004	PHYLLIS SMITH FIRST MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -25 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15 AND 9/91 FROM 24300/4000 TO 33600/11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5201003-004	SCHRUTE FARMS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD

Neighborhood Factor:	1.2100
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	111300.00	111300.00	111300.00	111300.00	111300.00	111300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210573-005	Mooresville Town Center

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-- TRIED 11-14 FROM 410000/80000/37000/2500 TO 410000/410000/410000/2500. THEN CHANGED BACK. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. ALSO CHANGED 13 FROM 34000 TO 37000 BASED ON APPRAISAL OF VILLAGE MOORESVILLE. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	210

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	410000.00	410000.00	410000.00	410000.00	410000.00	410000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33800.00	33800.00	33800.00	33800.00	33800.00	33800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210953-005	Walter A Thompson

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9 FROM 65000 TO 67500. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	3
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211053-005	BRIDGE ST MINOR PLATS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -20 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
CHANGED IN 2012 NAME FROM HOPKINS BRIDGE ST MINOR PLAT TO BRIDGE ST MINOR PLATS, REMOVED LESS THAN ONE ACRE FACTOR. 12/15/2011 RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	3
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	215000.00	215000.00	215000.00	215000.00	215000.00	215000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270134-008	James B Davee Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -33 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300123-009	HARMONY ACRES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24

Neighborhood Factor:	1.2400
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600213-016	Crestview Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 290 TO 360. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED FF FROM 230 TO 290. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600233-016	FLETCHER SUB

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	3
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600243-016	Freeman Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
WAS .93 FOR 2010 TREND, GAVE FACTOR OF .95 AND ADDED MARKET MODELS TO MAKE LIKE 5600303 AND 5600523. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	3
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600313-016	Kazmierzak Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	3
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620144-022	H M Johnson Addition

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5669992-019	C-COMM TIER 2 PARAGON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD

Neighborhood Factor:	1.3800
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	21500.00	21500.00	21500.00	21500.00	21500.00	21500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710923-021	SCHNAITER'S SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	143

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5715552-015	MH PARKS MADISON

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 67500/15000. CHANGED 11,12,13 FROM 50000,15000,4500,2500 TO 100000/50000/50000/2500. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.0800
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719113-021	HWY 37 HIGH VISIBILITY

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2014--THIS WAS NAMED MARTINSVILLE FAST FOOD, CHANGED TO PRESENT NAME. CHANGED TYPE 12 FROM 8000 TO 40000, ADDED INFLUENCE FACTORS. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3200
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	415000.00	415000.00	415000.00	415000.00	415000.00	415000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
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						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200063-004	Alva Blunk Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 39300/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC -26 RJD
2021--CHANGED FF FROM 170/199 TO 240 AND 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200333-004	Ivy Hills Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -27 TO -26 RJD
2021--ADDED ACREAGE PRICING 48200/11200, 2021--CHANGED FF FROM 260 TO 290. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	310
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	310

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200373-004	Frank Joyners

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2021--CHANGED FF FROM 160 TO 330. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	330
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	330

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200913-004	CRICKWOOD ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -25 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15 AND 9/91 FROM 24300/4000 TO 11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5205553-004	BROWN TWP CAMPGROUNDS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, NO VAC. 11-13 FROM 27500/8000/4500/2500 TO 67500/30000/15000/2500. RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15 AND 9/91 FROM 27100/8000 TO 33600/11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210913-005	Taggart Woods

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--ADDED 9/91 67500/11200. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.23. RJD
WAS 1.42 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211093-005	MOORESVILLE SHOPPING / STRIP

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219995-005	I-MOORESVILLE INDUSTRIAL FAIR

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2020--CHANGED 12 FROM 7500 TO 20100, AND 13 FROM 4500 TO 11200. OLD WAY WAS PRICING CITY LOTS DONE AS ACREAGE AT 3000-4000. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
2017--CHECKED SIZE ADJUSTMENT BOX. PARCELS LESS THAN ONE ACRE ARE PRICING TOO LOW. RJD

Neighborhood Factor:	1.2100
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270194-008	Mc Creary's 1st Addition

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -44 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270224-008	Rufus Bennett's Addition

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -47 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300012-009	GREEN ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24

Neighborhood Factor:	1.2400
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	120000.00	97500.00	75000.00	120000.00	97500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	32000.00	23500.00	15000.00	32000.00	23500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300203-009	Mc Curdy-Smith Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	22100.00	20100.00	20100.00	22100.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300463-009	MAPLE CREEK MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022-MOVED LAST PARCEL BACK TO GREEN NORTH. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 70000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29300.00	31300.00	29300.00	29300.00	31300.00	29300.00
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	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350143-010	Manley Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22700/7700 TO 25900/7700. VAC FROM -15 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.22 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350273-010	Whippoorwill Heights

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22700/7700 TO 42400/10000. VAC FROM -25 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	208
Res Avg Lot Depth:	218
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	208
C/I Avg Lot Depth:	218

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400273-011	Simpson's 1st Addition

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 32000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS .73 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450373-012	JACKSON ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD

Neighborhood Factor:	1.3000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460094-013	Greenburg Court Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 27000/4000 TO 48400/11000. VAC FROM -20 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011. RJD

Neighborhood Factor:	1.2200
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500363-014	Sunblest Meadows

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 24900/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/4000 TO 24900/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24900.00	24900.00	24900.00	24900.00	24900.00	24900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600063-016	Antioch Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 180 TO 290 AND 91 FROM 8500 TO 10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600163-016	Bray Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.26. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600273-016	Dolly Hadleys 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD. AND FF FROM 120 TO 240. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	210
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	210
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600433-016	Richard Ollemans Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5665553-019	MH PARKS PARAGON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710005-021	MARTINSVILLE RENTALS - NO FACTORS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.1500
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	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100133-002	Town of Alaska

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM .-84 TO -64 CHANGED 9 FROM 20000 TO 21000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32 CHANGED 9/91 FROM 15000/4000 TO 27000/6000, RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200113-004	Conduitt Woods Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 51000/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.11 TO 1.15. RJD
2017--ADDED ACREAGE PRICING, CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2100
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210513-005	I-MEADOWBROOK BUSINESS PARK

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 11-12 FROM 50000/20100 TO 80000/34000. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	5
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42000.00	42000.00	42000.00	42000.00	42000.00	42000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211074-005	MOORESVILLE DOUBLES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
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	700.00	700.00	700.00	700.00	700.00	700.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250133-006	Harvey Wood's Hillside Sub

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -37 TO -36. RJD
2021--CHANGED FF FROM 110 TO 250. RJD--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300133-009	Covert Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	185

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	20600.00	20100.00	20100.00	20600.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350393-010	BRIAR CREST

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 28000/7000 TO 42400/10000. VAC FROM -35 TO -41. RJD
2022--CHANGED 9/91 F ROM 24800/10000 TO 30500/8500. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08 RJD
COMPARED TO BETTENHAUSEN ESTATES. NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.5700
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400133-011	Elm Jog Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS .96 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	1
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	1
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500243-014	Mt Olive Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 19500/6000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	5
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550323-015	GRAVES SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550573-015	Mayberry (Kenneth B.) Re-Sub

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26.RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.23 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	5
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5600163-004	HOPWOOD'S ROOKER RD MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.79 TO 1.21. RJD

Neighborhood Factor:	1.2100
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600283-016	Homestead Acres

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2016--CHANGED RES EX FROM 4000 TO 8500,
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	162

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620104-022	Grindeans 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5650054-018	Shady Oak Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67. CHANGED 9 FROM 26100/8000 TO 30100/10000. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 26100/8000. VAC FROM -30 TO -67. RJD
2021--CHANGED FACTOR FROM 1.15 TO 1.25. RJD
2019--CHANGED FACTOR FROM 1.07 TO 1.15 PER RATIO STUDY. RJD
MADE .90 FOR 2012 REASSESSMENT. RJD
2018--CHANGED FACTOR FROM .90 TO 1.07 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30100.00	30100.00	30100.00	30100.00	30100.00	30100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700012-020	WASHINGTON TWP OUTLIERS GOOD

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CREATED NEIGHBORHOOD. GAVE 9/91 OF 48200/11000. MAY NEED TO BE HIGHER. RJD

Neighborhood Factor:	1.3000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710173-021	CANDLELIGHT

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710513-021	HATTIE J KERR'S ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2013--CHANGED FROM 250 TO 240 PER FF. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711213-021	W E Rose Subdivision Annexed

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. RJD
2022--CHANGED 9/91 FROM 15000/4000 TO 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200083-004	Castle Cove Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 58000/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD
2017--CHANGED RES EX TO MATCH GEN TWP, FROM 6000 TO 11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200173-004	Dayhuff Division North

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -25 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15 AND 9/91 FROM 24300/4000 TO 33600/11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	67500.00	57850.00	48200.00	67500.00	57850.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200363-004	H V Johnson Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -25 TO -26 RJD
2021--CHANGED FF FROM 180 TO 270. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200483-004	Shirley Jean Moore

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -30 TO -26 RJD
2021--CHANGED 9/91 FROM 30100/18700 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200563-004	Schwartz 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM --10 TO -26 RJD
2021--CHANGED FF FROM 214 TO 510. ADDED 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	510.00	510.00	510.00	510.00	510.00	510.00
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	510.00	510.00	510.00	510.00	510.00	510.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200583-004	Shady Creek Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD2021--CHANGED FF FROM 180 TO 290 AND 9/91 FROM 24300/4000 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200811-004	VILLAGE CONDOS W LAND

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, NO VACANCY FACTOR. RJD
CREATED 7-16-20 FOR CONDOS WITH LAND. RJD

Neighborhood Factor:	1.2100
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	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5201033-004	HORNADAY ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--MADE FACTOR 1.55 RJD

Neighborhood Factor:	1.2100
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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	27400.00	27400.00	27400.00	27400.00	27400.00	27400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210183-005	C-Field's Crossing Sec 1-3

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	410000.00	410000.00	410000.00	410000.00	410000.00	410000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210223-005	Glendale Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -45 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210443-005	Johnson Road Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -35 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250023-006	GOAT HOLLOW ESTATES

Comments:
2025--MADE FACTOR 1.48 LIKE THE REST AFTER SENDING RATIO STUDY. RJD

Neighborhood Factor:	1.4800
Total Parcels:	6
Res Avg Lot Size:	8.2900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21100.00	21100.00	21100.00	21100.00	21100.00	21100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250123-006	Grigg's 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -20 TO -36. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	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	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300093-009	Centennial Crossing Sub

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26700 TO 60000/9000. VAC FACTOR FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2021--CHANGED 9/ RES EX FROM 20100/4000 TO 34000/10000 AND PRICED ALL LOTS BY ACREAGE. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	290
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	290

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300103-009	Centennial Place

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26700 TO 60000/9000. VAC FACTOR FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21. RJD
CHANGED FF RATE FROM 140 TO 170, AND HS/EX FROM 20100/4000 TO 21500/6000. CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
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						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	20600.00	20100.00	20100.00	20600.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300343-009	HARMONY ESTATES LOTS 1 TO 5

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25300.00	27300.00	25300.00	25300.00	27300.00	25300.00
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	6500.00	6500.00	6500.00	6500.00	6500.00	6500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300453-009	NEW HARMONY ROAD TRACTS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	26300.00	26300.00	26300.00	26300.00	26300.00	26300.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300493-009	Kliss Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26700 to 60000/9000 AND GAVE LARGE ACREAGE BREAKS FROM 9000 TO 5000. VAC FACTOR FROM -29 TO -50. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300503-009	SKUNK HOLLOW ESTATES

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	5.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				54000.00	54000.00	54000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				29000.00	29000.00	29000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350103-010	Yale Ferguson's 1st

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30500/8500 TO 42400/10000. VAC FROM -38 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. CHANGED FF FROM 210 TO 285. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.22 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350223-010	George Wellman's Addition

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22700/7700 TO 42400/10000. VAC FROM -45 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2022--CHANGED 9/91 FROM 19100/4000TO 25900/7700. RJD

Neighborhood Factor:	1.5700
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350323-010	MANVILLE ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 28000/7000 TO 42400/10000. VAC FROM -25 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
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	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400053-011	Big Bend Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000 TO 43600. RJD
2021--CHANGED FF FROM 110 TO 230. - CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.18 RJD
SALE - NO CHANGE FOR 2011 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2017--CHANGED FACTOR FROM 1.04 TO 1.16. RJD

Neighborhood Factor:	1.4500
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	187
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	187
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43600.00	43600.00	43600.00	43600.00	43600.00	43600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400063-011	Bluff Meadows

Comments:
2025--CHANGED FACTOR FROM 2.60 TO 2.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. CHANGED FACTOR FROM 1.65 TO 2.60 RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000 TO 43600. RJD
2021--CHANGED FF FROM 250 TO 300. CHANGED FACTOR FROM 1.18 TO 1.28. 9/91 FROM 32000/6000 TO 36000/10000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
SALE - NO CHANGE FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	2.4500
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400143-011	Far West Village

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 32000/6000 TO 43600/10000. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.25 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	62000.00	55100.00	48200.00	62000.00	55100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400433-11	HODGES SUNSET RIDGE

Comments:
2026--NEW MINOR PLAT

Neighborhood Factor:	1.4500
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				45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450063-012	East Woods Lake

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 28400/11000 TO 60000/10000. VAC FACTOR FROM -10 TO -50. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/8000 TO 25700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460114-013	Richard Hickman

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -36 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS .83 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28400.00	28400.00	28400.00	28400.00	28400.00	28400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460154-013	Obenshain & Davenport Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -47 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460184-013	Sycamore Village

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FACTOR FROM -15 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS .75FOR 2010 TREND. RJD
2016--ADDED HOMESITE VALUE FOR ACREAGE PRICING. SAME AS UNPLATTED. RJD

Neighborhood Factor:	1.2200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	135
Res Avg Lot Depth:	60
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	135
C/I Avg Lot Depth:	60

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500223-014	Maners Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.04 FOR 2010 TREND. RJD
2017--CHANGED FF RATE FROM 200 TO 260. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500253-014	North River Hills Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.40 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 19500/6000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550433-015	Haven Hill Estate

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -25 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620194-022	Vernonmount Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660144-019	NEW HOPE SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED 9/91 FROM 12600/4000 TO 39400/8000. VAC FROM -69 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
THIS IS A HABITAT FOR HUMANITY SUB. IT IS LOWER THAN THE OTHERS BECAUSE OF THIS. RJD
2018--CHANGED FACTOR FROM .90 TO .85. RJD

Neighborhood Factor:	1.3800
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	76
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	76

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
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	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700183-020	Ollie Dalby's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/6500 TO 48200/11000. VAC FROM -15 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700593-020	FOXCLIFF RIDGE

Comments:
2025--CHANGED FACTOR FROM 1.78 TO 1.60 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.78. RJD
2022-CONDOS. THEY GET SHARED INTEREST OF GREENSPACE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD2
020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.5100
Total Parcels:	6
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24400.00	24400.00	24400.00	24400.00	24400.00	24400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701003-020	WOODLAND POINT SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 90000/15000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. VAC FROM -21 TO -35. THIS AREA IS ON FOXCLIFF LAKE...AND THEY SELL THE SAME. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2021--CHANGED FF FROM 210 TO 400. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
ADDED SF PRICING, .74LOW LIKE ST JOHN COMMONS, AND 1.05 HIGH TRIAL BASIS. RJD 03/22/2012
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot	0.74	1.05	0.90	0.74	1.05	0.90
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710563-021	IRWIN LEWIS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710603-021	MARK MCDANIELS 1ST SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--ADDED 9/91 48400/11000. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2020--CHANGED FF RATE FROM 320 TO 510 AND VAC FROM -35 TO -28. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	510.00	510.00	510.00	510.00	510.00	510.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48400.00	48400.00	48400.00	48400.00	48400.00	48400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710772-021	W E NUTTERS 1-5 1990+

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719991-021	MARTINSVILLE AUTO SALES

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--NO CHANGE. RJD
CREATED NEW FOR 2014. RJD
2015--CHANGED KEEP RELATIVE TO ASSIGN ALL AS STANDARD. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3200
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	210000.00	440000.00	325000.00	210000.00	440000.00	325000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	100000.00	80000.00	60000.00	100000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	60000.00	40000.00	20000.00	60000.00	40000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	45000.00	40000.00	35000.00	45000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200093-004	Charmil Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD
2016--CONVERTED ALL LOTS TO ACREAGE SAME RATE AS GEN TOWNSHIP. RJD
2017--MISSED GETTING RES EX TO GEN TOWNSHIP RATE, CHANGED EX FROM 4000 TO 11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	270
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	270

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	170.00	150.00	150.00	170.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200423-004	Lang Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -40 TO -26 RJD
2021--CHANGED FF FROM 100 TO 270. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	270
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	270

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210043-005	MOORESVILLE DEV CORP SUB

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 83900/11200. VAC FROM --20 TO -21. RJD
2020--CHANGED FACTOR FROM 1.43 TO 1.53. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.43. RJD
2015--CHANGED FF RATE FROM 210 TO 350. RJD

Neighborhood Factor:	1.2100
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	65
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	65

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211023-005	Wright Multi-Family P.U.D.

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -25 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5259994-006	I-INDUSTRIAL CLAY

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.00 TO 1.67. RJD
2024--MADE NEW NEIGHBORHOOD FOR THE OUT OF THE WAY INDUSTRIALS. LAND VALUE BASED ON THE SALE OF KIKENDALLS JUNK YARD LAND. RJD

Neighborhood Factor:	1.4800
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	22300.00	22300.00	22300.00	22300.00	22300.00	22300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300073-009	Kenneth Boner Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTORFROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	400
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	400

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400403-011	WOODS OFF OLD 37

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--MOVED BACK TO ENTIRE HARRISON TOWNSHIP. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED 9/91 FROM 42600/6000 TO 43600/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
RJD2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43600.00	43600.00	43600.00	43600.00	43600.00	43600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500083-014	Carriage Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .88 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550163-015	Charles Roberts Minor Plat 1&2

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO67500/15000. VAC FROM -18 TO -26.RESET FACTOR TO 1.26 PER RATIO STUDY. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.03 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550473-015	Inabnitt Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -21 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	430
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	430

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550493-015	Jackson & Catellier Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD

2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM --18 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.0800
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550763-015	Pineview Acres

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.0800
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551003-015	William 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -31 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. CHANGED FF FROM 220 TO 350. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	225
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	225

Land Type	Classification	Pricing Method	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	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600533-016	Jacine B. Stiles Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. AND FF FROM 170 TO 155. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
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	155.00	155.00	155.00	155.00	155.00	155.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600573-016	Whitney's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 58600/10100. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600663-016	Cedarwood Estates Lots 13-19

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 35000 TO 38100/11200. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
WAS 1.00 FOR 2010 TREND. RJD
2015-- CHANGED EXCESS RATE FROM 4000 TO 7700. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620204-022	Hannibal Young Addition

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5629991-022	MONROVIA UNPLATTED PRIME

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660124-019	O. E. Shuler Addition

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -25 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	190

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700703-020	MAPLETURN MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 32000/4000 TO 48200/11000. RJD2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	7
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700733-020	JAMES D MAXWELL SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJDS
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710123-021	BRANCH'S SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710143-021	BURTON PLACE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.07TO 1.12. RJD
2020--CHANGED FACTOR FROM .98 TO 1.07. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM .89 TO .98. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710243-021	COLT COURT ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 61000/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.20 TO 1.25. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.20. RJD
2019--CHANGED FACTOR FROM 1.01 TO 1.09 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710883-021	G W ROBINSONS ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711013-021	STOREY'S 1ST SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. RJD
2022--GAVE 9/91 VALUES OF 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. VAC FROM -20 TO -35. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5715552-021	MH PARKS MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 31000/0 TO 31700/8000. CHANGED 11,12,13,14 FROM 50000/15000/4500/2500 TO 100000/50000/50000/2500. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.17 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	25000.00	50000.00	37500.00	25000.00	50000.00	37500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719102-021	MRTNSVL SHOPPING CENTERS GOOD

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED 13 FROM 8000 TO 37000 BASED ON APPRAISAL OF VILLAGE MOORESVILLE. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
REMOVED THE SIZE ADJUSTMENT 11 FOR 2012. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	415000.00	415000.00	415000.00	415000.00	415000.00	415000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5150073-003	WAGON TRACK TRACTS

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2023--CHANGED 9/91 FROM 25000/8000 TO 41800/10600. VAC FROM -50 TO -42. 2023--CHANGED FACTOR FROM 1.41 TO 1.65. RJD
2022--CHANGED RES EX FROM 25000/8000 TO 35200/9000. FACTOR 1.41, VAC FROM -35 TO -50. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.37. RJD CHANGED HOMESITE FROM 17000 TO 25000 AND RES EXCESS FROM 4000 TO 8000
2020--CHANGED FACTOR FROM 1.00 TO1.27. RJD

Neighborhood Factor:	1.4000
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	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10600.00	10600.00	10600.00	10600.00	10600.00	10600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200153-004	Wm. O. David Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2021--CHANGED FF FROM 170 TO 190. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
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	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200353-004	Johnson Road Subdivision -Brown

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -35 TO -26 RJD
2021--CHANGED FF FROM 200 TO 250. AND ADDED 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200953-004	SARBER MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 56000/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2021--CHANGED 9/91 FROM 51000/11200 TO 56000/16000. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15 AND 9/91 FROM 51000/6000TO 51000/11200. RJD

Neighborhood Factor:	1.2100
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	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210053-005	B F Jones Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -20 TO -21.RJD
2021--CHANGED FF FROM 170 TO 350. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211172-005	NEWER STRUCTURE IN HADLEY HIGHLAND/MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
THIS WAS A GOOD LESSON. I HAD MADE THIS NEIGHBORHOOD BECAUSE ONE OF THE NEW HOUSES HAD SOLD IN 2017 AND THIS MADE THAT ONE RIGHT. WELL I DIDN'T HAVE ANY SALES ON THE NEWER HOUSES HERE BUT THE OLD HOUSE NUMBER JUMPED FROM 1.69 TO 2.03 BUT I WAS AFRAID THE NEWER HOUSES WOULD NOT CHANGE THAT MUCH. THERE IS A NEW 2023 SALE ON ONE. IT WAS LOW AND I COULDN'T FIND WHY. SO I PUT IT BACK IN THE ORIGINAL NEIGHBORHOOD WITH THE 2.03. IT IS NOW PRICING WITHIN $300 OF WHAT IT SOLD FOR. I DID NOTHING ELSE TO IT. RJD
55-01-25-465-005.000-005
55-01-25-469-003.000-005

Neighborhood Factor:	1.2100
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	80600.00	80600.00	80600.00	80600.00	80600.00	80600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250213-006	BEECH GROVE CT LAKE ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -35 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
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	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250263-006	OAK CREEK DR CLAY

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/11200 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/11200 TO 36000/11200. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.09. RJD

Neighborhood Factor:	1.4800
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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300373-009	POPLAR RIDGE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD
SALE

Neighborhood Factor:	1.2400
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	34500.00	36500.00	34500.00	34500.00	36500.00	34500.00
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						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350403-010	HOLLOW BRANCH

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 28000/7000 TO 42400/10000. VAC FROM -24 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
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	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400002-011	C-COMM TIER 1 HARRISON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10100 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2023--CHANGED NAME FROM HARRISON COMMERCIAL PLATTED GOOD TO 1-COMM TEIR 1 HARRISON. CHANGED 11-12-13 FROM 80000/21000/8000 TO 370000/200000/80000. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.15 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.15. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.4500
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	370000.00	370000.00	370000.00	370000.00	370000.00	370000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400003-011	C-Commercial Platted Harrison

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10100 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.15 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.15. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.4500
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400413-011	ABACO ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9 FROM 97500 TO 120000. RJD
2021--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2019--DID AWAY WITH VACANCY FACTOR ON THESE LOTS. RJD
2014--NEW SUBDIVISION PER MLS FOR BUILDER, BUT DONE BY MEETS AND BOUNDS. 3 TO 10 ACRE ESTATE LOTS, BEING SPLIT OFF AT TIME OF SALE. RJD
2017--CHANGED RES HOMESITE FROM 50000 TO 97500. RJD

Neighborhood Factor:	1.4500
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	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550833-015	Harry Schencks Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -25 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FF FROM 190 TO 360. THESE ARE APROX 1.6 A LOTS. CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.64 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550852-015	SETTLES OVERLOOK /WENMOR RIDGE

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2025--TRYING LOWER HOMESITE AND HIGHER RES EX. WAS 153000/16600 TO 105000/45000, WITH VAC FROM -11 TO -50. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
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	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16600.00	45000.00	30800.00	16600.00	45000.00	30800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550903-015	Turner Road Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.03 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	8
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600133-016	Charles Bockius

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 300 TO 460 AND 91 FROM 8500 TO 10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	460
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	460

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
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	460.00	460.00	460.00	460.00	460.00	460.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600353-016	Locust Grove Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. AND FF FROM 210 TO 310. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	8
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	100100.00	100100.00	100100.00	100100.00	100100.00	100100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600513-016	Marie Short's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 32600/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	8
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600733-016	Whippoorwill Trace

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 42000/8500 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
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	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700613-020	HAHNS BLUE BLUFF ACRES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22500/7600 TO 48200/11000. VAC FROM -38 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	530
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	530

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701012-020	CEDAR TRACE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 48000/9800 TO 61000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED VAC FACTOR FROM -15 TO -25. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
NEW FOR 2011, COMPARES TO MORGAN GLEN AND SAND CREEK KNOLL. RJD2018--CHANGED RES EX FROM 9000 TO 9800. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
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	42000.00	42000.00	42000.00	42000.00	42000.00	42000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	9700.00	9700.00	9700.00	9700.00	9700.00	9700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701053-020	ARNOLD MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22500/6700 TO 38000/8000. VAC FROM -38 TO -45. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701123-020	FOXCLIFF WINDSOR PLACE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--NO CHANGE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77500.00	77500.00	77500.00	77500.00	77500.00	77500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5709992-020	C-COMM TIER 2 WASHINGTON ALONG SR 37

Comments:
2025--CHANGED FACTOR FROM 1.7 TO 1.30 PER RATIO STUDY RD
2024--CHANGED 9/91 FROM48200/11000 TO 65000/11500. RJD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED 11-12-12 FROM 80000/50000/15000 TO 370000/370000/370000. CHANGED 9/91 FROM 22500/4000 TO 48200/11000, RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO .109. RJD

Neighborhood Factor:	1.3000
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	370000.00	370000.00	370000.00	370000.00	370000.00	370000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	370000.00	370000.00	370000.00	370000.00	370000.00	370000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	370000.00	370000.00	370000.00	370000.00	370000.00	370000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11500.00	11500.00	11500.00	11500.00	11500.00	11500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710423-021	HASTINGS ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	134

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711163-021	VIOLA'S PLACE CONDOMINIUMS

Comments:
2025--CHANGED FACTOR FROM 2.09 TO 1.91 PER RATIO STUDY RD

Neighborhood Factor:	1.8200
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200193-004	Dorsetts Grandview Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -25 TO -26 RJD
2021--CHANGED FF FROM 260 TO 290. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
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	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200863-004	OAK HILL ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15 AND 9/91 FROM 33800/7700 TO 33600/11200. RJD
CHANGED EX AC FROM 4000 TO 7700 3/16/2012. RJD

Neighborhood Factor:	1.2100
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210783-005	Romine Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -45 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BETHANY TOWN	5269995-007	C-Commercial Unplatted Bethany

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.54 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED LAND FROM 19200/4000 TO 31700/8500. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.4800
Total Parcels:	9
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350183-010	Original Plat Hall

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30500/8500 TO 42400/10000. VAC FROM -25 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
SALE - NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
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	130.00	130.00	130.00	130.00	130.00	130.00
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	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400333-011	Wiseman Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
SALE - NO CHANGE FOR 2011 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD
2018--CHANGED FACTOR FROM 1.10 TO 1.13. RJD

Neighborhood Factor:	1.4500
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
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	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	62000.00	55100.00	48200.00	62000.00	55100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5409994-011	C-COMMERCIAL PLATTED NEWER

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/5800 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.4500
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460124-013	Highland Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO48400/11000. VAC FROM --48 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500123-014	Ennis Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .89 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500523-014	RABBIT RUN

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. VAC FROM -10 TO -50. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 91 FROM 4000 TO 7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31600.00	31600.00	31600.00	31600.00	31600.00	31600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500563-014	S31 T12 R1E RIVER TRACTS

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2023--GAVE EXCESS A SLIDING SCALE FROM 1700-6600. RJD
2022--UNCHANGED EXCESS ACREAGE ONLY, AT 1700. THIS FLOODS OFTEN. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
FOR UNBUILDABLE FLOODLAND BY RIVER
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1700.00	1700.00	1700.00	1700.00	1700.00	1700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550483-015	Indian Hills Final Plat

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	145
Res Avg Lot Depth:	275
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	145
C/I Avg Lot Depth:	275

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550823-015	Rolling Woods

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -15 TO -26. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.23 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	9
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600203-016	Cooney Road Addition

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600483-016	Royal Oaks Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. AND FF FROM 285 TO 295. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32 AND FF FROM 230 TO 285. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	410
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	410

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620124-022	Samuel Hocketts Addition

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700623-020	LAKEVIEW SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 25900/7800 TO 48200/11000. RJD
2022--LEFT ALONE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED LAND RES EX FROM 4000 TO 7800 LIKE REST OF GEN TWP. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701133-020	STUART MANOR ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 45000/8700 TO 48200/11000. VAC FROM -1-355 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710393-021	HABITAT VILLAGE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--NO CHANGE. RJD
2021--CHANGED FACTOR FROM 1.07 TO 1.12. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM .99 TO 1.07. RJD
2019--CHANGED FACTOR FROM .91 TO .99 PER RATIO STUDY. RJD
WAS .79 FOR 2010 TREND. RJD
MADE THIS 82 FOR 2013. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	112
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	112

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	270.00	250.00	250.00	270.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	270.00	250.00	250.00	270.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710823-021	PARKVIEW ADDITION SEC 2

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711103-021	O G WILSON'S ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. VAC FROM --20 TO 35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711113-021	WOLFF'S 8TH SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. VAC FROM -20 TO 35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE MTE	5739993-023	C-COMM TIER 3 WASHINGTON ANNEXED

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.41 PER RATIO STUDY RD
2023--CHANGED 11/12/13 FROM 27700-50000/11000/4500 TO 143700/80000/50000. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.27. RJD

Neighborhood Factor:	1.4100
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	143700.00	143700.00	143700.00	143700.00	143700.00	143700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24400.00	25400.00	24400.00	24400.00	25400.00	24400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	6009992-016	1-INDUSTRIAL TIER 1 MONROE

Comments:

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	56000.00	56000.00	56000.00	56000.00	56000.00	56000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050003-001	C-COMM TIER 1 ADAMS

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. CHANGED--CHANGED 9/91 FROM 30000/80000 TO 48200/10000 . RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED COMM 11 FROM 27000 TO 100000. 9 FROM 27000 TO 32000 VAC FROM TO -27. RJD
2021--CHANGED 9 FROM 24500 TO 27000. CHANGED FACTOR FROM 1.28 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.10 TO 1.28. CHANGED LAND FROM 17500/4000 TO 24700/8000. CHANGED 11 FROM 18500 TO 24700 AND 12 FROM 8000 TO 15000 AND 13 FROM 4000 TO 8000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	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	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050063-001	R-J W Horn Addition

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9 FROM 18500/6000 TO 27000/8000 VAC -45. FACTOR TO 1.48. RJD
2021--CHANGED 9 FROM 24500 TO 27000. RJD CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. CHANGED LAND FROM 18500/600 TTO 24700/8000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2019--CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050253-001	MEADOWVIEW S28 T13 R2W AREA 2

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9/91 FROM 18500/6000 TO 27000/8000. RESET FACTOR TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO STUDY. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200413-004	Lambert Court Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -40 TO -26 RJD
2021--CHANGED FF FROM 260 TO 310. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.15. RJD
2016--CHANGED FF RATE FROM 180 TO 260 AND FACTOR FROM 1.00 TO 1.04. THIS WAS EXTRACTION METHOD, 20% LAND VALUE FROM THE SALE WE FINALLY HAD IN THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210323-005	Dr Charles Hallams Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 AT 48,200/11,200 JMM///83900/11200
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250113-006	Glayds Fields Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -25 TO -36. RJD
2021--CHANGED FF FROM 210 TO 370 AND FACTOR FROM 1.32 TO 1.35
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	400
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	400

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	370.00	370.00	370.00	370.00	370.00	370.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	370.00	370.00	370.00	370.00	370.00	370.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250244-006	SCENIC VIEW CLAY TWP

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 49200/4700 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -18 TO -36. RJD
2021--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
WAS 1.16 FOR 2010. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250253-006	Brandywine Estates

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 33000/8500 TO 36000/10000. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 33000/8500. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
WAS 1.23 FOR 2010
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350133-010	Stewart Leightner's 1st

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.57. RJD
2024--MOVED ALL PARCELS TO GREGG SOUTH. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19100/4700 TO 42400/10000. VAC FROM -45 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.22 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350203-010	John P Raders

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19100/4700 TO 42400/10000. VAC FROM -30 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400163-011	GODSEY SUB

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450253-012	DYNASTY NORTH

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -25 TO -35. RJD
2022--CHANGED VAC FAC FROM -10 TO -25. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450363-012	COUNTRYSIDE MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -40 TO -35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/4000 TO 25700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500073-014	Cain's 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FF FROM 180 TO 210 AND RES FROM 19500/4000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	470
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	470

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500093-014	Derby's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 52000/9800. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.25 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FF RATE FROM 150 TO 210 USING EXTRACTION METHOD AND CHANGED FACTOR FROM 1.00 TO 1.25. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
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	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52000.00	52000.00	52000.00	52000.00	52000.00	52000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9800.00	9800.00	9800.00	9800.00	9800.00	9800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500293-014	Pine Hill Subdivision Sec 1

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.10 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	170
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	170
C/I Avg Lot Depth:	240

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500323-014	Red Horse Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900/4000 TO 30000/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .82 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500423-014	NATURE HILLS

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. THIS HAS AN ASSOCIATION FEE OF 200 FOR ROAD. SEPARATES IT FROM OTHERS. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED RES FROM 21900/6500 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500473-014	HIDDEN VALLEY RANCH TRAIL

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/6100 TO 30000/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2014--CHANGED 9 FROM 19500 TO 21900, AND 91 FROM 4000 TO 6500
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550263-015	Forrest Dakes 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -16 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
was 1.27 for 2010. rjd

Neighborhood Factor:	1.0800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	190
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	190
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550713-015	Oak Grove Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.03 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550933-015	Watson Meadows sec 1

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--ADDED AC 9/91 OF 71000/15000. CHANGED VAC FROM -40 TO -24. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	220
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	220
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
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	175.00	175.00	175.00	175.00	175.00	175.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551123-015	FOREST DRIVE LARGE TRACTS-PART OF MILLERS HOME SUB

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30100/8500 TO 67500/15000. VAC FROM -30 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600603-016	Winslow Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 58600/10100. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600723-016	Stanley Dr

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 47400/8500 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600773-016	Romine/Bunker Hill

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5629994-022	GOLD CREEK POINT

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2025--CHANGED CORNER INFLUENCE FROM + 30 TO + 10. FROM APPEAL ON CORNER LOT. THIS ONLY AFFECTED 2 PARCES. RJD
2024--CHANGED 11 FROM 55000 TO 100000 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2020-CHANGED FACTOR FROM 1.00 TO 1.32. RJD
2019--CHANGED LOT PRICING FROM 79900 TO 55000 WITH +40% CORNER INFLUENCE DUE TO APPEAL. RJD
LOTS ARE GRADUATED IN PRICE HIGHEST LOTS IN FRONT. LOTS ARE PRICED BASED ON ASKING PRICE, WITH A 3% DROP FOR SELLING PRICE, MEANING THEY WILL TAKE3% OFF ASKING PRICE, BASED ON THE FIRST SALE. AFTER THAT,FIRST LOTS, #1 AND 10, ARE 100%, (97)SECOND LOTS #2 AND 9 ARE -2 (-5), THIRD LOTS #3 AND 8 ARE -7(10), FOURTH LOTS # 4 AND 7 ARE -24(27) AND FIFTH LOTS #5 AND 6 ARE -39(42)
2018--RECALIBRATED LOTS TO NEW SALES. RJD
2018--CHANGED PRIMARY FROM 125000 TO 79900 BASED ON NEW ASKING PRICES. ADJUSTED STEP DOWNS ALSO. RJD

Neighborhood Factor:	1.1300
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48000.00	48000.00	48000.00	48000.00	48000.00	48000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
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						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660104-019	JD Newton % Neyers Sub

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -25 TO -44. RJD2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701033-020	WOLF LAUREL

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25000/15000 TO 65000/7000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD 1st 20ft of drop is assigned Site Value with 10% Influence for each 10ft of drop on excess acreage RB
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701083-020	BREHOB LANE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22500/4000 TO 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710753-021	M A NUTTERS 2ND, 3RD ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.55 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
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	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719103-021	MARTINSVILLE SHOPPING CENTERS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED 12/13 FROM 8000/4000 TO 20100/8000. 13 SHOULD NEVER BE LESS THAN RES EX. ALSO BASED ON APPRAISAL OF VILLAGE MOORESVILLE 37000 PER AC AV. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3200
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050283-001	RHODES RD S31 T13 R2W AREA 1

Comments:
2025--CHANGED FACTOR FROM 1.27 TO 1.12. RJD
2024--CHANGED RES EX FROM 6000 TO 10000. AND ACTUALLY CHANGED HOMESITE FROM 18500 O THE 27000 IT SAYS IT WAS CHANGED TO IN 2022. RJD
2023--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2022--CHANGED 9/91 FROM 18500/6000 TO 27000/8000. RESET FACTOR FROM 1.35 TO 1.26. VAC FROM -48 TO -64 RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 18100 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.1200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5159993-003	C-Commercial Unplatted Baker

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2023--CHANGED 9/91 FROM 25000/8000 TO 41800/10600. VAC -42. 11-14 FROM 25000/10000/8000/2500 TO 41800-12600-10600/2500. 2023--CHANGED FACTOR FROM 1.41 TO 1.65. RJD
2022--CHANGED RES EX FROM 25000/8000 TO 35200/9000. 12 - 13 FROM 8000/4000 TO 10000/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.37. RJD
2020--CHANGED FACTOR FROM 1.00 TO1.27. RJD

Neighborhood Factor:	1.4000
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10600.00	10600.00	10600.00	10600.00	10600.00	10600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10600.00	10600.00	10600.00	10600.00	10600.00	10600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200383-004	Kellers 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2021--CHANGED FF FROM 300 TO 310. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.22. RJD

Neighborhood Factor:	1.2100
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
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	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250273-006	COUNTRY VIEW CONDOMINIUMS

Comments:
2025--CHANGED FACTOR FROM 2.09 TO 190. RJD
2023--NO CHANGE RJD
THE LAND VALUE IS ZERO BECAUSE THEY SHARE COMMON AREA.

Neighborhood Factor:	1.9000
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270074-008	Brooklyn Hills Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -35 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5279994-008	C-Commercial Unplatted Brooklyn

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -0 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.4800
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300242-009	Timberlake Woods On Water

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2024--CHANGED 9/91 FROM 70000/11000 TO 79900/62500. VAC FAC FROM -40 TO -22. THIS FIGURES THE HOMESITE AV TO DEDUCT. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED SITE FROM 56600TO 70000. RES EX FROM 4000 TO10000. VAC FROM -15 TO -40. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	79900.00	79900.00	79900.00	79900.00	79900.00	79900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22100.00	22600.00	22600.00	22100.00	22600.00	22600.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350343-010	HIGH COUNTRY ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 44000/7700 TO 44000-10000. VAC FROM -25 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.24 RJD
SALE - WAS .95 FOR 2010. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.5700
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500103-014	Dickson's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.06 FOR 2010. RJD
2017--CHANGED FF RATE FROM 170 TO 210. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500383-014	Timberlake Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED RES FROM 21900/6500 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550003-015	C-Madison Comm Platted

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/4000 TO 48200/10100. RESET FACTOR TO 1.26. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.31 PER RATIO STUDY. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550563-015	Madison Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -15 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550853-015	Settles Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.16 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	190

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600123-016	Berling Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.38 RJD
2021--CHANGED 9/91 FROM 40400/8500 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 4700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.3800
Total Parcels:	11
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600463-016	Rednour Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. AND FF FROM 180 TO 140. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	190
Res Avg Lot Depth:	90
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	190
C/I Avg Lot Depth:	90

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
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	140.00	140.00	140.00	140.00	140.00	140.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700104-020	CLEAR CREEK SEC 2,3 WOODED

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 49000/11500 TO 61000/11000. RJD
2022--LEFT ALONE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. CHANGED 91 FROM 4000 TO 11500 RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700785-020	PAINTED HILLS UNBUILDABLE LOT WASHINGTON

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. NO VACANCY FACTOR NEEDED. RJD
THIS NEIGHBORHOOD IS FOR SINGLE LOTS THAT NEED ANOTHER LOT TO BUILD. IF THE OWNER HAS AN ADJACENT LOT, OR BUYS AN ADJACENT LOT LATER THAT WHEN COMBINED BOTH LOTS HAVE ENOUGH ROOM FOR A HOUSE AND SEPTIC AND TOPOGRAPHY IS SUFFICIENT FOR A HOME THEN THIS UNBUILDABLE STATUS MUST BE REMOVED FOR BOTH LOTS. UNLESS IT IS A CONTIGUOUS WATERSHED, OR LOT YOU CAN'T EVEN WALK ON, THEN IT CAN BE IN THIS CATEGORY ALSO. RJD

Neighborhood Factor:	1.3000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710273-021	DAVIDSONS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710633-021	LUFORD MCDANIEL'S 1ST ADDITIO

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711023-021	ROY STRODE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711063-021	VALLEY VIEW SUB MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. VAC FROM -15 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	240

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200933-004	HADLEY WOODLAND DRIVE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -ZERO TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11100.00	11100.00	11100.00	11100.00	11100.00	11100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250053-006	Alexander's 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -50 TO -36. RJD
2021--CHANGED FF FROM 170 TO 250 AND FACTOR FROM 1.32 TO 1.35
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250234-006	BEECH GROVE DR

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 21300/6000 TO 31700/8500. RJD
2021--CHANGED 9/91 FROM 21300/6000 TO 31700/8500. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2012--had 31700, homesite, changed to 21300. This was always supposed to be 21300, like the rest of the beech grove rd area. rjd
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BETHANY TOWN	5260015-007	Bethany Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.54 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 21300/6000 TO 48200/8500. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
2017-- CHANGED LAND FROM 19200/400 TO 31700/6000 LIKE GEN TWP. RJD

Neighborhood Factor:	1.4800
Total Parcels:	12
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300153-009	East Woods Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	270
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	270

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	20600.00	20100.00	20100.00	20600.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350423-010	SCENIC VIEW GREGG TWP

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 49200/4700 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -18 TO -36. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.17 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400323-011	William C. Thompson Sub

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 32000/6000 TO 43600/10000. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS .94FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
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	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450213-012	Whitley's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -20 TO -35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED LAND PRICING METHOD TO ACREAGE. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	165.00	165.00	165.00	165.00	165.00	165.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460104-013	R L Hickman Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM --20 TO -60. RJD
2021--CHANGED FF FROM 210 TO 280. CHANGED FACTOR FROM 1.03 TO 1.17. RJD
2019--CHANGED FACTOR FROM .85 TO 1.03 PER RATIO SUTDY. RJD
WAS .75 FOR 2010 TREND. RJD
2013 changed base rate of lot to 210 and neighborhood factor to .85 RB

Neighborhood Factor:	1.2200
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500163-014	Hillcrest Woods

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .99 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 19500/4000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550392-015	The Sanctuary CUL DE SAC

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.52 TO 1.60. PER RATIO STUDY. RJD
2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 102 TO 1.29. RJD
2020--CHANGED HOMESITE FROM 41000 TO 47000. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.02 PER HEARTLAND RATIO STUDY. RJD
ADDED -18 VACANCY FACTOR. RJD
2013 CHANGED NEIGHBORHOOD FACTOR TO .87 BASED ON APPEALS FOR 2012
Removed the .87 for 2018

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47000.00	47000.00	47000.00	47000.00	47000.00	47000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550503-015	Johnson Minor Plat

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -29 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	12
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600383-016	Martins 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 310 TO 250. THESE ARE ONLY HALF ACRE LOTS. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	280.00	265.00	250.00	280.00	265.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600553-016	Sycamore Park 2nd Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. REMOVED FF PRICING METHOD. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 11200, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	340
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	340

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600763-016	Ashton Ln/Judson Dr

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 34700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 85002016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620074-022	Jehu Carters Addition

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 31700/7700 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	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	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620094-022	Monrovia Circle Drive Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700743-020	MARK MCDANIELS 2ND SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	165

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700963-020	WILLIAM & MARY SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. VAC FROM -20 TO -35.UNCHECKED BOX 9.RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701023-020	PATRIOT PLACE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED TO SITE VALUE OF 33700. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2014 CHANGED NEIGHBORHOOD CODE TO .96 BASED ON APPRAISAL FROM 2013 APPEAL. RB
2018--CHANGED FACTOR FROM .96 TO 1.09. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710313-021	W. A. DOWNEY ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050193-001	WCR 1075 N TURTLE LAKE

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9/91 FROM 16000/4000 TO 27000/8000. RESET FACTOR TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200453-004	Moore's Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2021--CHANGED FF FROM 140 TO 240. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	170
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	170
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270084-008	Brooklyn Heights Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -25 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	220.00	200.00	200.00	220.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	220.00	200.00	200.00	220.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270124-008	Highway Terrace Addition

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -20 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.02 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.02. RJD
2018--CHANGED FACTOR FROM .80 TO .90. RJD
2014 changed to .80 RB

Neighborhood Factor:	1.4800
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300353-009	HARMONY ESTATES LOTS 6 TO 21

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25300.00	28200.00	28200.00	25300.00	28200.00	28200.00
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	5300.00	5300.00	5300.00	5300.00	5300.00	5300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350173-010	Neal's 1st Addition

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19100/4000TO 25900/7700. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS .90 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350363-010	WHISPERING WOODS

Comments:
2025--CHANGED FACTOR FROM 1.41 TO 1.23. RJD
2024--CHANGED FACTOR FROM 1.36 TO 1.41. RJD
2023--CHANGED FACTOR FROM 1.15 TO 1.36 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 28000/7000 TO 42400/10000. VAC FROM -28 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.2300
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550052-015	AGUSTA WOODS ON WATER

Comments:
2025--CHANGED FACTOR FROM 1.23 TO .90. RJD
2024--CHANGED FACTOR FROM 1.48 TO 1.23 PER RATIO STUDY. THIS IS GOING ALL THE WAY BACK TO 2019 WITH SALES THOUGH. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41400/11500 TO 90000/15000. VAC FROM -15 TO -23. UNCHECKED SIZE ADJ 9.RESET FACTOR TO 1.26 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011

Neighborhood Factor:	0.9000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	207
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	207

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551093-015	MANTOOTH ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED 9/91 FROM 33500/7100 TO 48200/10100 AND CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.1300
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600443-016	Overpeck & Carter Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100 AND FF FROM 260 to 290. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600643-016	Woodfield Place S9 T13 R1E

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 49000/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620004-022	C-COMM TIER 4 MONROVIA

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 24500/4000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Comm & Ind Primary	All	Square Foot	7.00	7.00	7.00	7.00	7.00	7.00
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24000.00	24500.00	24000.00	24000.00	24500.00	24000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660054-019	Delilah Blankenship Addition

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -20 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700803-020	PARKWOOD ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED FACTOR FROM 1.32 TO 1.42. GAVE 9/91 VALUES OF 61000/11000 TO PRICE AS ACREAGE. WE HAD 9500 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700843-020	ROLLING RIDGE SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE.CHANGED SITE FROM 24450 TO 34200. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.11 TO 1.17. RJD
2018--CHANGED LAND FROM FF 210 TO HS/24450 AND VACANCY FACTOR FROM -34 TO -40. CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.3000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701093-020	S20 T11 R1E AKA WHITE HORSE LN

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/4000 TO 38000/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2014 Changed back ot .85 RB
2018--CHANGED FACTOR FROM .85 TO .109. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD

Neighborhood Factor:	1.3000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710183-021	CEDARWOOD SUBDIVISION REVISED

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.14 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.06 TO 1.14 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
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	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710723-021	NORTH LINCOLN STREET ADDDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FF RATE FROM 190 TO 210. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5150023-003	RIVER HILLS

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65. RJD
2023--CHANGED 9/91 FROM 25000/8000 TO 41800/10600. VAC FROM -50 TO -42. RJD
2022--CHANGED. FACTOR 1.41 RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.37. RJD
2020--CHANGED FACTOR FROM 1.00 TO1.27. RJD
THIS IS AN OLD NEIGHBORHOOD THAT WAS NO LONGER USED, BUT I BELIEVE IT IS NEEDED. I MOVED THE PARCELS BACK FOR 2012. RJD

Neighborhood Factor:	1.4000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	10600.00	9300.00	8000.00	10600.00	9300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210163-005	Paul Duncan's Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9/91 FROM 33800/4000 TO 83900/11200. FACTOR FROM 1.23 TO 1.65. VAC FROM -50 TO -21 RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210173-005	Farmer's Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED 9/91 FROM 33800/4000 TO 83900/11200. THIS WAS SUPPOSED TO HAVE HAPPENED IN 2022. 2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 33800/4000 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -30 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250143-006	John H Moore's Little Acres

Comments:
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM --25 TO -36. RJD
2021--CHANGED9/91 FROM 36000/6000 TO 36000/10000. RJD--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	14
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300173-009	Fewell Country Estates

Comments:
2025--CHANGED FACTOR FROM 1.20 TO .95
2023--UNCHECKED LESS THAN ONE ACRE ON 9, AND CHANGED NEIGH FACTOR FROM 1.44 TO 1.20. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	0.9500
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	20600.00	20100.00	20100.00	20600.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400303-011	WHETZELS ADDITON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.19 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	65
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	65

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450263-012	NEBO COUNTRY ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 43600/6000 TO 65000/10000. VAC FACTOR FROM -30 TO -35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550533-015	Lambert (John C.) 1st & 2nd

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -27 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	440
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	440

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550673-015	Morgan Glen Sec 2

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.38 TO 1.60. PER RATIO STUDY. RJD
2022-- CHANGED LAND FROM 49600/11500 TO 83000/15000. RESET FACTOR TO 1.38. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010.REMOVED VAC FACTORS FOR OTHER VACANT PARCELS. RJD,

Neighborhood Factor:	1.1300
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	220
Res Avg Lot Depth:	400
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	220
C/I Avg Lot Depth:	400

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83000.00	83000.00	83000.00	83000.00	83000.00	83000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551163-015	SARAH LN TRACTS

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.35 TO 1.43 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED LAND RATES TO MATCH GEN TWP. 42500/8500 TO 48200/10100. AND FACTOR FROM 1.00 TO 1.35. RJD

Neighborhood Factor:	1.3000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551173-015	WALTERS FIRST SUB

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--NO CHANGE. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJ
2017--CHANGED RES EX FROM 29,800 TO 10,100 LIKE GEN TOWNSHIP. MR WALTERS IS SELLING LOTS HERE AGAIN, THEY ARE UNBUILDABLE, AND CAN ONLY HAVE OUTBUILDINGS. RJD

Neighborhood Factor:	1.0800
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32700.00	32700.00	32700.00	32700.00	32700.00	32700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600783-016	MERRITT MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.26. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.1300
Total Parcels:	14
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660074-019	P M Blankenship Addition 1st

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -79 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701043-020	DOGWOOD, WOODLAND POINT, BARKING WOODS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--NO CHANGE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77500.00	77500.00	77500.00	77500.00	77500.00	77500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710553-021	LAKEVIEW CONDOMINIUMS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2013 CHANGED NEIGHBORHOOD FACTOR TO .86 BASED ON 2012 APPEALS
2014 CHANGED FACTOR BACK TO 1.00, SEE SALE ON 643 AND MALLARDS XING. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	14
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24400.00	24400.00	24400.00	24400.00	24400.00	24400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711145-021	C-COMM TIER 2 MORGAN ST

Comments:
2025--CAHNGED FACTOR FROM 1.57 TO 1.32. RJD

Neighborhood Factor:	1.3200
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	220000.00	220000.00	220000.00	220000.00	220000.00	220000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	176000.00	176000.00	176000.00	176000.00	176000.00	176000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	140800.00	140800.00	140800.00	140800.00	140800.00	140800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	220000.00	220000.00	220000.00	220000.00	220000.00	220000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	140800.00	140800.00	140800.00	140800.00	140800.00	140800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE MTE	5730013-023	1-ENTIRE MARTINSVILLE TOWNSHIP MTE RANGE 09

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.31 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25400/7800 TO 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.27. RJD

Neighborhood Factor:	1.3100
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24400.00	24400.00	24400.00	24400.00	24400.00	24400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	9500.00	7650.00	5800.00	9500.00	7650.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2390.00	10000.00	6195.00	2390.00	10000.00	6195.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200993-004	MANTOOTH ESTATES BROWN

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2121--CHANGED 9/91 FROM 33800/7100 TO 48200/10100
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
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	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450053-012	Dynasty Estates

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD ADDED LAKE AND POND INFLUENCES, CHANGED RES EX FROM 7000 TO 12900, THEN BACK. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 70000/10000. VAC FACTOR FROM -10 TO -30. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/8500 TO 25700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	15
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460054-013	Adams Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -15 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500273-014	Orchard Heights

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 19500/6000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
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	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500543-014	COLEKILA TRL

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED VAC FROM -43 TO -50. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 20000 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
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	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600293-016	Huebners Mini Farms

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.20. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	15
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600543-016	Sycamore Park Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. REMOVED FF PRICING METHOD. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	190

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5669991-066	C-COMM TIER 1 PARAGON

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2024--CHANGED TYPE 11/12/13 FROM 143700/80000/21500 TO 143700-244500/40000-80000/20000-39400. USE SLIDERS. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC -44. RJD
2021--CHANGED FACTOR FROM 1.00 TO 1.20. RJD

Neighborhood Factor:	1.3800
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	143700.00	244500.00	194100.00	143700.00	244500.00	194100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40000.00	80000.00	60000.00	40000.00	80000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	39400.00	29700.00	20000.00	39400.00	29700.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700873-020	SHELBURNE ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE.CHANGED SITE FROM 24450 TO 34200. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710004-021	MARTINSVILLE HOUSES USED AS BUSINESS

Comments:
2025--CAHNGED FACTOR FROM 1.57TO 1.30. RJD
2024--CHANGED 11 FROM 50000 TO 78600, SAME AS MARTINSVILLE OUTLIERS AV. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
NO VACANCY FACTOR. THIS NEIGHBORHOOD WAS MADE FOR HOUSES CONVERTED TO COMMERCIAL.
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710223-021	JOHN N COBB'S 1ST ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050243-001	BROCKWIND

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED RES EX FROM 11200 T0 22400. 2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2023--DIDN'T CHANGE 9/91 FROM 32500/11200 TO 53500/11200 AND VAC FROM -25 TO-33. RJD
2022--CHANGED 9/91 FROM 27000/8000 TO 32500/11200. RESET FACTOR TO 1.26. VAC FROM -15 TO -25. RJD
2021--CHANGED 9 FROM 24500 TO 27000. RJD CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. CHANGED LAND FROM 18500/6000 TTO 24700/8000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22400.00	22400.00	22400.00	22400.00	22400.00	22400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5150053-003	THORN HILL

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2023--CHANGED 9/91 FROM 30000/10000 TO 41800/10600. VAC FROM -50 TO -42. 2023--CHANGED FACTOR FROM 1.41 TO 1.65. RJD

Neighborhood Factor:	1.4000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10600.00	10600.00	10600.00	10600.00	10600.00	10600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200133-004	Country Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.15. AND FF FROM 170 TO 235. RJD

Neighborhood Factor:	1.2100
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
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	235.00	235.00	235.00	235.00	235.00	235.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200233-004	H Ferguson Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC WAS ALREADY -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. AND FF FROM 200 TO 330. RJD
2019--CHANGED 9/91 FROM 24300/4000 TO 33600/11200. RJD
2015--ADDED ACREAGE RATES FOR MULTIPLE LOT PARCELS TO BE DONE AS ACREAGE. UNCHECKED SIZE ADJUST #9. RJD
2016 CHANGED FACTOR FROM 1.00 TO 1.27. RJD

Neighborhood Factor:	1.2100
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350083-010	Briar Ridge

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. CHANGED 9/91 FROM 35500/11000 TO 50000/13000. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD
SALE - was 1.02 for 2010
2016--CHANGED RES EX FROM 4000 TO 11000. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.5700
Total Parcels:	16
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460164-013	Railroad Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -35 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500233-014	Means 1st Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.50 PER RATIO STUDY. RJD
2022--ADDED 9/91 OF 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.04 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500433-014	TALL PINES IN JEFFERSON S11 T12 R1W

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED RES FROM 21000/7000 TO 24900/7000 TO MATCH THE REST OF TOWNSHIP. CHANGED FACTOR FROM 1.08 TO 1.18. RJD NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED HS FROM 17100 TO 21000, RES EX FROM 8500 TO 7000. CHANGED NAME SO IT COULD BE FOUND ALPHABETICALLY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500443-014	INDIANA TERR

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019-- CHANGED RES EX FROM 4000 TO7000. CHANGED FACTOR FROM 1.08 TO 1.18. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550683-015	Morgan Glen Sec 3

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.38 TO 1.60. PER RATIO STUDY. RJD
2022-- CHANGED LAND FROM 49600/11500 TO 83000/15000. RESET FACTOR TO 1.38. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010.REMOVED VAC FACTORS FOR OTHER VACANT PARCELS. RJD,

Neighborhood Factor:	1.1300
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	290
Res Avg Lot Depth:	630
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	290
C/I Avg Lot Depth:	630

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83000.00	83000.00	83000.00	83000.00	83000.00	83000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11500.00	11500.00	11500.00	11500.00	11500.00	11500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600653-016	OAK CREEK DR MONROE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.133 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED HOMESITE FROM 31700 TO 38100. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
WAS 1.00 FOR 2010 TREND. RJD
2016--CHANGED HOMESITE FROM 28000 TO 31700 AND EX FROM 6000 TO 11200, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620114-022	Hiram Hadleys 1st

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 24000/4000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050093-001	R-Parkers Addition

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9 FROM 18500/6000 TO 27000/8000 VAC -45. FACTOR FROM 1.35 TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019-- CHANGED FACTOR FROM 1.10 TO 1.20 AND CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5109993-002	C-COMM TIER 3 ASHLAND

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHECKED LES THAN ONE ACRE BOX ON 11. CHANGED 13 FROM 8000 TO 10000 LIKE ASHALND. RENAMED BOTH TIER 3. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM .-42 TO -40 CHANGED 9 AND 11 FROM 27000 TO 30000. 13 FROM 8000 TO 10000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32. CHANGED 9/91 FROM 15000/4000 TO 27000/7500, RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, CHANGED RES FROM 15000 TO 25000 AND RES EX FROM 4000 TO 7000. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
Total Parcels:	17
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270184-008	Lewis Hayes Addition

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -25 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500143-014	Highrock Sub & Annex

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/4000 TO 30000/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.38 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
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	80.00	80.00	80.00	80.00	80.00	80.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550412-015	THE COMMONS ON THE GOLF COURSE

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. CHANGED HS FROM 46500 TO 37000. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.60. PER RATIO STUDY. RJD
2022-CHANGED SITE VALUE TO 46,500. 2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 100 TO 1.29. RJD
2019--CHANGED FACTOR FROM .93 TO 1.00 PER HEARTLAND RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2014 CHANGED NEIGHBORHOOD FACTOR TO .81 RB
2016--CHANGED FACTOR FROM .81 TO .84. ADDED WATERFRONT AND CUL-DE-SAC INFLUENCES. RJD
2018--CHANGED FACTOR FROM .84 TO .93 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	800.00	800.00	800.00	800.00	800.00	800.00
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	800.00	800.00	800.00	800.00	800.00	800.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600753-016	Bethesda Glen

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 47400/8500 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 7700 TO 85002016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620084-022	John Carters Addition

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 FROM 0/4000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM .97 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO .97. RJD

Neighborhood Factor:	1.1300
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
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	390.00	390.00	390.00	390.00	390.00	390.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700172-020	COUNTRY CLUB WOODS 12

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36600/5500 TO 48200/11000. VAC FROM -24 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED THE HOMESITE HIGH FROM 42200 TO 36600. CHANGED RES EX FROM 2000/5000 TO 5500. CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700203-020	Eagle Crest Estates

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 61000/11000 TO 80700/11000 VAC FROM -10 TO -22. RJD
2022--CHANGED 9/91 FROM 26000/6500 TO 61000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	17
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80700.00	80700.00	80700.00	80700.00	80700.00	80700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701073-020	DEERFIELD FARMS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--TRYING FROM 60000/1500---(FIFTEEN HUNDRED) TO 61000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.29 TO 1.17. RJD
WAS 1.20 FOR 2010 TREND. RJD
2014--CHANGED FACTOR FROM 1.00 TO 1.29. RJD

Neighborhood Factor:	1.3000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719973-021	GRAND VALLEY CENTER

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED 13 FROM 8000 TO 37000 BASED ON APPRAISAL OF VILLAGE MOORESVILLE. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2015--I BELIEVE THIS WAS SUPPOSED TO BE 415000 PER ACRE, NOT 440000. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	415000.00	415000.00	415000.00	415000.00	415000.00	415000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050083-001	R-Original Plat

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9 FROM 18500/6000 TO 27000/8000 VAC -45. FACTOR FROM 1.35 TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. CHANGED LAND FROM 18500/6000 TTO 24700/8000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	150.00	140.00	140.00	150.00	140.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200683-004	Twin Lakes Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD
2017--CHANGED HS FROM 27100 TO 33600 AND RES EX FROM 4000 TO 11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210063-005	Bolton's Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -20 TO -21.RJD
2022-- CHANGED 9/91 FROM 33800/4000 TO 83900/11200. VAC FROM -20 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210113-005	Mooresville Circle Drive Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11200. VAC FROM -50 TO -21. RJD
2020--CHANGED FACTOR FROM 1.34 TO 1.44. RJD
2019--CHANGED FACTOR FROM 1.25 TO 1.34. AND FF FROM 180 TO 230. RJD
2017--CHANGED FACTOR FROM 1.16 TO 1.25.R JD

Neighborhood Factor:	1.2100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210703-005	Raesta Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -20 TO -21. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.23. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16.RJD

Neighborhood Factor:	1.2100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250153-006	Orchard Park Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM --27 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250223-006	JENNIFER LYNN LANE

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -30 TO -36. RJD
2021-CHANGED FACTOR TO 1.10 ///2021--CHANGED 9/91 FROM 30100/4000 TO 36000/10000. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97? RB??
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300163-009	Equestrian Trails

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24 CHANGED 91 FROM 12000 TO 17000. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/12000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD
2017--CHANGED RES RATE FROM 33700/9000 TO 3700011200. RJD

Neighborhood Factor:	1.2400
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	33700.00	33700.00	33700.00	33700.00	33700.00	33700.00
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300223-009	Persimmon Tree Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	31500.00	35100.00	35100.00	31500.00	35100.00	35100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350283-010	Whip-poor-will Lake-off lake

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 32000/7700 TO 42400-7700. VAC FROM -45 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS 1.22 FOR 2010 TREND. RJD
2015-- CHANGED HOMESITE FROM 20900 TO 32000, AND EX FROM 4000 TO 7700. UNCHECKED SIZE ADJUSTMENT 9. RJD

Neighborhood Factor:	1.5700
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450233-012	PINE RIDGE SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 39700/8500 TO 65000/10000. VAC FACTOR FROM -30 TO -35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500183-014	Lahr Lake Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.07. CHANGED RES RATE FROM 19500/4000 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.07 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500533-014	FOREST LAKE RD

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 2000/5500 TO 30000/7000. VAC FROM -5 TO -50. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550393-015	The Sanctuary GOLF COURSE LOTS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.52 TO 1.60. PER RATIO STUDY. RJD
2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM .91 TO 1.29. RJD
2020--CHANGED HOMESITE FROM 25500 TO 45000. RJD
2019--CHANGED FACTOR FROM .84 TO .91. PER HEARTLAND RATIO STUDY. RJD
ADDED -18 VACANCY FACTOR. RJD
Changed neighborhood factor to .87 based on 2012 appeals RB
2014 changed factor to .84 RB

Neighborhood Factor:	1.1300
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	28900.00	25900.00	25900.00	28900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5559992-015	C-COMM TIER 2 MADISON

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2025--CHANGED TYPE 13 FROM 15000 TO 48200.
2023--CHANGED 22/12/13 FROM 100000/42400/8000 TO 100000/48200/15000. CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 48200/10100. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700583-020	FOXCLIFF GREEN

Comments:
2025--CHANGED FACTOR FROM 1.70 TO 1.43 PER RATIO STUDY RD
2024--RE-GRADED NEIGHBORHOOD. CHANGED FACTOR FROM 1.57 TO 1.70. CHANGED 9 FROM 48200 TO 65000. RJD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 24400/4000 TO 48200/11000. RJD
2022--CONDOS. THEY GET SHARED VAUE OF GREENSPACE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018-THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.4300
Total Parcels:	18
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27200.00	27200.00	27200.00	27200.00	27200.00	27200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710693-021	W. C. MITCHELL ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000.. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710873-021	RIVERSIDE TERRACE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711183-021	Warren McDaniel Subdivision Annexed

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
For History of neighborhood see 5700753
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100223-002	MORGAN SHADOWS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.25. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2023--DIDN'T CHANGE 9/91 FROM 30000/10000 TO 53500/11200 AND VAC FROM -40 TO-33. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. CHANGED 9 FROM 27000/7500 TO 30000/10000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32. CHANGED 9/91 FROM 19500/5450 TO 27000/7500, RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.2500
Total Parcels:	19
Res Avg Lot Size:	2.7000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500503-014	RIVER HILLS 2

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2021--CHANGED 9/91 FROM 19500/6000 TO 24900/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600403-016	Milhon's 2nd Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660134-019	Wigals 5th Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -47 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700113-020	Clearcrest Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000.VAC FROM -26 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--ADDED SITE VALUE OF 33100. CHANGED VAC FACTOR FROM -38 TO -26. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710014-021	1-ENTIRE MARTINSVILLE TOWNSHIP SOUTH ANNEXED

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.22 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91FROM 18000/3500 to 48200/11000. VAC FROM -15 TO-35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. CHANGED LAND FROM 18000/3500 TO 24000/6000
2019--CHANGED FACTOR FROM 1.13 TO 1.17 PER RATIO STUDY. RJD
For History of neighborhood see 5700014
Entire Township South Annexed EMPTY

Neighborhood Factor:	1.2200
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710015-021	1-ENTIRE MARTINSVILLE TWP PHASE-IN 024 ANNEXED

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--UNUSED. CHANGED 9/91 FROM 31700/8000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FROM HOMESITE 24400 TO 31700. ALSO COM. CHANGED RES EX FROM 4000 TO 8000. SHOULD HAVE HAPPENED LAST YEAR. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27700.00	27700.00	27700.00	27700.00	27700.00	27700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710283-021	DETURK & NUTTER SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710643-021	MCDANIELS SUB (MARK & PHIL)

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2020--CHANGED FF RATE FROM 380 TO 530. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
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	380.00	380.00	380.00	380.00	380.00	380.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710803-021	MATTHEW & HENRY PARK

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050333-001	LAKE OF THE WOODS IN ADAMS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.15 TO 1.60. RJD
2023--CHANGED VAC FROM -54 TO -58. RJD
2022--CHANGED 9/91 FROM 27000/8000 TO 32100/8000. VAC FROM -15 TO -54. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35. CHANGED 9/91 FROM 21000/8300 TO 27000/8000. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32100.00	32100.00	32100.00	32100.00	32100.00	32100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210843-005	Scotts Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -25 TO -21. RJD
2021--CHANGED FF FROM 242 TO 350. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.23. RJD

Neighborhood Factor:	1.2100
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	242.00	242.00	242.00	242.00	242.00	242.00
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	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219991-005	C-COMM TIER 1 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
THIS NEIGHBORHOOD IS TRYING TO ESTABLISH THE TREND FOR HIGH VISIBILITY PROPERTIES ALONG ST RD 67 NEAR MOORESVILLE.
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00
Comm & Ind Primary	All	Square Foot	9.40	9.40	9.40	9.40	9.40	9.40
Comm & Ind Primary	All	Acreage	410000.00	410000.00	410000.00	410000.00	410000.00	410000.00
Comm & Ind Secondary	All	Square Foot	3.90	3.90	3.90	3.90	3.90	3.90
Comm & Ind Secondary	All	Acreage	170000.00	170000.00	170000.00	170000.00	170000.00	170000.00
Comm & Ind Udeveloped Usable	All	Square Foot	1.52	1.52	1.52	1.52	1.52	1.52
Comm & Ind Udeveloped Usable	All	Acreage	66600.00	66600.00	66600.00	66600.00	66600.00	66600.00
Comm & Ind Udeveloped Unusable	All	Square Foot		1.52			1.52	
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400183-011	Haggard Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 53100//4000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.18 RJD
was 1.00 for 2010, rjd
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.00. RJD

Neighborhood Factor:	1.4500
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	250
Res Avg Lot Depth:	400
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	250
C/I Avg Lot Depth:	400

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400263-011	ROLLING ACRES

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400363-011	WETZEL TRACE

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.26 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2014--CHANGED HOMESITE FROM 22000 TO 32000 LIKE GEN TOWNSHIP. RJD
2015--CHANGED EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450243-012	FOREST VIEW ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 65000/11000. VAC FACTOR FROM -15 TO --35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/4000 TO 25700/8500.RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550253-015	Dayhuff Road Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -48. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.20 TO 1.31 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.20. RJD

Neighborhood Factor:	1.0800
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550943-015	Whispering Mist Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 50000/11500 TO 83900/15000. VAC FROM -21 TO -23. UNCHECKED SIZE ADJ 9. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FF FROM 42100 TO 50000 AND FACTOR FROM 1.24 TO 1.30. REGRADED NEIGHBORHOOD. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.03 TO 1.13 PER RATIO STUDY. RJD
FOR 2013, CHANGED HOMESITE VALUE FROM 41900 TO 42400, EX FROM 10100 TO 11500 AND NEIGHBORHOOD FACTOR FROM 100 TO 103.RJD

Neighborhood Factor:	1.1300
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	186
Res Avg Lot Depth:	235
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	186
C/I Avg Lot Depth:	235

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600173-016	Cedar View Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--NO CHANGE
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED FF FROM 180 TO 210. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660114-019	Original Plat Paragon

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -10 TO -44. RJD2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710373-021	FISHER'S SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210623-005	Northridge Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/4000 TO 83900/11,200. VAC FROM -20 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250083-006	Center Valley Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2024--CHANGED VACANCY FACTOR FROM -36 TO -62. FIXED ALL VACANTS. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED FF FROM 170 TO 250 AND FACTOR FROM 1.32 TO 1.35
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270013-008	1-ENTIRE BROOKLYN TOWNSHIP PHASE-IN

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 31700/6000 TO 48200/11000. VAC FROM -0 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD

Neighborhood Factor:	1.4800
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270144-008	Jap Miller's 1st Addition

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -55 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300243-009	Timberlake Woods Off Water

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2024--CHANGED 9/91 FROM 60000/11000 TO 55000/13000. RES EX SHOULD BE 41900. VAC FAC FROM -40 TO -32. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED SITE FROM 47100 TO 60000. RES EX FROM 4000 TO 11000 VAC FROM -25 TO --40. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22100.00	22600.00	22600.00	22100.00	22600.00	22600.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450203-012	Twin Oaks Lake Addition

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41400/8500 TO 60000/10000. VAC FACTOR FROM -20 TO -50. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18. RJD
2013--CHANGED LOT VALUE FROM 21700 TO 37500, SITE TO 41400. CHANGED ALL LOTS FROM FF TO ACREAGE. ALSO,
2018--CHANGED NEIGHBORHOOD FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.3000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	550
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	550

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	180.00	160.00	160.00	180.00	160.00
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	160.00	180.00	160.00	160.00	180.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3000.00	11000.00	7000.00	3000.00	11000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550553-015	LEONA LAKE ESTATES ON WATER

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 48200/10100 TO 90000/15000. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. CHANGED FF FROM 260 TO 360. VAC FACTOR FROM -20 TO -36. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.17 FOR 2010. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.13. ALSO CHANGED ACREAGE PRICING FROM 25900/4000 TO 48200/10100. RJD

Neighborhood Factor:	1.0800
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	190

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700813-020	PINE MEADOWS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	218
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	218

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710323-021	EAST SCHOOL ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210893-005	Sundown Manor

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED FROM 55000-11200 TO 67500/11200. VAC FROM -35 TO -21. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400383-011	Auburn Ridge Sec 1-4

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 49500/21000 TO 75000/21000
2023--CHANGED 9 FROM 49500/16000 TO 67400/21000. VAC FROM -15 TO -26. ALSO, FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
NOTETHIS CHANGE DID NOT HAPPEN.
2022--CHECKEC RYI AND EF BOXES. RJD
2021--CHANGED 9FROM 42500 TO 49500. REGRADED NEIGHBORHOOD. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 RJD
WAS 1.15 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.00, RJD
2017--CHANGED RES FROM 35000/10800 TO 42500/16000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400423-011	OAK HILLS

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD2020--ADDED -25 SEPTIC DISCOUNT. MANY HERE HAD TO HAVE SPECIAL SEPTIC, SO THE LOTS THAT CANNOT SUSTAIN THEIR OWN HAVE TO BE ON THE COMMUNITY SEPTIC. THEY ARE AT CAPACITY. INFO FROM BOARD OF HEALTH. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18, CHANGED LOT PRICING TO SLIDER SELECTION. ADDED CUL DE SAC INFLUENCE.RJD
2013 Changed site value of lots to 53000 RB (Front lots off entrance get additional -15% for Traffic flow)
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.00. RJD
2017--CHANGED SITE VALUE BACK TO 88000, THESE LOTS ARE LISTING FROM 72000 TO 82000 WITH NO IMPROVEMENTS. THE ONLY LOTS THAT SOLD CHEPAER WERE WHEN THE SUB WAS BANKRUPT. THE OWENS' HOUSE IS ALMOST 6000 SF THAT IS ASSESSED AT ABOUT 50.00 PER SF WHEN ALL OTHER HOUSES ARE SELLING AT OVER 100 PER SF. CHANGED VACANCY FACTOR FROM -20 TO -15. RJD

Neighborhood Factor:	1.4500
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126400.00	126400.00	126400.00	126400.00	126400.00	126400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13300.00	13300.00	13300.00	13300.00	13300.00	13300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450192-012	ST JOHNS COMMONS ON WATER

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED 9-91 FROM 85000/1100 TO 100000/21000, AND FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 35720/35720 TO 85000/11000. VAC FACTOR FROM -24 TO -35. RJD
2022--CHANGED ALL TO ACREAGE 9/91 35720/35720. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	0.82	0.82	0.82	0.82	0.82	0.82
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5469993-013	C-COMM TIER 2 MORGANTOWN

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2015--REMOVED ADJUSTMENT FOR SIZE FOR PRIMARY (11). RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.2200
Total Parcels:	22
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550663-015	Morgan Glen Sec 1

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.38 TO 1.60. PER RATIO STUDY. RJD
2022-- CHANGED LAND FROM 49600/11500 TO 83000/15000. RESET FACTOR TO 1.38. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010. RJD

Neighborhood Factor:	1.1300
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	210
Res Avg Lot Depth:	370
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	210
C/I Avg Lot Depth:	370

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83000.00	83000.00	83000.00	83000.00	83000.00	83000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550863-015	Summer Ridge

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41400/11500 TO 67500/15000. VAC FROM -15 TO -23. UNCHECKED SIZE ADJ 9. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.15 FOR 2010 TREND. RJD
2013--REGRADED ENTIRE NEIGHBORHOOD. RMB
83900

Neighborhood Factor:	1.1300
Total Parcels:	22
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551064-015	LAKESIDE COMMONS ATTACHED CONDOS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.28 TO 1.48 PER RATIO STUDY. RJD
2023--CREATED TO PRICE DOUBLE TYPE CONDOS SEPARATELY FROM FREE STANDING ONES. THERE WAS NO HOUSE TYPE FOR THEM. RJD

Neighborhood Factor:	1.1300
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5650064-018	S35 T11 R1W AKA JORDIN HGTS

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67. CHANGED 9 FROM 26100/8000 TO 30100/10000. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED LAND FROM 16000/6500 TO 26100/ 8000. VAC FROM -24 TO -67. RJD
2021--CHANGED FACTOR FROM 1.15 TO 1.25. RJD
2020-CHANGED EXCESS ACREAGE FROM 6000 TO 6500. RB
2019--CHANGED FACTOR FROM 1.07 TO 1.15 PER RATIO STUDY. RJD
MADE .90 FOR 2012 REASSESSMENT. RJD
2014-- CHANGED 9 FROM 36300 TO 16000. RJD
2018--CHANGED FACTOR FROM .90 TO 1.07 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30100.00	30100.00	30100.00	30100.00	30100.00	30100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5669994-019	C-Commercial Unplatted Paragon

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED 11/12/13/ FROM 27000/13000/8000 TO 39400/20000/15000. 9/91 FROM 14600/4000. TO 39400/8000. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	22
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711093-021	WILLIAMSBURG SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. VAC FROM -16 TO 35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050123-001	R-Surbers Addition

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9 FROM 18500/6000 TO 27000/8000 VAC -45. FACTOR FROM 1.35 TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200643-004	Summer Place Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2021--CHANGED FF FROM 260 TO 300. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD
2017--CHANGED FF RATE FROM 130 TO 260. THESE ARE NOT PRICING 1000 MORE THAN ROOKER TRACE BEHIND IT AND THESE LOTS ARE 3X LARGER. RJD

Neighborhood Factor:	1.2100
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350353-010	PEGASUS FARMS

Comments:
2025--CHANGED FACTOR FROM 1.51 TO 1.35. RJD
2024--CHANGED FACTOR FROM 1.46 TO 1.51. RJD
2023--CHANGED FACTOR FROM 1.25 TO 1.46 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22100/13500 TO 42400/13500. VAC FROM -15 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08 RJD
SALE - NO CHANGE FOR 2011 TREND. RJD
Changed neighborhood factor to .80 based on 2013 appeals. RB
2014--CHANGED EXCESS ACREAGE TO TIERED SYSTEM. RECHECKED GRADES. CHANGED NEIGHBORHOOD FACTOR BACK TO 1.00. FIXED 2013 APPEALED HOUSES. RJD

Neighborhood Factor:	1.3500
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7100.00	13500.00	10300.00	7100.00	13500.00	10300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400113-011	EDWARD F. AYERS

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10100 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000 AND FF FROM 170 TO 240. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
SALE - NO CHANGE FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500333-014	River-Vu Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .86 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	210

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500373-014	Ernest Templin Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19500/4000 TO 50000/9000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 2.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
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						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500403-014	Wigals 1st and 2nd Addition

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550913-015	Valley Heights Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 62100/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED LAND FROM 48200/10100 TO 62100/11500. LIKE SUMMER RIDGE. CHANGED FACTOR FROM 1.07 TO 1.11 PER RATIO STUDY. RJD
WAS 1.03 FOR 2010 TREND. RJD
2013--REGRADED ENTIRE NEIGHBORHOOD. RMB
2016--CHANGED HOMESITE FROM 39700 TO 48200 AND EX FROM 11500 TO 10100. CHANGED FACTOR FROM 1.00 TO 1.07. UNCHECKED SIZE ADJUSTMENT FOR HOMESITE. RJD

Neighborhood Factor:	1.0800
Total Parcels:	23
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550932-015	WATSON MEADOWS SEC 2

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2024--CHANGED 9/91 FROM 67500/15000 TO 83900/15000. LIKE LAURAL RIDGE. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--ADDED AC 9/91 OF 71000/15000. CHANGED VAC FROM -40 TO -24. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	220
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	220
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	275.00	275.00	250.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	275.00	275.00	250.00	275.00	275.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551253-015	WOODALL-SCOTT MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126400.00	126400.00	126400.00	126400.00	126400.00	126400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13300.00	13300.00	13300.00	13300.00	13300.00	13300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600183-016	Cedarwood Estates Sec 1 Area 1

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000 FF FROM 150 TO 190. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot	0.88	0.88	0.88	0.88	0.88	0.88
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600413-016	Magnetic Acres

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. AND FF FROM 130 TO RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711053-021	WILLIAM H THOMAS 1ST SUB

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000. VAC FROM -47 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711073-021	RUTH VOILS 1ST SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5150043-003	BURNETT TRACTS IN BAKER

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.67. RJD
2023--CHANGED 9/91 FROM 25000/5000 TO 41800/10600. VAC FROM -25 TO -42. CHANGED FACTOR FROM 1.26 TO 1.65. RJD
2022--CHANGED FACTOR 1.41 VAC -50. EX AC FROM 8000 TO 5000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.37. RJD CHANGED HOMESITE FROM 19500 TO 25000 AND RES EXCESS FROM 6500 TO 8000
2020--CHANGED FACTOR FROM 1.00 TO1.27. RJD
2015--CHANGED HOMESITE FROM 18500 TO 19500 EXCESS RATE FROM 9900 TO 4500. RJD
2017--CHANGED RES EX FROM 4500 TO 6500. RJD

Neighborhood Factor:	1.4000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10600.00	10600.00	10600.00	10600.00	10600.00	10600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210201-005	1-INDUSTRIAL TIER 1 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--CHANGED TO RANGES. WAS FLAT RATE 11/12/13 120000/80000/60000, NOW 100000-160000/80000-120000/60000-100000. RJD
I NEVER RECEIVED A PLAT FOR THIS. IT JUST CAME THROUGH WITH A NEW LEGAL, WITH A NEW COMMERCIAL SUBDIVISION LISTED. RJD

Neighborhood Factor:	1.2100
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	160000.00	120000.00	80000.00	160000.00	120000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	120000.00	90000.00	60000.00	120000.00	90000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	100000.00	80000.00	60000.00	100000.00	80000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219953-005	C-MEADOW LAKE

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.47. RJD
2023--CHANGED NEIGHBORHOOD FACTOR FROM 1.41 TO 1.75 SO THE CONDOS WILL PRICE LIKE OTHER CONDOS. THIS NUMBER DOES NOT AFFECT THE BUILDINGS THAT ARE COMMERCIAL. JUST THE RESIDENTIAL ONES. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
WAS 1.20 FOR 2010 TREND. RJD

Neighborhood Factor:	1.4700
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350282-010	Whip-poor-will Lake-Lake Front

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 60000/7700 TO 60000/10000. VAC FROM -30 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.16 RJD.
WAS 1.19 FOR 2010 TREND. RJD
2015-- CHANGED HOMESITE FROM 20900 TO 60000. UNCHECKED SIZE ADJUSTMENT 9. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.08 PER RATIO STUDY. RJD

Neighborhood Factor:	1.5700
Total Parcels:	24
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460064-013	Carter's Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -35 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28400.00	28400.00	28400.00	28400.00	28400.00	28400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460194-013	Original Plat Of Morgantown

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -20 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500463-014	GRIZZLY LN

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/7100 TO 24900/7000 TO. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
was 1.40 FOR 2010 TREND. changed after data submission to state. RJD///
FOR 2011, CHANGED RES EXCESS FROM 4000 TO 7100 LIKE GREGG. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24900.00	24900.00	24900.00	24900.00	24900.00	24900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550523-015	Lakeview Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--ADDED 9/911 OF 90000/15000. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
was 1.00 for 2010. rjd

Neighborhood Factor:	1.0800
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551263-015	POPLAR GROVE LAKE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD

Neighborhood Factor:	1.1300
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	85000.00	85000.00	85000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700823-020	PRATHERS SUB

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700983-020	JOHN L WOLFF'S 1ST SUBDIVISIO

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. VAC FROM -20 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710843-021	PRATHER'S ADDITION 1 - 2

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FF RATE FROM 230 TO 260. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711203-021	Rose's 1st Subdivision Annexed

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25400/7800 TO 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
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	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210001-005	C-COMM TIER 0 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD

Neighborhood Factor:	1.2100
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211075-005	APARTMENTS COST APPROACH MOORRESVILLE

Comments:
2024--CHANGED 11/12/13 FROM 78500-300000/78500/78500 TO 147300 - 209400-78500/78500. RJD
TIERS: 147300--179800--209400--300000//12-78500/13-78500

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	147300.00	300000.00	223650.00	147300.00	300000.00	223650.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270004-008	C-Commercial Platted Brooklyn

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. CHANGED CFF FROM 300 TO 700. CHANGED 11/12/13 FROM 31700/10000/8500 TO 143700/25000/10000. VAC FROM -30 TO -36. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	143700.00	143700.00	143700.00	143700.00	143700.00	143700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400203-011	Intersouthern Sub & Re-sub

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 26500 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	550
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	550

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550723-015	Oakhaven Sub Sec 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551113-015	TRIPPLE CROWN

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41900/10100 TO 67500/15000. VAC FROM -21 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.1300
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620793-022	STONE GATE COMMONS

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.29 PER ITS OWN RATIO STUDY RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
STONEGATE COMMONS IS SITE VALUED. DON'T SWITCH TO ACREAGE. NO VACANCY NEEDED. RJD
2020--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
CREATED IN 2019, THIS NEIGHBORHOOD BOASTS PRICES STARTING AT 234999. THERE ARE 45000 WORTH OF UPGRADES AVAILABLE STARTING OUT. HOUSES ARE 1400 TO 1600 SF, ALL BRICK WITH ATTACHED GARAGE, AND TRASH PICK UP, LOT MOWING AND MULCHING AND SNOW REMOVAL ARE INCLUDED FOR A MANDATORY 100 PER MONTH FEE. COVENANTS AND RESTRICTIONS ARE IN INFO FILE. LOTS ARE SOLD INCLUDING HOUSE. SET LAND AT 20% LTV. ADDED VACANCY FACTOR OF -30. 11-13-19. RJD

Neighborhood Factor:	1.2900
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5659994-018	C-Commercial Unplatted Ray

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67.
2024--CHANGED 9 AND 11 FROM 26100 TO 29100. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED LAND FROM 16000/9400 TO 26100/ 9400. VAC FROM -50 TO -67. RJD
2021--CHANGED FACTOR FROM 1.15 TO 1.25. RJD
2020--CHANGED 11 FROM 13600 TO 16000 AND 12 FROM 8000 TO 9400 AND 13 FROM 4000 TO 6000. RJD
2019--CHANGED FACTOR FROM 1.07 TO 1.15 PER RATIO STUDY. RJD
MADE .90 FOR 2012 REASSESSMENT. RJD
2018--CHANGED FACTOR FROM .90 TO 1.07 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.4000
Total Parcels:	25
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29100.00	29100.00	29100.00	29100.00	29100.00	29100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	9400.00	9400.00	9400.00	9400.00	9400.00	9400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29100.00	29100.00	29100.00	29100.00	29100.00	29100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9400.00	9400.00	9400.00	9400.00	9400.00	9400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660004-019	C-Commercial Platted Paragon

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED 11/12/13/ FROM 27000/13000/8000 TO 39400/20000/15000. 9/91 FROM 14600/4000. TO 39400/8000. VAC FROM -35 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710433-021	HENDERSONS 1ST ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2013--CHANGED FROM 250 TO 240 PER FF. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710893-021	ROSE GARDENS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--USING SITE VALUE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2014--CHANGED LAND TO SITE VALUE, 22700, IT WAS 200 PER FF. AND SEEMED TO ALREADY BE CHANGED FROM 290 PER FF IN 2013, RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	100

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

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200253-004	Fox Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO -26 RJD
2021--CHANGED 9/91 FROM 33600/4000 TO 48200/11200 AND FF FROM 220 TO 240. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210963-005	Trinity Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED SITE VALUE TO 52000. DROPPED EXTRA FRONTAGE ADDITIVE. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2015--CHANGED SITE VALUE FROM 23500 TO 31000 RJD
2018- NO VACANCY NEEDED

Neighborhood Factor:	1.2100
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	143

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250093-006	Clay Estates 1st

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.32. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD
2018--REMOVED LESS THAN ONE ACRE FACTOR. RJD

Neighborhood Factor:	1.4800
Total Parcels:	26
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270064-008	Brooklyn Estates

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -50 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500353-014	Rolling Hills

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED RES FROM 21900/6500 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	26
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551023-015	Woodland Heights

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -15 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	26
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710623-021	I-MARTINSVILLE INDUSTRIAL PARK

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 11/12/13 FROM 50000 TO 80000/15000/8500 TO 80000 TO 120000/35000/15000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	26
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710903-021	SATTERWHITE ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/4000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210973-005	Trogden Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 83900/11200. VAC FROM -45 TO -21. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.23. RJD
2015--ADDED ACREAGE RATE OF 33800 LIKE BOLTONS. RJD

Neighborhood Factor:	1.2100
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211013-005	Woodland Hills

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 65000/11,200. CHANGED VAC FROM -10 TO -28. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--NO CHANGE
2016--CHANGED FACTOR FROM 1.00 TO 1.04 FROM RATIO STUDY. RJD
2017--CHANGED FACTOR FROM 1.04 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350073-010	Baltimore Woodlands 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED FROM 49200/8500 TO 62200/15000. VAC FROM -38 TO -28. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.20 TO 1.24 AND RES EX FROM 4700 TO 8500. RJD.
SALE - WAS 1.22 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.20. RJD

Neighborhood Factor:	1.5700
Total Parcels:	27
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62200.00	62200.00	62200.00	62200.00	62200.00	62200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460084-013	Everlings Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO48400/11000. VAC FROM -25 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
S2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460204-013	Zooks Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -30 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -30 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.05 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550283-015	East Moore Terrace

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -16 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	340
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	340

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5650074-018	FRIENDSHIP MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67. CHANGED 9 FROM 26100/8000 TO 30100/10000. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED LAND FROM 16000/6500 TO 26100/ 8000. VAC FROM -60 TO -67. RJD
2021--CHANGED FACTOR FROM 1.15 TO 1.25. RJD
2020-CHANGED EXCESS ACREAGE FROM 4,000 TO 6,500. RB CHANGED VACANCY FROM -40 TO -60. RJD
2019--CHANGED FACTOR FROM 1.07 TO 1.15 PER RATIO STUDY. RJD
MADE .90 FOR 2012 REASSESSMENT. RJD
2014--CHANGED 9 FROM 26400 TO 16000. RJD
2018--CHANGED FACTOR FROM .90 TO 1.07 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30100.00	30100.00	30100.00	30100.00	30100.00	30100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700993-020	WOODCREST 1ST ADDITON

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 22500/7600 TO 48200/11000. VAC FROM -32 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710483-021	HOMELAWN ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 61000/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. LAND SALE ON 55-13-04-233-009.000-021. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2013--CHANGED FROM 200 TO 240 PER FF. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200073-004	Boyd Heights Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -20 TO-26 RJD2021--CHANGED FF FROM 215 TO 230. RJD
2020--CHANGED FACTOR FROM 1.30 TO 1.37. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.47. THIS MATCHES HADLEY/HIGHLAND AREA. REGRADED ENTIRE NEIGHBORHOOD. RJD
2017--WAS 1.47, TRYING 1.30. CHANGED LAND FROM 170 FF TO 215 AND EX AC FROM 4000 TO 11200. RJD
2024--DIDN'T CHANGE FACTOR FROM 1.55 TO 2.05 PER NEW RATIO STUDY. RJD

Neighborhood Factor:	1.2100
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200343-004	Jessup Place Sec 1-5

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2021--CHANGED 9/91 FROM 54000/11200 TO 70000/16000. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15. RJD
2015-- CHANGED EXCESS ACREAGE RATE FROM 6000 TO 11200 TO MATCH TOWNSHIP. RJD

Neighborhood Factor:	1.2100
Total Parcels:	28
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350333-010	BETTENHAUSEN ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022//CHANGED 9/91 FROM 58600/10000 TO 62500/10000. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08 RJD
NO CHANGE FOR 2011 TREND. RJD //THIS NEIGHBORHOOD IS FOR PHASE 2 54000 TO 65000 LOTS

Neighborhood Factor:	1.5700
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						
Residential Homesite	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450223-012	Woodland Estates

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -33 TO -35. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2021--CHANGED VAC FROM -40 TO -33 AND ADDED ON LAKE FACTOR. GAVE LAKE LOTS FACTOR. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/4000 TO 25700/8500.RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	28
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550053-015	Agusta Woods Off Water

Comments:
2025--CHANGED FACTOR FROM 1.23 TO .90. RJD
2024--CHANGED FACTOR FROM 1.48 TO 1.23 PER RATIO STUDY. THIS IS GOING ALL THE WAY BACK TO 2019 WITH SALES THOUGH. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25900/4000 TO 67500/36000. VAC FROM -30 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	0.9000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	207
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	207

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	430.00	430.00	430.00
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	430.00	430.00	430.00	430.00	430.00	430.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550554-015	LEONA LAKE OFF WATER

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25900/4000 TO 67500/15000. VAC FROM -36 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. VACANCY FACTOR FROM -20 TO -36. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010. RJD
2018--ADDED ACREAGE PRICING LIKE TWP. ALSO CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.0800
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600613-016	The Woodlands Sec 1

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED VACANCY FACTOR FROM -20 TO -17. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	28
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17100.00	17100.00	17100.00	17100.00	17100.00	17100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700213-020	Fairlawn Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 47200/4000 TO 48200/11000. VAC FROM -30 TO -35. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.23. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FF RATE FROM 140 TO 190 LIKE SECTION 2. MAY COMBINE THESE NOW THAT I MADE THEM ALIKE. ADDED +20 FOR SIZE ON LARGE LOTS. ADDED SITE VALUE OF 28300. CHANGED VAC FACTOR FROM -42 TO -30. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08 RJD
2018--CHANGED FF RATE FROM 140 TO 190 LIKE SECTION 2. MAY COMBINE THESE NOW THAT I MADE THEM ALIKE. ADDED +20 FOR SIZE ON LARGE LOTS. ADDED SITE VALUE OF 28300. CHANGED VAC FACTOR FROM -42 TO -30. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.18. RJD

Neighborhood Factor:	1.3000
Total Parcels:	28
Res Avg Lot Size:	0.6000
Res Avg Lot Width:	120
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
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	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700713-020	MAPLETURN SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700973-020	WOLFFS ROLLING HILLS/ZIKES MINOR PLAT

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 46200/8000 TO 48200/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	46200.00	46200.00	46200.00	46200.00	46200.00	46200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200603-004	DUNCANS SUGARWOOD SUB SEC 1-4

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -40 TO -26 RJD
2021--CHANGED FF FROM 120 TO 180. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	145
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	145
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210583-005	Morgan's Addition

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 OF 83900/11,200. VAC FROM -25 TO -21. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.32. RJD
WAS 1.60 FOR 2010 TREND, SPLIT INTO MARKET MODELS. THIS IS A MIXED HOUSE TYPE NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250163-006	Porter's Rosemary Hill Sub

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -27 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2014--CHANGED HS AND RES EX FROM 19200/4000 TO 31700/6000. RJD
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	29
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460144-013	Knights Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -30 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.66 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620002-022	C-COMM TIER 1 MONROVIA

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2024--CHANGED NAME FROM C MONROVIA COMMERCIAL PLATTED PRIME TO C-COMM TIER 1 MONROVIA. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2021--CHANGED 13 FROM 10000 TO 17800. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 13 FROM 4000 TO 10000. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	125000.00	125000.00	125000.00	125000.00	125000.00	125000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17800.00	17800.00	17800.00	17800.00	17800.00	17800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660094-019	Alexander Evans Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -30 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700893-020	THE OAKS SEC 1

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--SITE VALUES. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--INCREASED VACANCY FACTOR FROM -22 TO -30. WE DIDN'T REMEMBER TO APPLY THIS. RJD
2018--CHANGED FACTOR FROM .98 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	1
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	1
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710703-021	MORTON ACRES

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.12 TO 1.17. RJD
2020--CHANGED FACTOR FROM 1.02 TO 1.12. RJD
2019--CHANGED FACTOR FROM .94 TO 1.02 PER RATIO STUDY. RJD
CHANGED TO .85 FOR 2012. RJD
2018--CHANGED FACTOR FROM .85 TO .94. RJD

Neighborhood Factor:	1.3200
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100173-002	HURRICANE HILLS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM .-55 TO -40 CHANGED 9 FROM 27000/7500 TO 30000/10000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32 CHANGED 9/91 FROM 25000/7000 TO 27000/7500, RJD
2020--CHANGED RES LAND FROM 15000/4000 TO 27000\7000. THIS HAS NEEDED CHANGED FOR A LONG TIME. FINALLY GOT SALES. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.25. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250203-006	KIRK WOODS SUB

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -35 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/7000 TO 36000/10000. VAC FACTOR FROM -20 TO -35. -CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
WAS HOMESITE, 21300 AND 6000 RES EX FOR 2010, FACTOR WAS 100 FOR 2010. RJD,
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550693-015	MC FARLINGS FARMS 1ST AND 2ND

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -18 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD2017--CHANGED FACTOR FROM 1.00 TO 1.09 RJD

Neighborhood Factor:	1.0800
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700663-020	LIBERTY LOOP SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711083-021	WEST PLAZA DRIVE CONDO RET

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--DONE AS SITE VALUE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
was 1.17 for 2010 trend. rjd
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	30
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500263-014	Oaks Of Edgewood

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 50200/9000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 24900 TO 30000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010. RJD
GAVE TRIAL VALUE. WAS 19500 FOR HOMESITE, 4000 FOR EX. LAND NEEDS LOOKED AT FOR 2013, RJD
2014--CHANGED HOMESITE FROM 19500 TO 21900 AND EXCESS FROM 4000 TO 6500. RJD
2017--CHANGED RES FROM 21900/6500 TO 24900/7000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	31
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50200.00	50200.00	50200.00	50200.00	50200.00	50200.00
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						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550223-015	Crestview Heights Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -15 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.0800
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	160
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	220

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551223-015	RAYMOND STUCK TRACTS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.46 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 33700/7500 TO 48200/10100 THEN 64900/15000. CHANGED VAC FROM -17 TO -27. CHANGED FACTOR FROM .95 TO 1.29. UNCHECKED BOX 9. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.00 TO .95 PER RATIO STUDY. RJD
NEW FOR 2014? I DON'T REMEMBER CREATING THIS NEW, I MOVED PARCELS: 55-06-28-200-005.032-015
55-06-28-200-005.045-015, 55-06-28-200-005.050-015 INTO THIS NEIGHBORHOOD FOR 2014. THE REST OF THEM ARE SHADED GRAY LIKE THEY WERE JUST MOVED AND NOT UPDATED BY 39 DEGREES YET ON 2/6/2014. RJD

Neighborhood Factor:	1.1300
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	64900.00	64900.00	64900.00	64900.00	64900.00	64900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551243-015	HADLEYS CORNER

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.30. RJD
2024--ADDED POND INFLUENCE TO LAND +12%. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50 PER RATIO STUDY. RJD
2022--CHANGED SITE VALUE FROM 35000 TO 52000. ADDED VAC OF -33. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. CHANGED HOMESITE FROM 21000 TO 35000 PER SALES TO BUILDER. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5629993-022	C-COMM TIER 3 MONROVIA

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.26 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 24000/4000 TO 58600/10100. RJD
2020-CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710353-021	J R ELLIOTS 1ST ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200812-004	VILLAGE CONDOMINIUMS REVISED PRICING

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022-- NO LAND. FACTOR RESET TO 1.32, NO VAC. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2017--NO LAND VALUE TRIAL. RJD
2018--CHANGED TO NO LAND WITH HOUSE TYPES. CHANGED FACTOR FROM 1.02 TO 1.16. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210923-005	TERRACE TRAILS

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 83900/11,200. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.23. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.2100
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460174-013	Southwest Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO48400/11000. VAC FROM -35 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600402-016	MILHON UNPLATTED

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2017--CHANGED EX ACREAGE RATE FROM 7700 TO 8500. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551073-015	LAURAL RIDGE

Comments:
2023--CHANGED FACTOR FROM 1.26 TO 1.33 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41400/11500 TO 83900/15000. VAC FROM -15 TO -23. UNCHECKED SIZE ADJ 9.RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010. RJD
2013 changed factor to .90 based on 2012 appeals. Homes off watson road have to pay to maintain the private drive. Homeowners on Watson Rd have no interest in a homeowners assoc. They don't want to pay for the road they don't use. RB
2015--CHANGED FACTOR FROM .90 TO 1.00. BUILT -30 ON LAND FOR WATSON RD PARCELS. RJD

Neighborhood Factor:	1.3300
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	160.00	160.00	160.00	160.00	160.00	160.00
Residential Homesite	All	Square Foot	0.79	0.79	0.79	0.79	0.79	0.79
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600143-016	Bradshaw Subdivision Sec 1&2

Comments:
2025--CHANGED FACTOR FROM 158 TO 1.38 RJD
2024--CHANGED 91 FROM 10100 TO 24000. RJD
2023--UNCHECKED LESS THAN ACRE ON 9. RJD
2022--CHANGED 9/91 FROM 35500/7700 TO 58600/10100. RESET FACTOR TO 1.48. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.26. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2016--CHANGED RES EX FROM 4000 TO 7700. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 THAT IS 1/2 OF WHAT RATIO STUDY CALLED FOR. RJD

Neighborhood Factor:	1.3800
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	128
Res Avg Lot Depth:	343
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	128
C/I Avg Lot Depth:	343

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600253-016	Gaslight Village

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.38 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. AND FF FROM 210 TO 310. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 31700/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.22 TO 1.26. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.13. CHANGED RES EX FROM 7700 TO 8500. RJD
2017--CHANGED FACTOR FROM 1.13 TO1.22. RJD

Neighborhood Factor:	1.3800
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	170
Res Avg Lot Depth:	360
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	170
C/I Avg Lot Depth:	360

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700083-020	J M Bothwell's 1st Subdivisio

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.15 TO 1.17. RJD
2017--CAHNGED FACTOR FROM 1.00 TO 1.15. RJD

Neighborhood Factor:	1.3000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210983-005	Victor A Young's Hillcrest Ad

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 67500-11200. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.23. RJD
WAS 1.06 FOR 2010 TREND. FF RATE WAS 250 FOR 2010 TREND. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.04. PER RATIO STUDY. RJD
2017--CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.2100
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270204-008	Newbrook Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -15 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
Changed neighborhood factor from 1.0. to .88 based on information from 2012 appeals RB
2017--CHANGED FACTOR FROM .88 TO 1.00 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4800
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350193-010	Max Pollack Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 15000/4000 TO 35900/7000. VAC FROM -45 TO -60. RJD
2021--CHANGED FACTOR FROM .91 TO .99. RJD
2020--CHANGED FACTOR FROM .78 TO .91. RJD
2019--CHANGED FACTOR FROM .70 TO .78 RJD.
WAS 1.16 FOR 2010 TREND. RJD
2013--CHANGED FROM 1.0 TO .70. RJD

Neighborhood Factor:	1.5700
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35900.00	35900.00	35900.00	35900.00	35900.00	35900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400213-011	LAKEWOOD ACRES

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62/10100. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. MOVED PARCELS HERE FROM LAKEWOOD ACRES 2ND AND 3RD. RJD
2022--CHANGED 9/91 FROM 32000/6000 TO 43600/10000. RJD
2021--CHANGED FACTOR FROM 1.25 TO 1.28. RJD
2020-CHANGED FACTOR FROM 1.18 TO 1.25 CHANGED FF FROM 200 TO 330 RB
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
SALE - NO CHANGE FOR 2011 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550394-015	THE SANCTUARY STRAIGHT LOTS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.52 TO 1.60. PER RATIO STUDY. RJD
2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 110 TO 1.29. RJD
2020--CHANGED HOMESITE FROM 25500 TO 40000. RJD
2019--CHANGED FACTOR FROM 1.04 TO1.10 PER RATIO SUTDY. RJD
ADDED A -18 VACANCY FACTOR. RJD
Changed neighborhood factor to .90 based on 2012 appeals RB
2018--CHANGED FACTOR FROM .90 TO 1.04 PER RATIO STUDY. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620174-022	Original Plat of Monrovia

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	165

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710813-021	PARKVIEW ADDITION SEC 1

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/4000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710943-021	SHIREMAN ESTATES ON LAKE

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.45 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.45 TO 1.63 PER RATIO STUDY. RJD
2022--ADDED 9/91 72500/22000. WE DID HAVE A TOKEN 91 VALUE OF 4000. CHANGED VAC FROM -10 TO -23 ADDED ON WATER INFL,70 LOW 50 HIGH 20 PENINSULA.. FACTOR RESET TO 1.45. COMBINED ALL SECTIONS. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.22. RJD
2019--CHANGED FACTOR FROM .99 TO 1.07 PER RATIO STUDY. RJD
CHANGED NEIGHBORHOOD FACTOR TO .90 RB
2018--CHANGED FACTOR FROM .90 TO .99. RJD

Neighborhood Factor:	1.4500
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719982-021	APARTMENTS COST APPROACH MARTINSVILLE

Comments:
2024--CHANGED 11/12/13 FROM 78500-300/78500/78500 TO 147300 - 209400-78500/78500. RJD
TIERS: 147300--179800--209400--300000//12-78500/13-78500

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	147300.00	300000.00	223650.00	147300.00	300000.00	223650.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	78500.00	78500.00	78500.00	78500.00	78500.00	78500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100053-002	ACORN/CORLETT RIDGE

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.37. RJD
2025--CHANGED 9 FROM 32000 TO 40000. RJD
2024--TRIED 9/91 FROM 30000/7500 TO 45800//8300. BUT ENDED UP JUST CHANGING 9/91 FROM 30000/7500 TO 32000/10000. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2023--CHANGED 9/91 FROM 24100/6500 TO 30000/7500.VAC FROM -67 TO -38. RJD
2022--CHANGED 9/91 FROM 27000/7500 TO 24100/6500. VAC FROM -42 TO --67. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32 CHANGED 9/91 FROM 25000/7000 TO 27000/7500, RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28, CHANGED RES EX FROM 6000 TO 7000. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08 AND HS FROM 20600/4200 TO 25000/6000. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.3700
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210663-005	Paradise Place

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9/91 FROM 33800/4000 TO 83900/11200. RESET FACTOR TO 1.41. VAC FROM -30 TO -21.RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
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	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211183-005	Ray Youngs Subdivision 1& 2

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024--CHANGED 9/91FROM 48000/11200 TO 65000/11200. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-ADDED 9/91 48,000/11,200 JMM
2019--CHANGED NEIGHBORHOOD FACTOR FROM 1.00 TO 1.30. RJD
WAS 1.24 FOR 2010 TREND. THIS NEEDS A MOORESVILLE NUMBER, IT WAS ANNEXED. RJD

Neighborhood Factor:	1.2100
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
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	130.00	130.00	130.00	130.00	130.00	130.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500133-014	Falcon Crest

Comments:
2025--CHANGED FACTOR FROM 1.41 TO 1.30. SHOULD HAVE BEEN 1.19 MAYBE. RJD
2024--CHANGED HOMESITE FROM 53000 TO 56000, AND RES EX FROM 10000 TO 11750. RJD
2023--TRIED PRICING WITH THE FLAT 53000 FOR HOMESITES ANNNNND THE RES EX, BUT PUT OLD VALUES BACK. CHANGED OFF LAKE FROM -40 TO -10. CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9 FROM 50000 TO 53000. CHANGED VAC FROM -15 TO -35. RJD
2021--CHANGED FACTOR FROM .95TO 1.00. RJD
NO CHANGE FOR 2011 TREND. RJD
2014 Changed neighborhood factor to .95 RB

Neighborhood Factor:	1.1900
Total Parcels:	35
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	21200.00	21200.00	21200.00	21200.00	21200.00	21200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53000.00	53000.00	53000.00	53000.00	53000.00	53000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550773-015	R-D Farms Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -15 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
2016--CHANGED HOMESITE FROM 29500 TO 42400. RJD

Neighborhood Factor:	1.0800
Total Parcels:	35
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600093-016	ARCADIA ESTATES ALL SECTIONS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	35
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700784-020	PAINTED HILLS OFF LAKE ALL SECTIONS (WASH)

Comments:
2025--CHANGED FACTOR FROM 1.62 TO 1.35 PER RATIO STUDY RD
2025--CHANGED BASE SITE FROM 35000 TO 52000 BY EXTRACTION METHOD, THEN CHANGED IT BACK. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.62 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 38000/ 9000 TO 35000//10000.
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
2014--CHANGED DOUBLE LOT ADJUSTMENT FROM 30% TO 50%. RJD
FOR ALL USEFUL, BUILDABLE OR CONTIGUOUS LOTS. RJD

Neighborhood Factor:	1.3500
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BETHANY TOWN	5260055-007	Bethany Park

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.54 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/8500. RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.4800
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	60
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	60

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5359993-010	C-Commercial Unplatted Gregg

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 227/7700 TO 42400/10000. RESET FACTOR TO 1.44. VAC TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS 1.00 FOR 2010 TREND. RJD
2015--RECHECKED SIZE ADJUSTMENT ON TYPE 11. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.5700
Total Parcels:	36
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450273-012	Morningstar Lake Estates

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -30 TO -35. RJD
2021--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.00 PER RATIO STUDY. CHANGED 9/91 FROM 21700/8000 TO 24700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5459993-012	C-COMM Jackson Commercial Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/10000. VAC FACTOR FROM -20 TO -35. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 28400/11000. CHANGED 11/12/13 FROM VAC FACTOR FROM 21700/8500/4500 TO 60000/48200/11000 -10 TO -60. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/4000 TO 25700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	36
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	2280.00	2280.00	2280.00	2280.00	2280.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551153-015	C-COMM TIER 1 MADISON

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50 PER RATIO STUDY. RJD
2023--CHANGED 11-14 FROM 250000/97000/42400/4000 TO 130900/97000/97000/2500. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	97000.00	97000.00	97000.00	97000.00	97000.00	97000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	97000.00	97000.00	97000.00	97000.00	97000.00	97000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
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						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711173-021	WASHINGTON MEADOW CONDOS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CONDOS WITH NO LAND VALUE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
was 1.14 for 2010 trend. rjd
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719995-021	1-INDUSTRIAL TIER 4 MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.44 TO 1.59 PER RATIO STUDY. RJD

Neighborhood Factor:	1.3200
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270104-008	George R Scruggs North Side

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -25 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500063-014	Brown's Crossing

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.08 TO 1.13 AND CHANGED 9 FROM 24900 TO 30000 AND VAC FACTOR FROM -35 TO -50. RJD
2019--CHANGED FACTOR FROM 1.00 TYO 1.08. RJD
2018--CHANGED FACTOR FROM .92TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO .92. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.3000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550992-015	WILDWOOD SHORES LAKE LOTS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 56600/11500 TO 90000/15000. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.35. SOME OF THIS MAY HAVE BEEN LAND, BUT THE LOTS ARE IRRATIC. RJD

Neighborhood Factor:	1.0800
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200493-004	Morningside Acres Sec 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -35 TO -26 RJD
2021--CHANGED FF FROM 180 TO 230. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.15 PER RATIO SUTDY. MOVED MOST HOUSES TO A 1.10 MARKET MODEL ALSO. RJD

Neighborhood Factor:	1.2100
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400073-011	BOWMANS WAVERLY HEIGHTS

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED FF FROM 130 TO 250. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.13 TO 1.18 RJD
WAS 1.10 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO .87. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD
2017--CHANGED FACTOR FROM 1.10 TO 1.13. RJD

Neighborhood Factor:	1.4500
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	130.00	130.00	130.00	130.00	130.00	130.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500393-014	White Horse Estates

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. CHANGED LAND 9 FROM 15000 TO 24900. RJD
2023--CHANGED 9/91 FROM 15000/4000 TO 30000/7500. RJD
2021--CHANGED FACTOR FROM 1.04 TO 1.09. RJD
2020--CHANGED FACTOR FROM .92 TO 1.04. RJD
2019--CHANGED FACTOR FROM .82TYO .92. RJD
2016--CHANGED FACTOR FROM 1.00 TO .82. RJD

Neighborhood Factor:	1.3000
Total Parcels:	38
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24900.00	24900.00	24900.00	24900.00	24900.00	24900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5629992-022	C-COMM TIER 2 MONROVIA

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 13 FROM 4000 TO 10000. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	38
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700693-020	LIBERTY VALLEY SUB AMENDED

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2024--LAND HAD DATA ENTRY ERROR. THE LOW DIDN'T MATCH THE HIGH AT 50000. IT WAS STILL AT 48200. LAND WAS PRICING AT 41900 TO RJD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--ADDED ACREAGE RATES. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2014 CHANGED NEIGHBORHOOD FACTOR TO .87 BASED ON APPRAISAL FROM APPEAL. RB
2018--CHANGED FACTOR FROM .87 TO 1.09. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD

Neighborhood Factor:	1.3000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	190

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701143-020	SAND CREEK KNOLL

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 48200/11000 TO 53800/25000. RJD
2022--CHANGED 9/91 FROM 42000/7500 TO 48200/11000. VAC FROM -5 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27 AND LAND FROM 36200/6400 TO 42000/7500. RJD VAC FACTOR -5
WAS 1.00 FOR 2010 TREND. RJD
2014-39500 HOMESITE DROPED TO 36400, 15000 RES EX DROPPED TO 6400. -28% VAC FACTOR BUILT IN TO TABLE. CHANGED NEIGHBORHOOD FACTOR FROM 1.00 TO 1.15. RJD.
2019--CHANGED FACTOR FROM 1.15 TO 1.17. RJD

Neighborhood Factor:	1.3000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53800.00	53800.00	53800.00	53800.00	53800.00	53800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050133-001	Whispering Wind

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--CHANGED 9/91 FROM 18500/6000 TO 27000/8000. THEN 55000/8000. RESET FACTOR TO 1.26. RJD
2021 CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. CHANGED HS FROM 17500 TO 18500 AND RES EX FROM 4000 TO 6000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270214-008	Brooklyn Original Plat

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM --60 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300333-009	AERO ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -35 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	40500.00	49100.00	49100.00	40500.00	49100.00	49100.00
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	6500.00	6500.00	6500.00	6500.00	6500.00	6500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5469994-013	C-COMM TIER 3 MORGANTOWN

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400/4000 TO 72000/11000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000, 11-13 21700/11000/8000/2500 TO 48400/20000/11000/2500. VAC FROM -40 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.31 FOR 2010 TREND
2017--CHECKED SIZE ADJ 11, COMM LOTS WERE NOT PRICING ENOUGH TO REPRESENT HOOK-UPS. RJD

Neighborhood Factor:	1.2200
Total Parcels:	39
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48400.00	48400.00	48400.00	48400.00	48400.00	48400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
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	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710733-021	C H NUTTERS ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270094-008	C's Rolling Meadows

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -25 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.4800
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600083-016	J E Allman Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED FF FROM 250 TO 310 AND 91 FROM 8500 TO 10100. RJD
2020--CHANGED FF FROM 210/250 AND COMM FF FROM 160/250. CHANGED FACTOR FROM 1.32 TO 1.69. SAME AS BROOKMOORE. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.15 TO 1.26. RJD
2016--CHANGED FACTOR FROM 100 TO 1.15. CHANGED LAND FROM 160 TO 210 FF. CHANGED RES EX FROM 4000 TO 8500. RJD

Neighborhood Factor:	1.1300
Total Parcels:	40
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219943-005	C-DOWNTOWN COMMERCIAL

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--CHANGED 11 FROM 410-600 (MID RANGE OF 505000) TO STRAIGHT UP 600000 PER ACRE. THIS PRICE WAS ONLY ON 2 PARCELS FOR 2024, AND THEY WERE PRICING LOWER THAN THEIR SALES. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
BUILT IN 2016 FOR OLDER DOWNTOWN STYLE BUILDINGS THAT ARE ON LOTS ONLY AS BIG AS THEIR FOOTPRINT OR SLIGHTLY LARGER. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	41
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	410000.00	600000.00	505000.00	410000.00	600000.00	505000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	410000.00	600000.00	505000.00	410000.00	600000.00	505000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350163-010	Claude Moores

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19100/4400 TO 25900/7700. VAC FROM -60 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.20 TO 1.24 RJD.
WAS .74 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.20. RJD

Neighborhood Factor:	1.5700
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550812-015	ROLLING VISTA LAKE AND WOODS

Comments:
2025--CHANGED FACTOR FROM 1.76 TO 1.41. RJD
2024--ADDED ACREAGE PRICING LIKE MOST OF MADISON, 67500 (71800)/15000. CHANGED FACTOR FROM 1.50 TO 1.76. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50. PER RATIO STUDY. RJD
2022--CHANGED SITE FROM 42000 TO 67500. NO VAC FACTOR . RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.22 TO 1.25 PER RATIO STUDY. RJD
was 1.01 for 2010. rjd
2014--CHANGED FACTOR FROM 1.00 TO 1.07. RJD
2015--CHANGED FROM 1.07 TO 1.12. RJD
2018--CHANGED FACTOR FROM 1.12 TO 1.22 RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.4100
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	71800.00	71800.00	71800.00	71800.00	71800.00	71800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710112-021	MARTINSVILLE OUTLIERS GOOD

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 48200/11000 TO 78600/11000. ALSO GAVE THIS A STANDARD VACANCY FACTOR. IT DIDN'T HAVE ONE. RJD
2022--NEW. RJD

Neighborhood Factor:	1.3200
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711142-021	C-COMM TIER 1 MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2024--TRIED 12/13 FROM 244500/100000 TO 400000/300000, BUT CHANGED IT BACK. 11 IS STILL 600000. BASED ON SALE OF USABLE UNDEVELOPED PRICING ON PARCEL: 55-13-04-490-002.005-021 WHERE NEW CULVER'S IS GOING. SEEMS TO NEED MORE 13 VALUE, BUT I GAVE IT SOME PRIMARY. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2023--TRIED FROM 600000/244500/100000 TO 880000/800000/600000. CHANGED BACK SO FAR. RJD
2022--UNCHECKED SIZE ADJUST 11 BOX. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.27. RJD

Neighborhood Factor:	1.3200
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	244500.00	244500.00	244500.00	244500.00	244500.00	244500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450193-012	St John's Commons off water

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2025--CHANGED 9/91 FROM 68000/21000 TO 78400/21000,
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 47500/11000 TO 68000/21000. VAC FROM -35 TO -29 AND FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 54000/2200 TO 54000/10000. VAC FACTOR FROM -10 TO -35. RJD
2022--CHANGED FACTOR FROM 1.24 TO 1.44. RJD
2020--CHANGED HOMESITE FROM 46400 TO 55400. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB
2014 REMOVED DEPTH, SIZE AND PRODUCTIVITY ADJUSTMENT CHECKS. ADDED -15 FOR NOT WOODED. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	42
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78400.00	78400.00	78400.00	78400.00	78400.00	78400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5469992-013	C-COMM TIER 1 MORGANTOWN

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2020--CHECKED SIZE ADJ 11 BOX SO SMALLER ACREAGES WOULD HAVE MORE VALUE. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
THIS PRICING WAS DERIVED FROM THE PER ACRE VALUE THAT PHIL JOHNS PLACED ON THE HENDERSON HOME LAND. RJD

Neighborhood Factor:	1.2200
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	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	139000.00	139000.00	139000.00	139000.00	139000.00	139000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551053-015	JAMESTOWN ESTATES PUD

Comments:
2025--CHANGED FACTOR FROM 1.97 TO 1.62. RJD
2023--CHANGED FACTOR FROM 1.77 TO 1.97 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.77. CONDO'S WITHOUT LAND HAVE HIGHER FACTORS BECAUSE THERE IS A LOCATION ADJUSTMENT THAT TAKES THE PLACE OF LAND VALUE. CHANGED 11/12/13 FROM 25900/8000/4000 TO 100000/48200/15000. THIS HAD NOT BEEN UPDATED LIKE THE OTHER COMM LAND AREAS. RJD
2022--ADDED 9/91 OR 67500/15000. ADDED VAC OF -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.6200
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	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5609993-016	C-Monroe Comm/ Ind Unplatted good

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2025--CHANGED 11/12/13 FROM 48200/10100/4000 TO 58600/16000/10100. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. COMMERCIAL LAND WAS ALREADY 482000/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED LAND FROM 28000/8500 TO 38100/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 85002016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	42
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710532-021	KIVETT PARKSIDE SEC 1 AND 3

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26400/4000 TO 53900/11000. VAC FROM -10 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2016--CHANGED HOMESITE FROM 26400 TO 83000 AND EXCESS FROM 4000 TO 10000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
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	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53900.00	53900.00	53900.00	53900.00	53900.00	53900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711033-021	SUNRISE ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.45 TO 1.63 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000.VAC FROM -33 TO -35. RESET FACTOR AT 1.45. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5059993-001	C-COMM TIER 3 ADAMS

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2024--CHECKED LES THAN ONE ACRE BOX ON 11. CHANGED 13 FROM 8000 TO 10000 LIKE ASHALND. RENAMED BOTH TIER 3. 2024--CHANGED FACTOR FROM 1.60 TO 1.63. THIS SHOULD HAVE BEEN 1.63 LAST YEAR. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR TO 1.26. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.20 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.2700
Total Parcels:	43
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30200.00	30200.00	30200.00	30200.00	30200.00	30200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30200.00	30200.00	30200.00	30200.00	30200.00	30200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600493-016	Savanna Acres

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100 AND FF FROM 220 TO 310. RJD
2019--CHANGED FACTOR FROM 1.22 TO 1.26. RJD
NO CHANGE FOR 2011 TREND. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. 2016--CHANGED RES EX FROM 4000 TO 8500. RJD
2017--CHANGED FACTOR FROM 1.10 TO 1.22. RJD

Neighborhood Factor:	1.1300
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	250

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700102-020	CLEAR CREEK EST SEC 1,2,4

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 45000/11500 TO 48200/11000 THEN TO 61000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. CHANGED 91 FROM 4000 TO 11500 RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710663-021	J E MILES SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. CHANGED FCI FROM 210 TO 240. RJD
2013--CHANGED FF RATE FROM 210 TO 240. CHANGED FCI FROM 210 TO 240. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300063-009	Randolph Adams

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26700 TO 60000/9000. VAC FACTOR FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTORFROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.11. AND LAND FROM 20100/4000 TO 34000/10000. FF FROM 160 TO 200. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
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						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460074-013	Clark's Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -65 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	30
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	30
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28400.00	28400.00	28400.00	28400.00	28400.00	28400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460134-013	Hillcrest Addition

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000. VAC FROM -40 TO -60. RJD
2021--CHANGED FACTOR FROM 1.00 TO 1.14. RJD
2019--CHANGED FACTOR FROM .81 TO 1.00 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2016--CHANGED FACTOR FROM 1.00 TO .81 PER RATIO STUDY. RJD

Neighborhood Factor:	1.2200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
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	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5509993-014	C-Jefferson Commercial Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED 11-14 FROM 30000/15000/8000 TO 42400/15000/8000/2500. ALSO CHECKED LESS THAN AN ACRE FOR 11.
2022--UNCHANGED 30000/7000. CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/4000 TO 30000/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	44
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700673-020	LIBERTY MEADOWS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--CHANGED VAC FROM -20 TO -35. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710193-021	CENTERFIELD SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710403-021	FRANK HACKER SUB SEC 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 31700/8500 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710573-021	LINCOLN HEIGHTS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/4000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710933-021	SHIREMAN ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. RJD
2022--GAVE 9/91 VALUES OF 31700/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100093-002	Lake Maxine South Shore

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.60. RJD
2022--RESET FACTOR FROM 1.32 TO 1.26. VAC FROM .-42 TO -40 CHANGED 9 FROM 27000 TO 30000. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32 CHANGED 9/91 FROM 25000/7000 TO 27000/7500, RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.28,-CHANGED RES FROM 15000 TO 25000 AND RES EX FROM 4000 TO 7000. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
WAS SET BACK TO ZERO FOR REASSESSMENT, CHANGING TO 1.05 FOR 2012. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	90.00	90.00	90.00	90.00	90.00	90.00
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	90.00	90.00	90.00	90.00	90.00	90.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300313-009	AVALON WOODS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD
SALE

Neighborhood Factor:	1.2400
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25600.00	25600.00	25600.00	25600.00	25600.00	25600.00
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						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350373-010	HICKORY SPRINGS

Comments:
2025--CHANGED FACTOR FROM 1.49 TO 1.31. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.49. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD---!!THIS DIDN'T HAPPEN. RJD 02/28/24
2022--CHANGED 9/91 FROM 76300/15000 TO 50000/12500 WITH INFLUENCES FOR WOODED, CUL-DE-SAC ETC. VAC FROM -10 TO -35.RJD
2021--CHANGED FACTOR FROM 1.08 TO 1.16. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
NO CHANGE FOR 2011 TREND. LOW RATE WAS 67700, CHANGED TO 76300 IN 2011. RJD

Neighborhood Factor:	1.3100
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719953-021	C-MARTINSVILLE DOWNTOWN COMM FAIR

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED COMM LAND FROM FF TO ACREAGE. GAVE ACREAGE RATES OF 300000/179700/87000. LIKE TIER 2. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--TRYING COMM ACREAGE RATES. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	179700.00	179700.00	179700.00	179700.00	179700.00	179700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550873-015	Table Mesa

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -25 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED ACREAGE FROM 25900/4000 TO 48200/10100 AND FF FROM 190 TO 340. CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.16. RJD
WAS 1.11 FOR 2010 TREND. RJD

Neighborhood Factor:	1.1300
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	340.00	340.00	340.00	340.00	340.00	340.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5259993-006	C-COMM TIER 3 CLAY

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2024--CHANGED 11/12/13 FROM 31700/8000/4000 TO 48200/22000/15000. CHANGED NAME FROM C-COMMERCIAL UNPLATTED CLAY. CHECKED UNDER ONE ACRE BOX FOR 11. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 11/12/13/14 FROM 31700/8000 TO 36000/10000/8000/2500. RJD
2021--CHANGED 9/91 FROM 19200/4000 TO 36000/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.4800
Total Parcels:	49
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	22300.00	18650.00	15000.00	22300.00	18650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400283-011	Original Plat Waverly

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 36000/10000 TO 43600/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 43600/10000. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD CHANGED 9/91 FROM 32000/6000 TO 36000/10000. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.19 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43600.00	43600.00	43600.00	43600.00	43600.00	43600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660084-019	P M Blankenship 2nd AND 3rd

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -45 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5209993-004	C-Commercial Unplatted Brown

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. AND 9/91 FROM 24300/4000 TO 33600/11200. RJD

Neighborhood Factor:	1.2100
Total Parcels:	49
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5409993-011	C-Commercial Unplatted Harrison

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 20200//5800 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 20200-10000 TO
2021--CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.4500
Total Parcels:	49
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500493-014	SKYWAY LN, HIGHLAND COUNTRY ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2025--CHANGED 9/91 FROM 39700/22100 TO 40800/11100. IT WAS TOO HIGH ON EXCESS. BASED ON 2 APPEALS. RJD
2024--CHANGED 9/91 FROM 24900/7000 TO 39700/22100. CHANGED VAC FROM -55 TO -44. PER RATIO STUDY AND RECENT SALES. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2023--CHANGED VAC FROM -15 TO -55. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35 AND CHANGED 9 FROM 19500/4000 TO 24900/7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40800.00	40800.00	40800.00	40800.00	40800.00	40800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11100.00	11100.00	11100.00	11100.00	11100.00	11100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551043-015	THE VILLAGE AT HEARTLAND CROSS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2023-- REGRADED NEIGHBORHOOD. RJD
2022--CHANGED SITE VALUE FROM 30000 TO 58000. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.15 TO1.21 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2014 CHANGED NEIGHBORHOOD FACTOR TO .80 RB
2017--CHANGED NEIGHBORHOOD FACTOR FROM .80 TO 1.19
2018--CHANGED FACTOR FROM 1.13 TO 1.15 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700053-020	Arnwood Subdivision Sec 1&2

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2023--TRIED VAC FACTOR FROM -10 TO -35. CHANGED 9/91 FROM 50000/10000 TO 54300/36900. RJD
2022--NO CHANGE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
18450-----65000/12500?

Neighborhood Factor:	1.3000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	210

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700123-020	COLONIAL HILLS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022-CHANGED 9/91 FROM 20500/4000 TO 48200/11000. VAC FROM -15 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300083-009	Cedar Run Sec 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CEDAR RUN LAND IS CEDAR RUN ONLY PRICING. DID NOT GIVE TOWNSHIP PRICING. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTORFROM 1.11 TO 1.27. CHANGED RES EX FROM 4000 TO 15000. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.11. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.05. RJD
2018--REMOVED FRONT FOOT PRICING METHODS THAT ARE NOT TO BE USED TO PREVENT MISTAKES. RJD

Neighborhood Factor:	1.2400
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	300

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

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450003-012	C-COMM Jackson Commercial Platted

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 28400/11000. VAC FACTOR FROM -10 TO -60. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD//MOVED ALL PARCELS TO ENTIRE TWP. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. CHANGED 9/91 FROM 21700/4000 TO 25700/8500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.3000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28400.00	28400.00	28400.00	28400.00	28400.00	28400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28400.00	28400.00	28400.00	28400.00	28400.00	28400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500283-014	Patton Park Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--UNCHANGED 30000/7000. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. ADDED LAKEFRONT AND LANDSCAPE INFLUENCE. THESE LOTS SOMETIMES HAVE A LOT OF ADDITIONS NOT PICKED UP ANY OTHER WAY LIKE FIERPITS IN GRAVEL, TERRACES WITH RET WALLS. WOODEN OR STONE STEPS TO GIVE LAKE ACCESS. THESE CAN BOTH BE ADDED TO VACANT LOTS. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
WAS .98FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	165.00	165.00	165.00	165.00	165.00	165.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200143-004	Country View Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED SITE FROM 55000 TO 62400 AND VAC FROM -48 TO -28. 2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED SITE VALUE TO 55,000 AND VACANCY TO -48%. FACTOR 1.32. RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.08 TO 1.15. RJD
2016--CHANGED FF RATE FROM 290 TO 350
2017--CHANGED TO SITE VALUE AT 41900. CHANGED FACTOR FROM 1.00 TO 1.22. RJD
2018- CHANGED SITE VALUE TO 39,000 AND FACTOR TO 1.08 PER OWNER TO OWNER SALES AND APPRAISAL RB

Neighborhood Factor:	1.2100
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300403-009	ROLLING HILLS AREA GREEN

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21. RJD
2016 Changed excess acreage to $6,000
2017--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.2400
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41900.00	41900.00	41900.00	41900.00	41900.00	41900.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210463-005	Knightsbridge Sec 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED SITE FROM 36400/4000 TO 63900/11200. VAC FROM -28 TO -21. RJD
2019--CHANGED FACTOR FROM 1.15 TO 1.31. RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB
2014--CHANGED LAND TO 36000 SITE VALUE, NEIGH FACTOR FROM 1.00 TO 1.07. RJD
2016--CHANGED FACTOR FROM 1.07 TO 1.10. RJD
2017--CHANGED FACTOR FROM 1.10 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211063-005	BRIDGEMOR VILLAGE

Comments:
2025--CHANGED FACTOR FROM 2.20 TO1.92. RJD
2023--CHANGED FACTOR FROM 1.59 TO 2.25. PER RATIO STUDY. RJD
2019--CHANGED FACTOR FROM 1.43 TO 1.59 PER RATIO SUTDY. RJD
2013 Changed factor to 1.33. 2011-2012 neighborhood factor was 1.48 but most attached units had a .90 override on the market model. The new factor removes the need for the override. RB
2017--CHANGED FACTOR FROM 1.33 TO 1.43. BEGINNING RATIO STUDY WAS AT 70-90% OF SALES VALUES
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.9200
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710363-021	FAIRVIEW ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1100.00	1100.00	1100.00	1100.00	1100.00	1100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710973-021	S M SHIRLEYS SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25400/4000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300113-009	Continental Manor

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/11000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2400
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20100.00	20600.00	20100.00	20100.00	20600.00	20100.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300303-009	GREEN MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24 2025--CHANGED VAC FACTOR FROM -35 TO -50. RJD
2024--CHANGED 9/91 FROM 60000/10000 TO 65000/11000. THESE WERE DONE AS SITE VALUE AT 34900 PER SITE. CHANGED TO ACREAGE PRICING. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 60000/10000. SITE FROM 22000 TO 39400. VAC FROM -60 TO -35 RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD
WAS 1.02 FOR 2011 TREND. RJD
2018--NO VACANCY FACTOR

Neighborhood Factor:	1.2400
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500313-014	R.R. Kinton Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022-CHANGED 9-91 FROM 30000/7000 BACK TO 19500/4000. THIS IS A BLIGHTED AREA. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. ADDED LAKE INFLUENCE TO LAKE LOTS. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.3000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	7000.00	5500.00	4000.00	7000.00	5500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210503-005	Marleywood Estates Sec 1 & 2

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED SITE VALUE FROM 30400 TO 65300/11200
2017--ADDED SITE VALUE 30400 PER SITE. CHANGED FACTOR FROM 1.14 TO 1.32. RJD
2014--CHANGED FACTOR FROM 1.00 TO 1.14 PER RATIO STUDY. RJD

Neighborhood Factor:	1.2100
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210693-005	Pioneer Country Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
NO VACANCY FACTOR NEEDED. ALL CITY LOTS HAVE HOOKUPS READY. ON STREET PARKING FOR MOST SO NO DRIVE. THE PRICE YOU PAY INCLUDES ALL SEWER AND WATER COSTS ALREADY. RJD2023--CHANGED FACTOR FROM 1.05 TO 1.41 PER RATIO STUDY FOR 2023. TRYING 9/91LAND VALUES OF 122800/100000. STRAIGHT ACREAGE PRICE, NO LESS THAN ONE ACRE. RJD
2023--CHANGED 91 FROM 100000 TO 83900. RJD
2022--ADDED 9/91 OF 83900/11200. RESET FACTOR TO 1.05. VAC FROM -30 TO -21.RJD
2022-ADDED 9 @ 98,000/28000 JMM
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2015--ADDED ACREAGE RATE, AND REMOVED 9 SIZE ADJUSTMENT. RJD
2010--RESTRATIFIED ENTIRE NEIGHBORHOOD CORRECTING GRADES AND HOUSE TYPES rjp

Neighborhood Factor:	1.2100
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	435.00	435.00	435.00	435.00	435.00	435.00
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	435.00	435.00	435.00	435.00	435.00	435.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	122800.00	122800.00	122800.00	122800.00	122800.00	122800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550303-015	Eugene Field's 1st Sub

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 67500/15000. VAC FROM -20 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
no change for 2011 trend rjd

Neighborhood Factor:	1.0800
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710683-021	S. M. MITCHELL ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000.. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5309993-009	C-Commercial Unplatted Green

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2024--CHANGED 11-12-13 FROM 29300/8900/4000 TO 62000/48200/12000. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD2022--CHANGED 9/91 FROM 28300/8100 TO 60000/10000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD
2018--NO VACANCY FACTOR NEEDED

Neighborhood Factor:	1.2400
Total Parcels:	61
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29300.00	29300.00	29300.00	29300.00	29300.00	29300.00
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	8900.00	8900.00	8900.00	8900.00	8900.00	8900.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400093-011	CROOKED CREEK

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED LAND 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
was 1.00 for 2010.rjd
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400243-011	OLD PORT ROYAL

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS1.25 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED FACTOR FROM 1.04 TO 1.10, HOMESITE FROM 20200 TO 32000 AND EX FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.4500
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600323-016	Keller Hill Heights

Comments:
2025--CHANGED FACTOR FROM 1.71 TO 1.38 RJD
2024--CHANGED FACTOR FROM 1.48 TO 1.71 PER RATIO STUDY. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. AND FF FROM 210 TO 310. RJD
2020--CHANGED FACTOR FROM 1.30 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.26 TO 1.30. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.15. RJD
2018--CHANGED FACTOR FROM 1.15 TO 1.26. RJD

Neighborhood Factor:	1.3800
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719983-021	C-COMMERCIAL APARTMENT HOUSING

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 11/12/13 FROM 50000/8000/4000 TO 65000 ACROSS THE BOARD. THIS WAS SUPPOSED TO HAPPEN LAST YEAR BUT I DIDN'T GET THE COMM CHANGED WHEN MOST OF THE ONES IN HERE HAD LAND DONE AS COMMERCIAL. THEY MAYBE NEED TO BE DONE AS RES SINCE MOST ARE ROW TYPE. CHECKED SIZE ADJ FOR TYPE 11 ALSO. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25900/4000 OT 65000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS .82 FOR 2010 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210643-005	Original Plat Of Mooresville

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
NO VACANCY FACTOR NEEDED. ALL CITY LOTS HAVE HOOKUPS READY. ON STREET PARKING FOR MOST SO NO DRIVE. THE PRICE YOU PAY INCLUDES ALL SEWER AND WATER COSTS ALREADY. RJD
2023--CHANGED 91 FROM 11200 TO 83900. RJD
22-ADDED 83900/11,200. VAC FROM -20 TO -21. RJD
2021--CHANGED FF FROM 250 TO 350. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219992-005	C-COMM TIER 2 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--CHANGED RES FROM 33800/4000 TO WHAT EVERYONE ELSE IS AT, 83900/15000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-- CHANGED 12/13 FROM 50000/21000 TO
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2017--CHANGED LAND RATE HIGH FROM 244500 TO 390000. THIS IS FROM CVS APPRAISAL. CHANGED NAME FROM SOUTHBRIDGE CROSSING TO MOORESVILLE TIER 2. THE PONDEROSA LAND JUST SOLD FOR A SIMILAR PRICE. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD

Neighborhood Factor:	1.2100
Total Parcels:	63
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	173900.00	390000.00	281950.00	173900.00	390000.00	281950.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	150000.00	100000.00	50000.00	150000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	21000.00	50000.00	35500.00	21000.00	50000.00	35500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33800.00	33800.00	33800.00	33800.00	33800.00	33800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620164-022	Glenn Latta

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--ADDED 9/91 OF 58600/10100 FOR SWITCH TO ACERAGE PRICING. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550373-015	The Landing at Heartland

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.13. RJD
2022--CHANGED SITE VALUE FROM 32000 TO 55000. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 104 TO 1.29. RJD
2019--CHANGED FACTOR FROM .97 TO 1.04. PER HEARTLAND RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2014 CHANGED NEIGHBORHOOD FACTOR TO .90 RB
2018--CHANGED FACTOR FROM .90TO .97 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
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	530.00	550.00	530.00	530.00	550.00	530.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	530.00	550.00	530.00	530.00	550.00	530.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050363-001	R-HICKORY MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.27 TO 1.12. RJD
2025--CHANGED CHANGED 9 FROM 18500 TO 22500, VAC FROM -45 TO -20. RJD-20
2023--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2023--MOVED ALL PARCELS TO R-HICKORY MEADOWS. RJD
2022--RESET FACTOR TO 1.15. RJD
2021-- CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.17 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO SUTDY. RJD

Neighborhood Factor:	1.1200
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211042-005	VILLAGES OF EASTMOORE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--TOTALLY CHANGED THIS NEIGHBORHOOD FROM SITE + FF TO ACREAGE. 9/91 OF 90000/11200. RJD
2022--UNCHECKED BOX FOR DEPTH SO FF ADDITIVES WOULD PRICE STRAIGHT FF PRICE. ADDED 9 ACREAGE RATE OF 83900/11200. RJD
2020--CHANGED FACTOR FROM 1.00 TO 1.23. RJD
LAND IS DONE BY SITE VALUE PLUS FRONT FOOT.
2020--CHANGED ALL OF VILLAGES OF EASTMOORE, MADE THIS ONE NEIGHBORHOOD THAT WOULD HANDLE ALL. SMALLER LOTS ARE LOWER PRICED. COMBINED LOTS GET +35 FOR EXTRA LAND PLUS FF FOR BOTH LOTS. RJD

Neighborhood Factor:	1.2100
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5551273-005	GRAND OAKS

Comments:
2025--CHANGED FACTOR FROM 1.79 TO 1.21. RJD
2025-- STARTED AT 73600, BUT CHANGED TO 80500 BECAUSE EVERY LAND SALE WAS FOR THIS MUCH.
NEW FOR 2024. SET LAND SITE VALUE AT 20% OF MEDIAN PROPOSED HOUSE SALE PRICE. I WILL ADJUST THIS AS ACTUAL SALES COME IN. RJD

Neighborhood Factor:	1.2100
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700773-020	MORGAN TRAILS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 61000/11000 TO PRICE AS ACREAGE. WE HAD 9500 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.0 TO 1.16 PER RATIO STUDY. RJD
2016--CHANGED RES EX RATE FROM 4000 TO 9500 LIKE CEDAR TRACE AND SAND CREEK KNOLL. RJD

Neighborhood Factor:	1.3000
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61000.00	61000.00	61000.00	61000.00	61000.00	61000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210203-005	1-INDUSTRIAL TIER 2 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024-- CHANGED RES LAND FROM 33800/4000 TO 83000/11200 LIKE ALL OF THE REST OF MOORESVILLE. CHANGED 12/13 FROM 35000/15000 TO 58000/35000. RJD
2023--CHANGED 11-13 FROM 55000/34000/15000 TO 80000/35000/15000. CHANGED NAME FROM TIER 2 TO TIER 1. 2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	67
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	58000.00	58000.00	58000.00	58000.00	58000.00	58000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90.00	83000.00	41545.00	90.00	83000.00	41545.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550363-015	The Settlement At Heartland

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50. PER RATIO STUDY. RJD
2022--CHANGED SITE VALUE FROM 32000 TO 57000. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 110 TO 1.29. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2013--REGRADED ENTIRE NEIGHBORHOOD. RMB
2014 CHANGED FACTOR TO .80
2016--CHANGED FACTOR BACK TO .97 EVERY SALE FROM 2007 UP WAS LOW. NOT JUST SOME. RJD
2018--CHANGED FACTOR FROM .97 TO 1.00 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	380.00	350.00	350.00	380.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	28900.00	25900.00	25900.00	28900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	350.00	380.00	350.00	350.00	380.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25900.00	28900.00	25900.00	25900.00	28900.00	25900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250073-006	Centerton Original Plat

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -15 TO -36. RJD
2021--CHANGED FF FROM 170 TO 250 AND FACTOR FROM 1.32 TO 1.35
2020--CHANGED FACTOR FROM 1.01 TO 1.32. RJD
2019--CHANGED FACTOR FROM .92 TO 1.01. RJD
WAS .97 FOR 2010. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO .92. RJD

Neighborhood Factor:	1.4800
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211062-005	BRIDGEMOR SINGLES

Comments:
2025--CHANGED FACTOR FROM 1.87 TO 1.59. RJD
2023--CHANGED FACTOR FROM 1.77 TO 1.87. PER RATIO STUDY. RJD
2022--REMOVED ALL FROM MARKET MODEL. THEY WERE ALL IN THE SAME MODEL WE WILL USE NEIGHBORHOOD FACTOR TO ADJUST ALL. THIS RAISED NEIGH FACTOR FROM 159 TO 169 SINCE MODEL WAS 110. RJD. RAISED FACTOR 8 MORE POINTS. RJD
2016--CHANGED FACTOR FROM 1.57 TO 1.79. THEN CHANGED IT TO 1.70. THIS IS USING ONLY THE SALES THAT ARE INDIVIDUAL TO INDIVIDUAL, NOT BUILDER SALES. THIS IS A 9 POINT SAVINGS FOR THEM FOR US NOT USING THE BUILDER'S OVER PRICED SALES. RJD

Neighborhood Factor:	1.5900
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620013-022	Monroe Twp R1W Annexed to Monrovia

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 31700/7700 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	73
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5650015-065	RAY SOUTH OF LEWISVILLE

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67. CHANGED 9/91 FROM 23900/6500 TO 27900/8000 AND 11-12 FROM 16000/6500 TO 27900/8000. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.65. RJD
2022--CHANGED LAND FROM 16000/5000 TO 23900/ 6500. VAC FROM -54 TO -67. RJD
2021--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
CREATED FOR THE FLOODING AREAS IN SOUTHWEST RAY AND MAYBE ASHLAND. RJD

Neighborhood Factor:	1.4000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27900.00	27900.00	27900.00	27900.00	27900.00	27900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27900.00	27900.00	27900.00	27900.00	27900.00	27900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	PARAGON TOWN	5660014-019	Paragon Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.38. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.50. RJD
2022--ADDED 9/91 OF 39400/8000. VAC FROM -25 TO -44. RJD
2021--CHANGED FACTOR FROM 1.10 TO 1.20. RJD
2019--CHANGED FACTOR FROM .94 TO 1.10 PER RATIO STUDY
WAS 1.16 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM .90 TO .94. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3800
Total Parcels:	71
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39400.00	39400.00	39400.00	39400.00	39400.00	39400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5201023-004	ALLISON ESTATES

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--ORIGINAL GUESS OF 1.55 FACTOR, BUT CHANGED TO 1.74. THEN BACK. RJD
NEW FOR 2025--NEED TO FIND OUT IF THIS NEEDS THE SAME 1.55 FACTOR. TRIED $185,300/93500 9/91 ACREAGE VALUES BUT THOSE WERE WAY TOO HIGH. RJD
USE SITE VALUE FOR NOW. RJD

Neighborhood Factor:	1.2100
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	185300.00	185300.00	185300.00	185300.00	185300.00	185300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	92200.00	92200.00	92200.00	92200.00	92200.00	92200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210763-005	Roberson Village

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2023--REGRADED ALL AND GAVE LAKE INFLUENCE. RJD
2022--ADDED AC 9/91 OF 83900/11200. CHANGED VAC FROM --28 TO -24.RJD ACTUALLY, 95000 FOR HOMESITE.?
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2014 CHANGED NEIGHBORHOOD FACTOR TO .90 RB
2016 CHANGED FACTOR FROM .90 TO 1.04 FROM RATIO STUDY RESULTS. RJD

Neighborhood Factor:	1.2100
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270014-008	Brooklyn Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -15 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	73
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550813-015	Rolling Vista Estates sec 1-5

Comments:
2025--CHANGED FACTOR FROM 1.76 TO 1.41. RJD
2024--ADDED ACREAGE PRICING LIKE MOST OF MADISON, 67500/15000. CHANGED FACTOR FROM 1.50 TO 1.76. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.50. PER RATIO STUDY. RJD
2022--CHANGEDSITE FROM 35500 TO 60000. RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.22 TO 1.25 PER RATIO STUDY. RJD
2014--CHANGED FACTOR FROM 1.00 TO 1.07. RJD
2015--CHANGED FROM 1.07 TO 1.12. RJD
2018--CHANGED FACTOR FROM 1.12 TO 1.22 RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.4100
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	71800.00	71800.00	71800.00	71800.00	71800.00	71800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600333-016	Lake Bodona

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. RJD
2016--CHANGED RES EX FROM 4000 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300212-009	PARADISE LAKE

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.26
2024--CHANGED VACANCY FACTOR FROM -20 TO -75. I HAVE BUILDABLE LEFTOVER LOTS SELLING FOR 13000.- 19000. BUT WORTH MORE WHEN BUILT ON. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--PRICED SITE VALUE W/INFLUENCES//CHANGED 9/91 FROM 72400/36200 TO 90000/38000. VAC FROM -35 TO -20. THIS IS LIKE LAKEVIEW EST, LAKE LEONA AND AGUSTA WOODS LAKE AREAS. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11. RJD

Neighborhood Factor:	1.2600
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	750.00	750.00	750.00	750.00	750.00	750.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710673-021	J M MITCHELL HEIRS ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000.. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550343-015	Hadley Road Estates

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 38500/8000 TO 57400/15000. VAC FROM -22 TO -30. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2014--MOVED NEIGHBORING PROPERTIES FROM BENS CT AND ENTIRE TOWNSHIP INTO THIS NEIGHBORHOOD. REMOVED SIZE ADJ#9. RJD
2018--ADDED COMMERCIAL LAND PRICING FOR CELL TOWERS ETC. RJD

Neighborhood Factor:	1.0800
Total Parcels:	79
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	38500.00	38500.00	38500.00	38500.00	38500.00	38500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	57400.00	57400.00	57400.00	57400.00	57400.00	57400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550953-015	WILDWOOD SHORES OFF LAKE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--ADDED 9/91 OF 67500/15000. VAC FROM -13 TO -26. TRIED 52000/10500. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD

Neighborhood Factor:	1.0800
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	350

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210123-005	Crafton Meadows Sec 1-3

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024--ADDED 65000 SITE VALUE. NO VACANCY. THESE LOTS COME IMPROVED. CHANGED FACTOR FROM 1.59 TO 1.55. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59. RJD
2022--CHANGED 9/91 FROM 46000/11200 TO 83900/11200. VAC FROM -35 TO -21. RJD
2020--CHANGED FACTOR FROM 1.32 TO 1.42. RJD
2019--CHANGED FACTOR FROM 1.14 TO 1.32. RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB
2016--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
2017-- CHANGED FF RATE FROM 220 TO 320, CHANGED LOT PRICING TO SITE VALUE OF 28800, 11200 EX. FACTOR FROM 1.10 TO 1.14. RJD

Neighborhood Factor:	1.2100
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500202-014	LAKE EDGEWOOD ON WATER

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2024--CHANGED LAKE LOT SITE VALUE FROM 58000 TO 70000. RJD
2023--ADDED SITE VALUE FOR LAKE LOTS RES AND RES EX. BEFORE REPRICING ALL LAKE LOTS THE SPREAD WAS 21000-63100. THE OFF LAKE LOTS SPREAD WAS 28600 TO 47500. THERE WERE 22 LAKE LOTS PRICING CHEAPER THAN THE CHEAPEST OFF LAKE LOT. FOR TINY LOTS DONE AS ACREAGE, CHANGED ACREAGE RATE FROM 40000 TO 130000. RJD
NO CHANGE FOR 2011 TREND. 2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD RJD
2014--was 19500 and 4000 acreage, changed to 31400
2016--CHANGED FACTOR FROM 1.29 TO 1.39
2018--CHANGED ACREAGE RATE HOMESITE FROM 19500 TO 52000. CHANGED RES EXCESS FROM 4000 TO 6000. RJD

Neighborhood Factor:	1.3000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	250000.00	250000.00	250000.00	250000.00	250000.00	250000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219993-005	C-COMM TIER 3 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024--TRYING WITH 11 LESS THAN AN ACRE CHECKED. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--FOUND PRICING ERROR IN TABLE. TYPE 13 WAS PRICING BETWEEN 1120 AND 11200 AT 6160. CHANGED 12/13 FROM 20100/11200 TO 50000/31000. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2020--CHANGED 13 FROM 8000 TO 11200. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.2100
Total Parcels:	82
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33800.00	33800.00	33800.00	33800.00	33800.00	33800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5559993-015	C-Commercial Unplatted Madison

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 42400/11500 TO 48200/10100. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.1300
Total Parcels:	86
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11500.00	11500.00	11500.00	11500.00	11500.00	11500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200723-004	Willwood Manor Sec 1-3

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC FROM -15 TO -26 RJD
2021--CHANGED FF FROM 210 TO 220. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.07 FROM RATIO STUDY. RJD
2017--CHANGED FACTOR FROM 1.07 TO 1.17. RJD

Neighborhood Factor:	1.2100
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	240

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270234-008	Shadow-Wood Estates Sec 1-3

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -60 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM .93 TO 1.00. RJD
2013 changed neighborhood factor to .88 RB
2017--CHANGED FACTOR FROM .88 TO .93. RJD

Neighborhood Factor:	1.4800
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	MORGANTOWN TOWN	5460014-013	Morgantown Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.22. RJD
2024--CHANGED FACTOR FROM 1.27 TO 1.52. RJD
2023--CHANGED 9/91 FROM 48400 TO 72000 AND VAC FROM -60 TO -24. RJD
2022--CHANGED 9/91 FROM 21700/4000 TO 48400/11000, 11-13 28400/11000/8000/2500 TO 70000/20000/8000/2500. VAC FROM -15 TO -60. RJD
2021--CHANGED FACTOR FROM 1.18 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.18 PER RATIO SUTDY. RJD
WAS 1.00 FOR 2010 TREND. RJD

Neighborhood Factor:	1.2200
Total Parcels:	88
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72000.00	72000.00	72000.00	72000.00	72000.00	72000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE MTE	5730014-023	Washington Township South Annexed

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2025--CHANGED COMM LAND RATES FROM 24400/8000/4000 TO 50000/30000/12500. RJD
2023--CHANGED 9/91 FROM 31700/9500 TO 48200/9500.CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24000/7000 TO 31700/9500. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.27. CHANGED LAND FROM 18000/3500 TO 24000/7000. RJD

Neighborhood Factor:	1.3200
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	9500.00	7650.00	5800.00	9500.00	7650.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2390.00	10000.00	6195.00	2390.00	10000.00	6195.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210773-005	Roberson Woods Sec 1-5

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2023--REGRADED ALL AND GAVE LAKE INFLUENCE. RJD
2022--ADDED AC 9/91 OF 95000/11200. CHANGED VAC FROM --20 TO -21.RJD
2020--CHANGED FACTOR FROM 1.14 TO 1.23. RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB...Increased Front Foot base rate from 330 to 420 and increased neighborhood factor from 1.00 to 1.04. Neighborhood has been regraded. RB
2016 CHANGED FACTOR FROM 1.04 TO 1.14 FROM RATIO STUDY RESULTS. RJD

Neighborhood Factor:	1.2100
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	420.00	420.00	420.00	420.00	420.00	420.00
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	420.00	420.00	420.00	420.00	420.00	420.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	95000.00	95000.00	95000.00	95000.00	95000.00	95000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620014-022	Monrovia Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.46TO 1.13 RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.46 PER RATIO STUDY WITHOUT HOMESTEAD. RJD
2022--CHANGED 9/91 FROM 38000/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.08 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. CHANGED 9\91 FROM 24000/7700 TO 38100/10000 LIKE MONROE. RJD
WAS 1.00 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.08. RJD

Neighborhood Factor:	1.1300
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	1
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	1
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710773-021	W E NUTTERS ADDITION 1 - 5

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551063-015	LAKESIDE COMMONS FREE STANDING HOMES

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.25. RJD
2023--CHANGED FACTOR FROM 1.52 TO 1.72 THEN 160 PER RATIO STUDY. RJD
2022--CAHNGED LOT SITE VALUE FROM 30000 TO 65000. FACTOR FROM 1.32 TO 1.52. RJD
2021--CHANGED FACTOR FROM 1.28 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.17 TO 1.28 PER RATIO STUDY. RJD
made 1.07 for 2012. rjd... chnaged to 1.02 for 2013 based on appeals. rmb
2016--CHANGED FACTOR FROM 1.02 TO 1.17. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
THESE ARE NOT TRUE CONDOS. THEY ARE CONDO-LIKE PER PUD. THIS IS A CO-OP? RJD

Neighborhood Factor:	1.2500
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719994-021	C-COMM TIER 4 MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHECKED SIZE ADJUSTMENT BOXES. CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2016--ADDED FLOOD INFLUENCE. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot	2.00	2.00	2.00	2.00	2.00	2.00
Comm & Ind Primary	All	Acreage	50000.00	87000.00	68500.00	50000.00	87000.00	68500.00
Comm & Ind Secondary	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Comm & Ind Secondary	All	Acreage	20000.00	50000.00	35000.00	20000.00	50000.00	35000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	68500.00	68500.00	68500.00	68500.00	68500.00	68500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700603-020	FOX RUN

Comments:
2025--CHANGED FACTOR FROM 1.57 TO F1.30 PER RATIO STUDY RD
2025--CHANGED RES EX FROM 8500/20000 TO 5200/23300. THEN BACK. FROM APPEALS. RJD
2024--CHANGED VAC FROM -65 TO -50. RJD
2023--CHANGEDVAC FROM -75 TO -65. CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. TRIED 9/91 FROM 48200/8500 TO 48200/26000 BUT CHANGED BACK. RJD
2022--CHANGED 9/91 FROM 32000/8500 TO 48200/8500. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8500.00	20000.00	14250.00	8500.00	20000.00	14250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700633-020	LEGENDARY HILLS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD

Neighborhood Factor:	1.3000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600693-016	LAKE HART ON LAKE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2024--MOVED ALL LAKE PARCELS HERE. THIS WAS CALLED LAKE HART SUB 4 ON LAKE. TRIED 9/91 FROM 31700/7700 TO 58600/10100. A LAKE LOT WOULD BE WORTH MORE THAN ANY OTHER RURAL LOT. BUT HERE, AT LEAST AS MUCH AS OFF LAKE RURAL LOTS. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551013-015	Wisers 1st & 2nd

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2025--CHANGED 9/91 FROM 48200/10100 TO 67500/15000. THIS ONE GOT MISSED 2 YEARS AGO.
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--ADDED 9/91 67500/15000. VAC FROM -31 TO -26. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD

Neighborhood Factor:	1.0800
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710443-021	HIGH SCHOOL SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
Changed Neighborhood factor to .85 for 2013 RB
2018--CHANGED FACTOR FROM .85 TO1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350233-010	BRIARWOOD LAKE

Comments:
2025--CHANGED FACTOR FROM 1.90 TO 1.69. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.90. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19100/4000TO 42400-10000. VAC FROM -20 TO 30 TO -60. COMBINED ALL 4 SECTIONS RENAMED BRIARWOOD LAKE. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.24 RJD.
WAS 100 FOR 2010. RJD
2015--CHANGED FACTOR FROM 1.00 TO 1.10. RJD
2017--CHANGED FACTOR FROM 1.10 TO 1.16. RJD

Neighborhood Factor:	1.6900
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	152.00	152.00	152.00	152.00	152.00	152.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19100.00	19100.00	19100.00	19100.00	19100.00	19100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	152.00	152.00	152.00	152.00	152.00	152.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550403-015	The Villas at Heartland

Comments:
2025--CHANGED FACTOR FROM 1.50 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.20 TO 1.50. PER RATIO STUDY. RJD
2022--CHANGEDSITE FROM 20500 TO 40000. RESET FACTOR TO 1.20. CHANGED VAC FACTOR FROM -35 TO -38 RJD
2019--CHANGED FACTOR FROM 1.13 TO1.31 PER RATIO SUTDY. RJD
NO CHANGE FOR 2011 TREND. RJD
Re-graded entire neighborhood at C+1 and changed Neighborhood factor to .90 for 2013. RB
2016--CHANGED FACTOR FROM .90 TO 1.0 PER RATIO STUDY RESULTS. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.13 RJD

Neighborhood Factor:	1.1300
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	640.00	660.00	640.00	640.00	660.00	640.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	28900.00	25900.00	25900.00	28900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	640.00	660.00	640.00	640.00	660.00	640.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700253-020	Fewell & Rhoades Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--USING SITE VALUE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09 AND EXCESS ACREAGE RANGE 4000 TO 10000. RJD

Neighborhood Factor:	1.3000
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270114-008	Henderson Ridge Sec 1-3

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--THIS WAS ALL IRONED OUT FOR 2021...JUST UPDATED NEIGH FACTOR. RJD
2021--CHANGED FF FROM 260 TO 390 AND 9/91 FROM 19200/4000 TO 56100/10000, VAC FROM -20 TO -15. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD Changed to 1.24 as result of appeals
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.04 TO 1.10. RJD
2013 changed neighborhood factor to .96 based on 2012 appeals RB
2017--CHANGED FACTOR FROM 1.00 TO 1.04. RJD

Neighborhood Factor:	1.4800
Total Parcels:	112
Res Avg Lot Size:	0.6000
Res Avg Lot Width:	135
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	135
C/I Avg Lot Depth:	175

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
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	390.00	390.00	390.00	390.00	390.00	390.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	56100.00	56100.00	56100.00	56100.00	56100.00	56100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710592-021	DUO, ANEL, VIRGINIA STREET AREA

Comments:
2025--CHANGED FACTOR FROM 1.79 TO 1.52 PER RATIO STUDY RD
2024--CHANGED 9/91 F ROM 48200/11000 TO 78600/11000. CHANGED FACTOR FROM 1.59 TO 1.79 PER RATIO STUDY. ALSO, MOVED ALL PARCELS HERE FROM SO AC 1980+. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 38000/0 TO 50000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
COMBINES DUO DRIVE AREA, CHAMPLIN MEADOWS, R MARTINDALE SUB, R&N SUB, AND BOLINS 1,2 AND 3. (IN 2023--ADDED SOUTHERN ACRES TO THE MIX.) RJD
2018--CHANGED FACTOR FROM 1.07 TO 1.09. RJD

Neighborhood Factor:	1.5200
Total Parcels:	112
Res Avg Lot Size:	0.2110
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400343-011	Wolff's Waverly Woods

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10000 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/6000 TO 43600/10000. RJD
2021--CHANGED 9/91 FROM 32000/6000 TO 36000/10000. CHANGED FF FROM 130 AND 190 TO 240.CHANGED FACTOR FROM 1.18 TO 1.28. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.18 RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2015--CHANGED HOMESITE FROM 20200 TO 32000, AND EX FROM 4000 TO 6000. CHANGED FACTOR FROM 1.04 TO 1.10. RJD

Neighborhood Factor:	1.4500
Total Parcels:	114
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710293-021	CATHERINE DICKSON SUBDIVISION

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2025--CHANGED 9/91 FROM 48200/11000 TO 78600/11000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FF FROM 230 TO 330 AND FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710983-021	SOUTHERN ACRES

Comments:
2025--CHANGED FACTOR FROM 1.79 TO 1.32 PER RATIO STUDY RD
2024--CHANGED 9/91 F ROM 48200/11000 TO 78600/11000. CHANGED FACTOR FROM 1.59 TO 1.79 PER RATIO STUDY. ALSO, MOVED ALL PARCELS HERE FROM SO AC 1980+. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	120
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711143-021	C-COMM TIER 2 MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2025-- CHANGED L-11 HIGH RATE FROM 300000 TO 220000. UNCHECKED 11 LESS THAN AN ACRE BOX. RJD
2023--CHANGED 12/13 FROM 87000/21500 TO 179700/87000. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. 300000/80000-21000-4000 RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2017--ADDED 30% CORNER INFLUENCE FOR PRIMARY PER 2012 CVS APPEAL APPRAISAL. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	770.00	770.00	770.00	770.00	770.00	770.00
Comm & Ind Primary	All	Square Foot	6.89	6.89	6.89	6.89	6.89	6.89
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	179700.00	179700.00	179700.00	179700.00	179700.00	179700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250233-006	GOLD CREEK RD ROMINE RD AREA

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2024--CHANGED 11-13 FROM 38000/10000/8000 TO 56000//20000/11000. LAND FOR COMMERCIAL WOULD NOT COST LESS THAN RES. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 38800/10000 TO 56000/11000. CHANGED VAC FROM -22 TO -31 AND ADDED FACTOR OF 1.26. RJD
2021--CHANGED 9/91 FROM 38800/6000 TO 38800/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED NAME FROM GOLD CREEK RD 1990 PLUS. RJD
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	56000.00	56000.00	56000.00	56000.00	56000.00	56000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	56000.00	56000.00	56000.00	56000.00	56000.00	56000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	11000.00	9250.00	7500.00	11000.00	9250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	2500.00	12500.00	7500.00	2500.00	12500.00	7500.00
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	2500.00	12500.00	7500.00	2500.00	12500.00	7500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600343-016	LAKE HART OFF LAKE

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.13 RJD
2024--CHANGED RES EX FROM 4000 TO 7700. TRIED HOMESITE FROM 28000 TO 52000. MADE ALL OFF LAKE LOTS ONE NEIGHBORHOOD. CHANGED 9/91 FROM 28000/7700 TO 48200/7700. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.05 TO 1.20. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.05. RJD

Neighborhood Factor:	1.1300
Total Parcels:	125
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711133-021	INDIAN CREEK VILLAGE SEC 1-3

Comments:
2025-- CHANGED SITE VALUE HOMESITE FROM 40000 TO 52400. CHANGED FACTOR FROM 1.59 TO 1.20. RJD
2023--CHANGED LAND FROM 29900 SITE TO 40000. GAVE 48200/11000 ACREAGE RATES AND CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED LAND TO SITE VALUE FROM 25000 TO 29900. CHANGED FACTOR FROM 1.16 TO 1.23 RJD
2020--CHANGED FACTOR FROM 1.01 TO 1.16. RJD
2019--CHANGED FACTOR FROM .98 TO 1.06 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
CHANGED FROM 1.00 TO .86 FOR 2013 TREND. TRENDED WITH ARTESIAN ACRES. RJD
2016-- CHANGED FACTOR FROM .86 TO .89 FROM RATIO STUDY. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM .89 TO .98 PER NEW RATIO STUDY FOR INDIAN CREEK AND ARTESIAN ACRES. RJD

Neighborhood Factor:	1.2000
Total Parcels:	126
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	108

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500203-014	LAKE EDGEWOOD OFF WATER

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.30. RJD
2024--CHANGED LAND TO ACREAGE PRICING. CHANGED 9/91 FROM 31400/7000 TO 68400/25000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. AND 91 FROM 4000 TO 7000. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
2018--CHANGED FACTOR FROM .96 TO 1.08. RJD
2013: WAS 1.29, COMPARED WITH THE ON THE LAKE LOTS. CHANGED PRICING METHOD FROM FF TO SITE + FF, CHANGED TO .96
SEVERAL APPEALS WERE BACKED UP TO 2012. RJD

Neighborhood Factor:	1.3000
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	68400.00	68400.00	68400.00	68400.00	68400.00	68400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710114-021	MARTINSVILLE TWP OUTLIERS FAIR

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2024--CHANGED 9/91 FROM 31700/8000 TO 48200/11000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--NEW. RJD

Neighborhood Factor:	1.3200
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	88500.00	88500.00	88500.00	88500.00	88500.00	88500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210453-005	Karrington Estates

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2024--CHANGED FACTOR FROM 1.59 TO 1.55. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59. RJD
NO VACANCY FACTOR NEEDED. ALL CITY LOTS HAVE HOOKUPS READY. ON STREET PARKING FOR MOST SO NO DRIVE. THE PRICE YOU PAY INCLUDES ALL SEWER AND WATER COSTS ALREADY. RJD
2022--CHANGED SITE VALUE FROM 24700 TO 52200. 91 FROM 4000 TO 11200. RJD
2019--CHANGED FACTOR FROM 1.11 TO 1.33. RJD
Gave .92 factor based on 2014 appeals
2016--CHANGED FACTOR FROM .92 TO 1.04 DUE TO RATIO STUDY WITH 17 VALID SALES. CHANGED LAND PRICING METHOD TO SITE, LAND HERE RANGED FROM 19600 TO 40600 PER LOT. NOW THEY RANGE FROM 27700 TO 30100 AND ONE BIG LOT, 35500. RJD
2017--CHANGED FACTOR FROM 1.04 TO 1.11. RJD

Neighborhood Factor:	1.2100
Total Parcels:	132
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711153-021	SOUTHEAST MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 38000/8000 TO 48200/11000. COMBINED LEOTA, CADET, HOLDEN'S, JAMES HILL'S AND RAY SPROULS. USED LEOTA AND CHANGED NAME TO SOUTHEAST MART. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/4000 TO 38000/8000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210083-005	Brookmoore Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022-CHANGED 9/91 FROM 33800/7500 TO 83900/11200. VAC FROM -25 TO -21. RJD
2020--CHANGED FACTOR FROM 1.59 TO 1.69. RJD
2019--CHANGED HOMESITE SITE VALUE FROM 25000 TO 33600, AND FF FROM 230 TO 400.00. FACTOR FROM 1.65 TO 1.59 RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB
2014--CHANGED NEIGHBORHOOD FACTOR FROM 1.00 TO 1.45, CHANGED RES EX FROM 4000 TO 7500, ADDED SITE VALUE OF 25000 PER LOT. RJD
2015- CHANGED NEIGHBORHOOD FACTOR TO 1.37 BASED ON APPEALS. RB
2017--CHANGED FACTOR FROM 1.37 TO 1.65. RJD

Neighborhood Factor:	1.2100
Total Parcels:	137
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	170

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
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	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5711223-021	HANNA FARMS

Comments:
2025--CHANGED LAND RATE FROM INITIAL 52400 TO 85700. THERE WAS ANOTHER SALE THAT WOULD MAKE THIS 81800 FOR NEXT YEAR. RJD

Neighborhood Factor:	1.3200
Total Parcels:	137
Res Avg Lot Size:	0.1500
Res Avg Lot Width:	56
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	350000.00	350000.00	350000.00	350000.00	350000.00	350000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	175000.00	175000.00	175000.00	175000.00	175000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550703-015	North Madison Crossing

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.38. RJD
2024--CHANGED FROM SITE AT 53000 WITH INFLUENCES TO ACREAGE PRICING. ADDED 185300/92200 FOR 9/91. RJD. Chnaged Underimproved from -50 to -25 JMM
2023--CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022-CHANGED FACTOR FROM 1.29 TO 1.36. CHANGED SITE FROM 30000 TO 53000. COMBINED BOTH SECTIONS AND REGRADED. RESET FACTOR FROM 1.29 TO 1.26. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
2018--CHANGED HOMESITE SITE VALUE FROM 27500 TO 30000. RJD

Neighborhood Factor:	1.3800
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	185300.00	185300.00	185300.00	185300.00	185300.00	185300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	92200.00	92200.00	92200.00	92200.00	92200.00	92200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719992-021	C-COMM TIER 3 MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2025--CHANGED 11 FROM 179700 TO 265000. CHANGED CORNER INFLUENCE FROM + 60 TO 33. then changed back. left the +33 corner infl. RJD
2023--CHANGED COMM LAND FROM 143700/21500/8000 TO 179700/87000/50000 ///??? TRYING THE 218100 WITHOUT BOX CHECKED FOR 11.THIS WOULD BE FROM SALE OF CARPENTER'S LAND ADDED TOGETHER PLUS 20000 FOR LAND IMPROVEMENTS. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHECKED LESS THAN ONE ACRE FACTOR FOR SIZE ADJ 11. CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
2013--FKA MARTINSVILLE COMM UNPLAT GOOD. RJD
2014--CHANGED 12 FROM 15000 TO 80000 AND 13 FROM 8000 TO 21500. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. 2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	140
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	179700.00	179700.00	179700.00	179700.00	179700.00	179700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5719993-021	C-Martinsville Comm Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 12/13 FROM 11000/4000 TO 33100/11000 AND 9/91 FROM 24400/4000 TO 50000/33100, RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	144
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	33100.00	33100.00	33100.00	33100.00	33100.00	33100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	33100.00	33100.00	33100.00	33100.00	33100.00	33100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450012-012	1-ENTIRE JACKSON TOWNSHIP NORTHWEST

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 62500/11000. VAC FACTOR FROM -10 TO -30. RJD

Neighborhood Factor:	1.3000
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	11000.00	8500.00	6000.00	11000.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	6000.00	11000.00	8500.00	6000.00	11000.00	8500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	BROOKLYN TOWN	5270154-008	LANDERS 1st 2ND AND NEW

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 19200/4000 TO 48200/11000. VAC FROM -55 TO-36. RESET FACTOR TO 1.44. 11-13 FROM 31700/10000/8500 TO 482000/11000/8500. RJD
2020--CHANGED FACTOR FROM 1.22 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.22. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.4800
Total Parcels:	147
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	320.00	300.00	300.00	320.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8500.00	8500.00	8500.00	8500.00	8500.00	8500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250014-006	ROBB HILL NORTH, WALNUT GROVE

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD2022--CHANGED 9/91 FROM 31700/8500 TO 36000/10000. VAC FROM -15 TO -27. RJD
2021--CHANGED 9/91 FROM 21300/6000 TO 31700/8500. RJD--CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.09 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.09. RJD
WAS 100 FOR 2010. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD

Neighborhood Factor:	1.4800
Total Parcels:	150
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550193-015	COLLETT ACRES AND MEADOWS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.32. RJD
2023--COMBINED ALL OF COLLETT A& M. CHANGED FACTOR FROM 1.26 TO 1.60. RJD
2022--CHANGED SITE FROM 21600 TO 48700. VAC FROM -27 TO -36. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.21 PER RATIO STUDY. RJD
was 1.00 for 2010, rjd
2013 changed neighborhood factor to .85 and site value to 16600 based on 2012 appeals RB
2015--CHANGED SITE VALUE FROM 16600 TO 21600 BASED ON20% OF MEDIAN HOME PRICE. CHANGED FACTOR FROM .85 TO .92. RJD
2016--CHANGED FACTOR FROM .92 TO .93. RJD
2017--CHANGED FACTOR FROM .93 TO 1.00. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. RJD

Neighborhood Factor:	1.3200
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	180

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	380.00	380.00	380.00	380.00	380.00	380.00
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	380.00	380.00	380.00	380.00	380.00	380.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710013-021	MARTINSVILLE OUTLIERS AVERAGE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 36800/11000 TO 78600/ 11000. VAC FROM -15 TO -28. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 31700/8000 TO 36800/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2017--CHANGED FROM HOMESITE 24400 TO 31700. ALSO COM. CHANGED RES EX FROM 4000 TO 8000. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	152
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31700.00	31700.00	31700.00	31700.00	31700.00	31700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710063-021	ARTESIAN ACRES SEC 1 - 5

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.11 TO 1.16. RJD
2020--CHANGED FACTOR FROM 1.01 TO 1.11. RJD
2019--CHANGED FACTOR FROM .98 TO 1.01 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010 TREND. RJD
CHANGED FROM 1.00 TO .86 FOR 2013 TREND. TRENDED WITH INDIAN CREEK VILLAGE. RJD
2016--CHANGED FACTOR FROM .86 TO .89 FROM RATIO STUDY. RJD
2018--CHANGED FACTOR FROM .89 TO .98. RJD

Neighborhood Factor:	1.3200
Total Parcels:	155
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	110

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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	330.00	330.00	330.00	330.00	330.00	330.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11500.00	11500.00	11500.00	11500.00	11500.00	11500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5219994-005	C-COMM TIER 4 MOORESVILLE

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2020--CHANGED 12 FROM 15000 TO 20100 AND 13 FROM 8000 TO 11200. IT SHOULD BE AT LEAST AS HIGH AS RES EX. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.13. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD
2017--TRYING THE 11 SIZE ADJUSTMENT CHECKED. RJD

Neighborhood Factor:	1.2100
Total Parcels:	160
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33800.00	33800.00	33800.00	33800.00	33800.00	33800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5701202-020	F-FOXCLIFF NORTH LAKE LOTS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--USE SITE VALUE. CREATED THIS WITH BASE RATE STARTING AT 90000. THEN FOUND 156000 LOT THAT IS NOT ON A PENINSULA AND CHANGED BASE RATE TO 130000. RESET NEIGHBORHOOD FACTOR TO 1.41. RJD

Neighborhood Factor:	1.3000
Total Parcels:	164
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710253-021	CUNNINGHAM'S ADDITION 1 - 4

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 24400/4000 TO 48200/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	170
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	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	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700913-020	VACATION HEIGHTS - NO ACCESS

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--DIDN'T TOUCH THIS ONE. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
NO CHANGE FOR 2011 TREND. THERE ARE NO HOUSES IN THIS UNUSED NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3000
Total Parcels:	172
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550593-015	F G MILLERS ALL SECTIONS

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--COMBINED ALL F.G. MILLERS INTO ONE NEIGHBORHOOD. CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25900/4000 TO 48200/10100. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2017--CHANGED HOMESITE FROM 25000 TO 25900 SO ALL MILLERS ARE CONSISTENT. RJD

Neighborhood Factor:	1.0800
Total Parcels:	181
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	635
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	635

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550643-015	Millers Fox Hill Subdivision

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--COMBINED MILLERS FOX HILL WITH MILLERSHOME AND 5TH + 5TH FAIR AND 5TH NEW INTO ONE NEIGHBORHOOD. CHANGED FACTOR FROM 1.26 TO 1.48 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25900/4000 TO 48200/10100. RESET FACTOR TO 1.26 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
WAS 1.00 FOR 2010. RJD

Neighborhood Factor:	1.0800
Total Parcels:	181
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	594
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	594

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5709993-020	C-Washington Comm Unplatted

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.30 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED USBL UNDEV FROM 4500 TO 8000. CHANGED FACTOR FROM 1.00 TO .109. RJD

Neighborhood Factor:	1.3000
Total Parcels:	195
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450165-012	PAINTED HILLS UNBUILDABLE LOT JACKSON

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2024--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.24 PER RATIO STUDY. RJD
ONLY FOR SINGLE LOTS. IF SOMEONE OWNS MORE THAN ONE CONTIGUOUS LOT, USE OFF LAKE OR ON LAKE, UNLESS IT IS A CONTIGUOUS WATERSHED, OR LOT YOU CAN'T EVEN WALK ON, THEN IT CAN BE IN THIS CATEGORY ALSO. RJD

Neighborhood Factor:	1.3000
Total Parcels:	228
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	500.00	9000.00	4750.00	500.00	9000.00	4750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210013-005	1-ENTIRE MOORESVILLE UNPLATTED

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2025--CHANGED FACTOR FROM 1.55 TO 1.40. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 83900/11200. VAC FROM -15 TO -21. CHANGED 13 FROM 8000 TO 15000. RJD
2021--CHANGED 9/91 FROM 39300/11200 TO 48200/11200. RJD
2020--CHANGED FACTOR FROM 1.13 TO 1.23. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.13. RJD
2017--CHANGED RES EX FROM 6000 TO 11200 LIKE BROWN. CHANGED FACTOR FROM 1.00 TO 1.12. RJD

Neighborhood Factor:	1.2100
Total Parcels:	230
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710953-021	SHIREMAN ESTATES OFF LAKE

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.26 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.45 TO 1.63 PER RATIO STUDY. RJD
2022--ADDED 9/91 60000/11000. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
was 1.00 for 2010 trend. rjd
Changed neighborhood factor to .90 for 2013
2018--CHANGED FACTOR FROM .90 TO .99. RJD

Neighborhood Factor:	1.2600
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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	290.00	290.00	290.00	290.00	290.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210233-005	Grandview Planned Unit Dev

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.27. RJD
2024--CHANGED 9-SITE/91 FROM, 52000/4000 TO 58000/11200. RJD
2023--CHANGED SITE FROM 43000 TO 52000. THIS IS IN LINE WITH MADISONS SUBS. CHANGED FACTOR FROM 1.41 TO 1.57. RJD
2022--CHANGED SITE VALUE TO 43000
2020--CHANGED FACTOR FROM 1.23 TO 1.33. RJD
2019--CHANGED FACTOR FROM 1.06 TO 1.23. RJD
2013--CHANGED LAND FROM LOT TO SITE VALUE. CHANGED NEIGHBORHOOD FACTOR FROM 1.00 TO .98 RJD
2016--CHANGED FACTOR FROM .98 TO 1.03. RJD
2017--CHANGED FACTOR FROM 1.03 TO 1.06

Neighborhood Factor:	1.2700
Total Parcels:	260
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450161-012	PAINTED HILLS ON LAKE ALL SECTION

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED LOT BASE RATES FROM 35000-75000 USING 55000 TO ALL 75000. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2021--CHANGED LONG MOD SLOPE VALUE FROM 0 TO +20. CHANGED BASE LOT FROM RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
THIS MODEL IS FOR PAINTED HILLS LOTS WITH LAKE FRONTAGE ONLY. ADJUST FOR ALL ATTRIBUTES. RJD
2014--CHANGED DOUBLE LOT ADJUSTMENT FROM 30% TO 50%. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD

Neighborhood Factor:	1.3000
Total Parcels:	264
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	300.00	200.00	100.00	300.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550413-015	The Commons at Heartland

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.60. PER RATIO STUDY. RJD
2022-CHANGED SITE VALUE TO 37,000. 2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 110 TO 1.29. RJD
2019--CHANGED FACTOR FROM 1.03 TO 1.10 PER HEARTLAND RATIO STUDY. RJD
NO CHANGE FOR 2011 TREND. RJD
2013--REGRADED ENTIRE NEIGHBORHOOD. RMB
2014 Changed neighborhood factor to .73 based on 2013 Appeals RMB
2016--CHANGED FACTOR FROM .73 TO .85 BASED ON RATIO STUDY. ADDED WATERFRONT AND CUL-DE-SAC INFLUENCES. RJD
2017--CHANGED FACTOR FROM .85 TO .94. RJD
2018--CHANGED FACTOR FROM .94 TO 1.03 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	270
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	800.00	500.00	500.00	800.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	28900.00	25900.00	25900.00	28900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	500.00	800.00	500.00	500.00	800.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700352-020	F-FOXCLIFF NORTH OFF WATER

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.22 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--ADDED 9/91 VALUES OF 88200/20000. VAC FROM -14 TO -32. THIS HAD 2 PARCELS, CHANGED NAME FROM N FOXCLIFF EST SEC 10 1986 PLUS TO FOXCLIFF N OFF WATER. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09 AND EXCESS ACREAGE RANGE 4000 TO 10000. RJD

Neighborhood Factor:	1.2200
Total Parcels:	278
Res Avg Lot Size:	0.6000
Res Avg Lot Width:	150
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	280

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
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	88200.00	88200.00	88200.00	88200.00	88200.00	88200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210543-005	MOORES ADDITION

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.55. RJD
NO VACANCY FACTOR NEEDED. ALL CITY LOTS HAVE HOOKUPS READY. ON STREET PARKING FOR MOST SO NO DRIVE. THE PRICE YOU PAY INCLUDES ALL SEWER AND WATER COSTS ALREADY. RJD
2023--CHANGED 91 FROM 11200 TO 83900. RJD
2022--CHANGED FF FROM 500 TO 370 AND 48200/11200 TO 83900/11200. I HAVE 2 SALES TO SHOW 500 PER FF WORKS. RJD SOMEONE HAD CHANGED THIS DOWN TO 9-65000. RJD
2021--CHANGED 9/91 FROM 33800/4000 TO 48200/11200 AND FF FROM 240 TO 500. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.34. RJD
WAS 1.00 FOR 2010 TREND. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.16. RJD
2017--CHANGED FACTOR FROM 1.16 TO 1.25.R JD

Neighborhood Factor:	1.2100
Total Parcels:	296
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710793-021	ORIGINAL PLAT OF MARTINSVILLE

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.22 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.3200
Total Parcels:	314
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550383-015	The Mission At Heartland

Comments:
2025--CHANGED FACTOR FROM 1.54 TO 1.13. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.54. PER RATIO STUDY. RJD
2022-CHANGED SITE VALUE TO 42,000 RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2021--CHANGED FACTOR FROM 101 TO 1.29. RJD
2019--CHANGED FACTOR FROM .96 TO 1.01 PER HEARTLAND RATIO STUDY. RJD
WAS .97 FOR 2010 TREND. RJD
2018--CHANGED FACTOR FROM .97 TO 1.00 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM .81 TO .96 PER RATIO STUDY. RJD

Neighborhood Factor:	1.1300
Total Parcels:	319
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
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	460.00	460.00	460.00	460.00	460.00	460.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25900.00	25900.00	25900.00	25900.00	25900.00	25900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5551233-015	The Enclave at Heartland

Comments:
2025--CHANGED FACTOR FROM 1.52 TO 1.32. RJD
2024--CHANGED LAND SITE FROM 55800 TO 60400 PER NEW SALES AVERAGE. CHANGED SECTION 6 AND WATERFRONT INFLUENCES FROM +35 AND+ 25 TO +25 AND +15. ADDED GOLF COURSE INFLUENCE OF 12. RJD
2023--CHANGED FACTOR FROM 1.30 TO 1.52 PER NEW RATIO STUDY ON 2021 SALES. AND LAND VALUE FROM 52000 TO 59500 AT FIRST, THEN TO 55800. RJD
2022--RESET FACTOR TO 1.30 PER RATIO STUDY.RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.31. PER HEARTLAND RATIO STUDY. RJD

Neighborhood Factor:	1.3200
Total Parcels:	331
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050012-001	1-ENTIRE ADAMS TWP NORTH

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.63. RJD
2022--CHANGED 9/91 FROM 32000/9000 TO 48200/10000. RJD

Neighborhood Factor:	1.2700
Total Parcels:	339
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	10000.00	7900.00	5800.00	10000.00	7900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	7500.00	4890.00	2280.00	7500.00	4890.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350014-010	1-ENTIRE GREGG TWP SOUTH

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9 FROM 25900 TO 34700. VAC FROM -15 TO -50. RJD
2021--ADDED PARCELS FROM SOUTHWEST CORNER. CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.20 TO 1.24. ADDED MORE PARCELS. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.20. CHANGED 9/91 FROM 20600/5800 TO 25900/7700. RJD
SALE - WAS 1.00 FOR 2010. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.12. RJD

Neighborhood Factor:	1.5700
Total Parcels:	343
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34700.00	34700.00	34700.00	34700.00	34700.00	34700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2500.00	7700.00	5100.00	2500.00	7700.00	5100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2500.00	6000.00	4250.00	2500.00	6000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	5400012-011	1-ENTIRE HARRISON TWP

Comments:
2025--CHANGED FACTOR FROM 1.65 TO 1.45. RJD
2024--CHANGED 9/91 FROM 43600/10100 TO 62000/12000. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.65 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4500
Total Parcels:	364
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	62000.00	55100.00	48200.00	62000.00	55100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600014-016	1-ENTIRE MONROE TWP R1W

Comments:
2025--CHANGED FACTOR FROM 158 TO 1.13 RJD
2024--CHANGED 9 FROM 48200 TO 53700 AND 11-12-13-FROM 24000/20000/10000/2500 TO 48200/30000/10100. THIS LAND HAS BEEN LEFT BEHIND. CHANGED FACTOR FROM 1.48 TO 1.58. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 48200/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. CHANGED 9/91 FROM 31700/7700 TO 38100/10000. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	385
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53700.00	53700.00	53700.00	53700.00	53700.00	53700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700563-020	F-FOXCLIFF SOUTH ALL LOTS

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.22 PER RATIO STUDY RD
2024--CHANGED NOT WOODED INFLUENCE FROM -30 TO -10. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--CHANGED NAME FROM S FOXCLIFF ESTATES SEC 37 TO 1-A FOXCLIFF SOUTH ALL LOTS. RJD
2022--GAVE 9/91 VALUES OF 50200/20000 AT FIRST, THEN 67600/20000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. VAC FROM -5 TO -35. RJD
2021--CHANGED VACANCY FACTOR FROM -15 TO -55. CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
GAVE MARKET MODELS INSTEAD OF ADJUSTING NEIGHBORHOOD FACTOR FOR 2011. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.2200
Total Parcels:	397
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67600.00	67600.00	67600.00	67600.00	67600.00	67600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700014-020	1-ENTIRE WASHINGTON TOWNSHIP SOUTH QUARTER

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.20 PER RATIO STUDY RD
2023--CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--RE-DELINEATED NEIGHBORHOOD. CHANGED 9/91 FROM 24000/6000 TO 48200/10500. VAC FROM -30 TO -36 RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED RES EX FROM 3500 TO 6000. CHANGED FACTOR FROM 1.13 TO 1.17
2018--CHANGED HOMESITE FROM 18000 TO 24000.

Neighborhood Factor:	1.2000
Total Parcels:	426
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9500.00	9500.00	9500.00	9500.00	9500.00	9500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	10500.00	9000.00	7500.00	10500.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	12000.00	7140.00	2280.00	12000.00	7140.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5210793-005	ROOKER RUN AND TRACE AND SPRING MILL

Comments:
2025--CHANGED FACTOR FROM 1.84 TO 1.51. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.84 not 2.52, RJD
2022-ADDED 9/91 83900/11,200. VAC FROM -35 TO -21. RESET FACTOR TO 1.41. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.31 PER RATIO STUDY. RJD
2013--REGRADED WHOLE NEIGHBORHOOD. RMB
2016--CHANGED FACTOR FROM 1.00 TO 1.08 PER RATIO STUDY OF ALL ROOKER RUN AND TRACE. RJD
2017--CHANGED FACTOR FROM 1.08 TO 1.16.RJD

Neighborhood Factor:	1.5900
Total Parcels:	443
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	154

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
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	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83900.00	83900.00	83900.00	83900.00	83900.00	83900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300014-009	1-ENTIRE GREEN TOWNSHIP SOUTHEAST

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24
2023--CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 26700 to 60000/9000 AND GAVE LARGE ACREAGE BREAKS FROM 9000 TO 5000. VAC FACTOR FROM -29 TO -50. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2021--MOVED ALL PARCELS TO 5300013 THEN BACK. TRYING JUST CHANGING EX FROM 6000 TO 9000. RJD
2020--CHANGED FACTOR FROM 1.21 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.21. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
I THINK GREEN AREA 2SE NEEDS TO BE MORE LIKE GEN TWP IN PRICING. I HAVE LAND SALE THERE FOR 7200 PER ACRE FOR 10.01 A LOT, MAYBE GEN TWP NEEDS TO COME DOWN AND PUT BOTH BACK TOGETHER? OR AT LEAST MOVE THE LINE SO THAT 2SE IS FURTHER TOWARD THE S E CORNER. RJD
2016--CHANGED HOMESITE FROM $22,400 TO 26700 AND EX FROM 4500 TO 6000. RJD
2017--CHANGED FACTOR FROM 1.04 TO 1.16. RJD

Neighborhood Factor:	1.4200
Total Parcels:	486
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26400.00	26400.00	26400.00	26400.00	26400.00	26400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	9000.00	7000.00	5000.00	9000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	26400.00	26400.00	26400.00	26400.00	26400.00	26400.00
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	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450164-012	PAINTED HILLS OFF LAKE ALL SECTIONS

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.32. RJD
2025--CHANGED BASE SITE FROM 35000 TO 52000 BY EXTRACTION METHOD, THEN CHANGED IT BACK. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 23500/ 9000 TO 35000//10000.
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.24 PER RATIO STUDY. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10. PER RATIO STUDY. RJD
ENTER ONE FRONT LOT AT SITE VALUE THEN USE BUILT IN ADJUSTMENTS. THIS IS FOR ALL OF PAINTED HILLS LOTS THAT ARE NOT ACCESSIBLE TO THE LAKE WITHOUT CROSSING ANOTHER PARCEL. A LOT IS EITHER A PRIMARY LOT, SEPTIC LOT OR AN EXTENSION OF YARD OR NEEDS A SECOND LOT TO BUILD. THE PRIMARY LOT (THE LOT MOST LIKELY TO PLACE THE HOUSE ON) GETS THE SECOND LOT TO BUILD ADJUSTMENT ALONG WITH THE UNDER-IMPROVED ADJUSTMENT IF IT HAS NO HOUSE. NOT FOR UNBUILDABLE LOTS. RJD

Neighborhood Factor:	1.3200
Total Parcels:	552
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Morgan County Land Order

JACKSON TOWNSHIP

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	MARTINSVILLE CITY	5710833-021	SOUTHEAST MARTINSVILLE GOOD

Comments:
2025--CHANGED FACTOR FROM 1.59 TO 1.32 PER RATIO STUDY RD
2023--CHANGED 9/91 FROM 48200/11000 TO 54200/11000. FILE OF OLD NEIGHBORHOODS IN CHANGE FOLDER. CHANGED FACTOR FROM 1.41 TO 1.59 PER RATIO STUDY. RJD
2022--GAVE 9/91 VALUES OF 48200/11000 TO PRICE AS ACREAGE. WE HAD 4000 IN EXCESS TILL NOW. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17 PER RATIO STUDY. RJD
2013--WAS FF RATE 350, TRYING 240. //changed av lot to 66x133 and depth from 140 to 132. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.09. RJD

Neighborhood Factor:	1.2200
Total Parcels:	560
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	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	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	54200.00	54200.00	54200.00	54200.00	54200.00	54200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BAKER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BAKER TOWNSHIP	BAKER TOWNSHIP	5150013-003	1-ENTIRE BAKER TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.65 TO 1.67. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.65 PER RATIO STUDY. RJD
2023--CHANGED FACTOR FROM 1.41 TO 1.50 AND 9/91 FROM 25000/8000 TO 41800/10600. VAC FROM -50 TO -42. REMOVED BREAKDOWN ON LARGE ACREAGE RES TRACTS. THEN ADDED BACK NEW BRAKES FOR LARGER TRACTS. RJD
2022--CHANGED FACTOR 1.41 RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.37. RJD CHANGED HOMESITE FROM 21600 TO 25000
2020--CHANGED FACTOR FROM 1.00 TO1.27. RJD
2015--CHANGED HOMESITE FROM 17000 TO 19500 AND EXCESS FROM 4000 TO 4500. RJD
2017--CHANGED 9 FROM 19500 TO 21600 AND RES EX FROM 4500 TO 8000. RJD

Neighborhood Factor:	1.4000
Total Parcels:	621
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4500.00	10300.00	7400.00	4500.00	10300.00	7400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1290.00	10600.00	5945.00	1290.00	10600.00	5945.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ADAMS TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ADAMS TOWNSHIP	ADAMS TOWNSHIP	5050013-001	1-ENTIRE ADAMS TOWNSHIP SOUTH

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.63. RJD
2022--CHANGED 9/91 FROM 27000/8000 TO 36500/8000 AND VAC FROM -15 TO -23. RJD
2021--CHANGED 9 FROM 24500 TO 27000. RJD CHANGED FACTOR FROM 1.28 TO 1.35
2020--CHANGED FACTOR FROM 1.10 TO 1.28. CHANGED LAND FROM 17500/4000 TO 24700/8000. CHANGED 11 FROM 18500 TO 24700 AND 12 FROM 8000 TO 15000 AND 13 FROM 4000 TO 8000.. RJD
2019--CHANGED FACTOR FROM 1.10 TO 1.20 AND HOMESITE FROM 17500 TO 18500. RJD
2019--CHANGED HS FROM 17500 TO 18500. RJD
2018--CHANGED FACTOR FROM 1.00 TO 1.10 PER RATIO STUDY. RJD
FOR 2013 DID TRIAL RES EXCESS ACREAGE BY SIZE RANGE WHERE THE FIRST FEW ARE MORE THAN THE NEXT FEW ETC. RJD

Neighborhood Factor:	1.2700
Total Parcels:	639
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36500.00	36500.00	36500.00	36500.00	36500.00	36500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	8000.00	6900.00	5800.00	8000.00	6900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500013-014	1-ENTIRE JEFFERSON TWP NORTH

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.30. RJD
2024--CHANGED 91rr RATE HIGH FROM 7700 TO 15000. CHANGED 9/91 FROM 42400/7700 TO 64400/10000. CHANGED FACTOR FROM 1.65 TO 1.75.RJD
2023--CHANGED 9/91 FROM 42400/7700 TO 53500/11000. 11-14 FROM 30000/15000/7000 TO 42400/15000/8000/2500. ALSO CHECKED LESS THAN AN ACRE FOR 11. VAC FROM -50 TO -33. FACTOR FROM 1.41 TO 1.65. RJD
2022--CHANGED 9/91 FROM 30000/7000 TO 42400/7000. UPDATED COMM TO MATCH RES. RJD
2021--CHANGED FACTOR FROM 1.30 TO 1.35. CHANGED 9 FROM 24900 TO 30000 AND VAC FACTOR FROM -35 TO -50. RJD
2020--CHANGED FACTOR FROM 1.18 TO 1.30. RJD
2019--CHANGED FACTOR FROM 1.08 TYO 1.18. RJD
2018--CHANGED VACANCY FACTOR FROM -15 TO -35. RJD//CHANGED FACTOR FROM 1.04 TO 1.08. RJD
2017--CHANGED RES FROM 19500/6000 TO 24900/7000. CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2016--LAND WAS 19500/6000 TRYING 24900/7000. THEN PUT IT BACK. TRYING 1.10 IN THE NEIGH FACTOR. RJD
2013--LAND WAS 19500/4000 TRYING 21900/6500. RJD
was 1.00 for 2010. rjd

Neighborhood Factor:	1.3000
Total Parcels:	709
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	64400.00	64400.00	64400.00	64400.00	64400.00	64400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	10000.00	8500.00	7000.00	10000.00	8500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	15000.00	8640.00	2280.00	15000.00	8640.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROVIA TOWN	5620783-022	HOMESTEAD

Comments:
2026--CHANGED SITE FROM 54500 TO 57000. RJD
2025--CHANGED HOMESITE FROM 46100 TO 54500. CHANGED FACTOR FROM 1.55 TO 1.38 RJD
2024--CHANGED SITE FROM 44750 TO 46100. RJD
2023--CHANGED SITE FROM 41500 TO 44750. CHANGED NEIGHBORHOOD FACTOR FROM 1.30 TO 1.55 PER RATIO STUDY. RJD
2022--HOMESTEAD IS SITE VALUED. DON'T SWITCH TO ACREAGE. RJD
2020- CHANGED HOMESITE FROM 27000 TO 41500 AND FACTOR FROM 1.08 TO 1.02. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.08. RJD
FACTOR WA 1.12 FOR 2010. HOMESITE WAS 41500 FOR 2010 TREND. RJD
FACTOR WAS 1.16 FOR 2011 TREND. HOMESITE IS 27000. RJD
FACTOR WAS .79 FOR 2012 REASSESSMENT. 2700 HOMESITE. RJD
2015--CHANGED NEIGHBORHOOD FACTOR FROM .79 TO .93
2018--CHANGED FACTOR FROM .93 TO 1.00. RJD
2018--THERE IS NO VACANCY FACTOR FOR THIS NEIGHBORHOOD. RJD

Neighborhood Factor:	1.3800
Total Parcels:	721
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	112
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	112

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped 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	54500.00	54500.00	54500.00	54500.00	54500.00	54500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MONROE TOWNSHIP

2026 Morgan County Land Order

MONROE TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MONROE TOWNSHIP	MONROE TOWNSHIP	5600013-016	1-ENTIRE MONROE TWP R1E

Comments:
2025--CHANGED FACTOR FROM 1.46 TO 1.13 RJD
2024--ADDED RURAL RES OF10100 TO 25000 PER ACRE. CHANGED 11-12-13-FROM 24000/20000/10000/2500 TO 58600/30000/10100. CHANGED FACTOR FROM 1.48 TO 1.58. THIS LAND HAS BEEN LEFT BEHIND. RJD
2023--CHANGED 9/91FROM 58600/10100 TO 67500/11200. RJD
2021--CHANGED 9/91 FROM 38100/10000 TO 58600/10100. RJD
2020--CHANGED FACTOR FROM 1.26 TO 1.32. CHANGED 12/13 FROM 8000/4000 TO 20000/10000. RJD
2019--CHANGED FACTOR FROM 1.12 TO 1.26. CHANGED 9/91 FROM 31700/8500 TO 38100/10000. RJD
2016--CHANGED RES EX FROM 7700 TO 8500, AND FACTOR FROM 1.00 TO 1.05. RJD
2017--CHANGED FACTOR FROM 1.05 TO 1.12. RJD

Neighborhood Factor:	1.1300
Total Parcels:	785
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58600.00	58600.00	58600.00	58600.00	58600.00	58600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	10100.00	25000.00	17550.00	10100.00	25000.00	17550.00
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	MOORESVILLE TOWN	5211173-005	HADLEY HIGHLAND AND MEADOWS AREA

Comments:
2025--CHANGED FACTOR FROM 2.03 TO 1.64. RJD
2023--CHANGED FACTOR FROM 1.69 TO 2.03 PER RATIO STUDY. RJD
2022--CHANGED SITE VALUE FROM 10500 TO 36000. RJD ADDED 9/91 $80,600/$11200
2021--CHANGED FF RATE FROM 92 TO 120. RJD
2020--CHANGED FACTOR FROM 1.16 TO 1.23. RJD
This neighborhood is for the area in Mooresville where all of the national homes were built. East of Indiana st, North of Carlisle, West o f Indianapolis rd, and South of County line.
THERE ARE 9 HOUSE TYPE MODELS FOR THIS AREA, 2LEVEL, 1LEVEL UPDATED, 1 LEVEL DATED, AND OVERSIZED.rjd
2013--NEIGHBORHOOD FACTOR FROM 1.00 TO 1.06
2016--CHANGED FACTOR FROM 1.06 TO 1.10 AND SOME OF THE MARKET MODELS. RJD
2017--CHANGED FACTOR FROM 1.10 TO 1.16. RJD

Neighborhood Factor:	1.6400
Total Parcels:	822
Res Avg Lot Size:	0.2000
Res Avg Lot Width:	67
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80600.00	80600.00	80600.00	80600.00	80600.00	80600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11200.00	11200.00	11200.00	11200.00	11200.00	11200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	5500014-014	1-ENTIRE JEFFERSON TWP SOUTH

Comments:
2025--CHANGED FACTOR FROM 1.60 TO 1.30. RJD
2025--CHANGED 9/91 FROM 35000/7000 TO 42400/7700. RJD
2024--TRYING 35000 INSTEAD OF 30000 FOR HOMESITE. CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--CHANGED 11-14 FROM 30000/7000/5000 TO 42400/15000/8000/2500. ALSO CHECKED LESS THAN AN ACRE FOR 11. FACTOR FROM 1.41 TO 1.65. RJD
2022--UNCHANGED 30000/7000. RJD

Neighborhood Factor:	1.3000
Total Parcels:	853
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	42400.00	42400.00	42400.00	42400.00	42400.00	42400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35000.00	42400.00	38700.00	35000.00	42400.00	38700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	7700.00	5850.00	4000.00	7700.00	5850.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2500.00	7000.00	4750.00	2500.00	7000.00	4750.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

RAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
RAY TOWNSHIP	RAY TOWNSHIP	5650014-018	1-ENTIRE RAY TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.40. RJD
2024--CHANGED FACTOR FROM 1.50 TO 1.67. CHANGED 9/91 FROM 26100/8000 TO 30100/10000. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.50. RJD
2022--CHANGED LAND FROM 16000/6500 TO 26100/ 8000. VAC FROM -54 TO -67. RJD
(2023)--CHANGED 9/91 FROM 16000/6500 TO 25800/8400. VAC FROM -54 TO -67 BASED ON SALE OF 55-11-14-100-003.000-018. THEN I SAW WHAT IT WAS ALREADY AND MIGHT LEAVE IT. CLOSE ENOUGH. RJD
2021--CHANGED FACTOR FROM 1.15 TO 1.25. RJD
2020-CHANGED EXCESS ACREAGE FROM 4,000 TO 6,500. RB
2019--CHANGED FACTOR FROM 1.07 TO 1.15 PER RATIO STUDY. RJD
MADE .90 FOR 2012 REASSESSMENT. RJD
2018--CHANGED FACTOR FROM .90 TO 1.07 PER RATIO STUDY. RJD

Neighborhood Factor:	1.4000
Total Parcels:	876
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30100.00	30100.00	30100.00	30100.00	30100.00	30100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	10000.00	7900.00	5800.00	10000.00	7900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2390.00	10000.00	6195.00	2390.00	10000.00	6195.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

BROWN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
BROWN TOWNSHIP	BROWN TOWNSHIP	5200013-004	1-ENTIRE BROWN TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.55 TO 1.21. RJD
2023--CHANGED FACTOR FROM 1.32 TO 1.55. RJD
2022--CHANGED 9/91 FROM 48200/11200 TO 67500/11200. FACTOR RESET TO 1.32, VAC -26 RJD
2020--CHANGED FACTOR FROM 1.15 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1 TO 1.15. RJD

Neighborhood Factor:	1.2100
Total Parcels:	924
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4500.00	11200.00	7850.00	4500.00	11200.00	7850.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1290.00	9500.00	5395.00	1290.00	9500.00	5395.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

CLAY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CLAY TOWNSHIP	CLAY TOWNSHIP	5250013-006	1-ENTIRE CLAY TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.67 TO 1.48. RJD
2024--CHANGED FACTOR FROM 1.57 TO 1.67. RECALCULATED RES EX LARGE PARCEL BREAKS. RJD
2023--CHANGED RES EX FROM 11000/7500/5000 TO 12400/9000/5000. ALSO FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 36000/10000 TO 48200/11000. RESET FACTOR TO 1.44. VAC FROM -27 TO -36. RJD
2021--CHANGED 9/91 FROM 31700/6000 TO 36000/10000. RJD-CHANGED FACTOR FROM 1.32 TO 1.35 RJD
2020--CHANGED FACTOR FROM 1.23 TO 1.32. RJD
2019--CHANGED FACTOR FROM 1.14 TO 1.23. RJD
2013--REDUCED FROM 1.00 TO .97
2016--CHANGED FACTOR FROM .97 TO 1.00. RJD
2017--CHANGED FACTOR FROM 1.00 TO 1.14. RJD

Neighborhood Factor:	1.4800
Total Parcels:	1055
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19200.00	19200.00	19200.00	19200.00	19200.00	19200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	12400.00	9950.00	7500.00	12400.00	9950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	7500.00	4890.00	2280.00	7500.00	4890.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREEN TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREEN TOWNSHIP	GREEN TOWNSHIP	5300013-009	1-ENTIRE GREEN TOWNSHIP NORTHWEST

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.24. RJD
2025--CHANGED LARGE ACREAGE BREAKS FROM 20/30/40 - 1100-7500-5000 TO 30/40/70 11000/10000/8500. RJD
2023--CHANGED RES EX FROM 10000 TO 11000. THIS WAS SUPPOSED TO HAVE HAPPENED IN 2022. ALSO CHANGED FACTOR FROM 1.44 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 34000/10000 TO 65000/10000. VAC FROM -25 TO -35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.04 TO 1.11. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.04. RJD
2017--CHANGED RES FROM 29300/7400 TO 34000/10000. CHANGED VAC FACTOR FROM -29 TO -25. RJD

Neighborhood Factor:	1.2600
Total Parcels:	1164
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	37900.00	37900.00	37900.00	37900.00	37900.00	37900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	10000.00	6140.00	2280.00	10000.00	6140.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

GREGG TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
GREGG TOWNSHIP	GREGG TOWNSHIP	5350013-010	1-ENTIRE GREGG TWP NORTH

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.57. RJD
2024--CHANGED 9 FROM 48200 TO 53700. CHANGED FACTOR FROM 1.65 TO 1.75. RJD
2023--THIS NEIGH MAY NEED SLOWER DECREASES IN RES EX OVER 10. SEE SALE OF 55-04-34-200-001.000-010. CHANGED FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. 9/91 FROM 42400 TO 48200/11000. RJD
2022--CHANGED 9/91 FROM 30500/8500 TO 42400/10000. VAC FROM -38 TO -41. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.32. RJD
2020--NO CHANGE ON NEIGHBORHOOD FACTOR, BUT 9/91 CHANGED FROM 28900/8500 TO 30500/8500. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.24.CHANGED 9/91 FROM 22700/7700 TO 28900/8500. RJD
SALE - WAS 1.00 FOR 2010. RJD
2017--CHANGED FACTOR FROM 1.08 TO 1.16. RJD

Neighborhood Factor:	1.5700
Total Parcels:	1177
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22700.00	22700.00	22700.00	22700.00	22700.00	22700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	7700.00	7700.00	7700.00	7700.00	7700.00	7700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53700.00	53700.00	53700.00	53700.00	53700.00	53700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3500.00	11000.00	7250.00	3500.00	11000.00	7250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	10000.00	6140.00	2280.00	10000.00	6140.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	5450013-012	1-ENTIRE JACKSON TOWNSHIP SOUTHEAST

Comments:
2025--CHANGED FACTOR FROM 1.75 TO 1.30. RJD
2023--CHANGED FACTOR FROM 1.44 TO 1.75 PER RATIO STUDY. RJD
2023--CHANGED 9/91 FROM 60000-10000 TO 60000/12900. VAC FACTOR FROM -50 TO -30 AND FACTOR FROM 1.44 TO 1.65 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25700/8500 TO 60000/9000. VAC FACTOR FROM -10 TO -30. RJD
2021--CHANGED FACTOR FROM 1.24 TO-60 1.32. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.24 PER RATIO STUDY. CHANGED 9 FROM 24700 TO 25700. RJD
2017--CHANGED HOMESITE FROM 21700 TO 24700. CHANGED FACTOR FROM 1.00 TO 1.16. RJD

Neighborhood Factor:	1.3000
Total Parcels:	1222
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	12900.00	9450.00	6000.00	12900.00	9450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	2280.00	6000.00	4140.00	2280.00	6000.00	4140.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage	2280.00	11000.00	6640.00	2280.00	11000.00	6640.00
Residential Rural Excess	Average	Acreage	2280.00	12500.00	7390.00	2280.00	12500.00	7390.00
Residential Rural Excess	Fair	Acreage	1.00	1.00	1.00	1.00	1.00	1.00
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

ASHLAND TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ASHLAND TOWNSHIP	ASHLAND TOWNSHIP	5100013-002	1-ENTIRE ASHLAND TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.63 TO 1.27. RJD
2023--CHANGED FACTOR FROM 1.48 TO 1.63. RJD
2022--CHANGED 9 FROM 27000/7500 TO 30000/10000. RESET FACTOR FROM 1.32 TO 1.26. VAC FROM -42 TO -40. RJD
2021--CHANGED FACTOR FROM 1.44 TO 1.32 CHANGED 9/91 FROM 25000/7000 TO 27000/7500, RJD
2020--CHANGED FACTOR FROM 1.24 TO 1.44, -CHANGED RES EX FROM 6000 TO 7000. RJD
2019--CHANGED FACTOR FROM 1.16 TO 1.24 RJD
2017--CHANGED LAND FROM 9-18300, 25000 AND 91-4550 TO 91-6000. CHANGED FACTOR FROM 1.08 TO 1.16. RJD
2016--CHANGED FACTOR FROM 1.00 TO 1.08 PER RATIO STUDY. RJD
2013--CHANGED FROM 1.05 TO 1.00. RJD

Neighborhood Factor:	1.2700
Total Parcels:	1264
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5800.00	10000.00	7900.00	5800.00	10000.00	7900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	2500.00	10000.00	6250.00	2500.00	10000.00	6250.00
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	2500.00	10000.00	6250.00	2500.00	10000.00	6250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	WASHINGTON TOWNSHIP	5700013-020	1-ENTIRE WASHINGTON TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.57 TO 1.20 PER RATIO STUDY RD
2023--CHANGED 11-14 FROM 24400/8000/4000/2500 TO 65000/30000/12500/2500. 9/91 FROM 65000/11000 TO 65000/12500. LARGE ACREAGE STEPS FROM 11000/8000/6000/5000 TO 11500/10000/9500/9000. CHANGED FACTOR FROM 1.39 TO 1.57 PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 25400//7800 TO 31700/8000. THEN 36800/11000 THEN 48200/11000. THEN 65000/11000. VAC FROM -15 TO --35. RJD
2021--CHANGED FACTOR FROM 1.27 TO 1.32. RJD
2020--CHANGED FACTOR FROM 1.17 TO 1.27. RJD
2019--CHANGED FACTOR FROM 1.09 TO 1.17. RJD
WAS 1.00 FOR 2010 TREND. RJD
MADE 1.09 F OR 2013 TREND. RJD

Neighborhood Factor:	1.2000
Total Parcels:	1270
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	11500.00	10250.00	9000.00	11500.00	10250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	11500.00	6890.00	2280.00	11500.00	6890.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2026 Morgan County Land Order

MADISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
MADISON TOWNSHIP	MADISON TOWNSHIP	5550013-015	1-ENTIRE MADISON TOWNSHIP

Comments:
2025--CHANGED FACTOR FROM 1.48 TO 1.08. RJD
2023--CHANGED FACTOR FROM 1.26 TO 1.48. PER RATIO STUDY. RJD
2022--CHANGED 9/91 FROM 41400/11500 TO 67500/15000. VAC FROM -15 TO -23. UNCHECKED SIZE ADJ 9. TRIED 9 AS 83900. RESET FACTOR TO 1.26 PER RATIO STUDY. RJD
2021--CHANGED FACTOR FROM 1.24 TO 1.29. RJD
2020--CHANGED FACTOR FROM 1.11 TO 1.24. RJD
2019--CHANGED FACTOR FROM 1.00 TO 1.11 PER RATIO STUDY. RJD
was 1.00 for 2010
2013--REGRADED 14 PARCELS ON N VISTA RIDGE LN, KNOWN AS SPRINGRIDGE. RMB

Neighborhood Factor:	1.0800
Total Parcels:	1737
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	48200.00	48200.00	48200.00	48200.00	48200.00	48200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2500.00	2500.00	2500.00	2500.00	2500.00	2500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	15000.00	11250.00	7500.00	15000.00	11250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	2280.00	15000.00	8640.00	2280.00	15000.00	8640.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						