

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

101-009
101-015

Township(s)

Oregon
Davis

District(s)

009 Oregon Township
015 Davis Township

Neighborhood Name

ODSC - Rural Davis (All) & Oregon Twp.
south of US 30

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.47

Neighborhood Factor: 1.21

Total Parcels: 963

Standard Lot Acreage: 1.00

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	135	135	135	135	135	135
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,750	18,750	18,750	18,750	18,750	18,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

102-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

ODSC - Rural Oregon Twp. north of US 30

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.50

Neighborhood Factor: 1.29

Total Parcels: 1032

Standard Lot Acreage: 1.00

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	145	145	145	145	145	145
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	20,500	20,500	20,500	20,500	20,500	20,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

104-002
104-003
104-012

Township(s)

California
Center
Washington

District(s)

002 California Township
003 Center Township
012 Washington Township

Neighborhood Name

KCSC - Rural Average

Comments:

Neighborhood has three neighborhood numbers only because it spans three townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.65

All lots in Mint Meadows S/D require a +20% location influence

Neighborhood Factor:	1.41
Total Parcels:	3235
Standard Lot Acreage:	1.00
Standard Lot Width:	100
Standard Lot Depth:	200
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	125	125	125	125	125	125
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	17,500	17,500	17,500	17,500	17,500	17,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

105-003

105-012

Township(s)

Center

Washington

District(s)

003 Center Township

012 Washington Township

Neighborhood Name

KCSC Rural Good

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.63

Neighborhood Factor:	1.42
Total Parcels:	1514
Standard Lot Acreage:	1.00
Standard Lot Width:	100
Standard Lot Depth:	200
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	130	130	130	130	130	130
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,000	18,000	18,000	18,000	18,000	18,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

106-003

Township(s)

Center

District(s)

003 Center Township

Neighborhood Name

Deer View Estates

Comments:

24p25 Land Trending Factor was 1.00

25p26 Land Trending Factor is 1.05

24p25 (Improvement) Neighborhood Factor was 1.47

Lots in 1st Addn require -25% location influence

Only 3rd Addn is priced by acreage. (Different standard sizing - no direct rate balance)

Neighborhood Factor: 1.32

Total Parcels: 73

Standard Lot Acreage: 0.69

Standard Lot Width: 114

Standard Lot Depth: 208

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	205	205	205	205	205	205
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	27,000	27,000	27,000	27,000	27,000	27,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

107-013

Township(s)

Wayne

District(s)

013 Wayne Township

Neighborhood Name

NJSPSC - Rural Poor

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.50

Lots in Oak Grove Trlr Sub fronting CR 250 W require +10% location influence.

Neighborhood Factor: 1.24

Total Parcels: 199

Standard Lot Acreage: 1.00

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	75	75	75	75	75	75
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	10,500	10,500	10,500	10,500	10,500	10,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

108-007

108-013

Township(s)

Jackson

Wayne

District(s)

007 Jackson Township

013 Wayne Township

Neighborhood Name

NJSPSC - Rural Fair

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.45

In Borns Acres lots west of "A" Street require -30% location influence and
lots east of "A" Street require -10% location influence.

Neighborhood Factor:	1.19
Total Parcels:	449
Standard Lot Acreage:	1.00
Standard Lot Width:	140
Standard Lot Depth:	210
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	110	110	110	110	110	110
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	16,750	16,750	16,750	16,750	16,750	16,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

109-001
109-011
109-013

Township(s)

California
Railroad
Wayne

District(s)

001 California Township
011 Railroad Township
013 Wayne Township

Neighborhood Name

NJSPSC - Rural Average

Comments:

Neighborhood has three neighborhood numbers only because it spans three townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.54

Neighborhood Factor:	1.32
Total Parcels:	2809
Standard Lot Acreage:	1.00
Standard Lot Width:	100
Standard Lot Depth:	200
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	125	125	125	125	125	125
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	17,500	17,500	17,500	17,500	17,500	17,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

110-007

110-011

110-013

Township(s)

Jackson

Railroad

Wayne

District(s)

007 Jackson Township

011 Railroad Township

013 Wayne Township

Neighborhood Name

NJSPSC - Rural Good

Comments:

Neighborhood has three neighborhood numbers only because it spans three townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.54

Neighborhood Factor: 1.38

Total Parcels: 77

Standard Lot Acreage: 1.00

Standard Lot Width: 112

Standard Lot Depth: 191

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	135	135	135	135	135	135
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,750	18,750	18,750	18,750	18,750	18,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

111-013

Township(s)

Wayne

District(s)

013 Wayne Township

Neighborhood Name

NJSPSC - Rural Very Good

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.52

Lots in Dietrich's Sub fronting CR 600 W require -20% location influence.

All lots in Chesapeake Village Estates Sub (only) have a 1.50 land market factor for 2025.

Neighborhood Factor: 1.32

Total Parcels: 68

Standard Lot Acreage: 0.46

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	210	210	210	210	210	210
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	29,500	29,500	29,500	29,500	29,500	29,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

112-011

Township(s)

Railroad

District(s)

011 Railroad Township

Neighborhood Name

San Pierre

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.48

Neighborhood Factor: 1.16

Total Parcels: 167

Standard Lot Acreage: -

Standard Lot Width: 75

Standard Lot Depth: 150

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	110	110	110	110	110	110
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

113-011

Township(s)

Railroad

District(s)

011 Railroad Township

Neighborhood Name

Lomax Station

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.36

Neighborhood Factor: 1.17

Total Parcels: 27

Standard Lot Acreage: -

Standard Lot Width: -

Standard Lot Depth: -

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped 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	-	-	-	-	-	-
Residential Site	All	Site Value	9,000	9,000	9,000	9,000	9,000	9,000

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

114-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

CCSC - (North Bend Township)
Rural Fair

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 1.24

Waterfront lots on Hartz Lake are given a standard +150% view influence

Neighborhood Factor: 1.12

Total Parcels: 847

Standard Lot Acreage: 0.45

Standard Lot Width: 150

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	55	55	55	55	55	55
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	11,750	11,750	11,750	11,750	11,750	11,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

115-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

CCSC - (North Bend Township)
Rural Average

Comments:

24p25 Land Trending Factor was 1.05

25p26 Land Trending Factor is 1.05

24p25 (Improvement) Neighborhood Factor was 1.36

Neighborhood Factor: 1.28

Total Parcels: 732

Standard Lot Acreage: 1.00

Standard Lot Width: 100

Standard Lot Depth: 150

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	100	100	100	100	100	100
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	16,750	16,750	16,750	16,750	16,750	16,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

116-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

CCSC - (North Bend Township)
Rural Good

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.66

Neighborhood Factor: 1.51

Total Parcels: 170

Standard Lot Acreage: 1.00

Standard Lot Width: 135

Standard Lot Depth: 350

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	130	130	130	130	130	130
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,750	18,750	18,750	18,750	18,750	18,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

117-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

CCSC - (North Bend Township)
Rural Very Good

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.47

Neighborhood Factor:	1.29
Total Parcels:	76
Standard Lot Acreage:	1.50
Standard Lot Width:	-
Standard Lot Depth:	-
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	-	-	-	-	-	-
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	20,500	20,500	20,500	20,500	20,500	20,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

201-002

201-008

Township(s)

California

North Bend

District(s)

002 California Township

008 North Bend Township

Neighborhood Name

Bass Lake - Lakefront

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.30

25p26 Land Trending Factor is 1.35

24p25 (Improvement) Neighborhood Factor was 1.75

Neighborhood Factor: 1.68

Total Parcels: 329

Standard Lot Acreage: 0.37

Standard Lot Width: 100

Standard Lot Depth: 320

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	2,750	2,750	2,750	2,750	2,750	2,750
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	285,000	285,000	285,000	285,000	285,000	285,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	57,000	57,000	57,000	57,000	57,000	57,000
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

202-002

202-008

Township(s)

California

North Bend

District(s)

002 California Township

008 North Bend Township

Neighborhood Name

Bass Lake - Lakeview (except Cedar Pointe area)

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.30

25p26 Land Trending Factor is 1.30

24p25 (Improvement) Neighborhood Factor was 2.02

Homesites in The Anchorage at Bass Lake S/D (lots 1 thru 17, excluding pre-existing townhouse units)
need depth factor overridden to 1.000 and a -20% land location influence.

Neighborhood Factor: 1.89

Total Parcels: 220

Standard Lot Acreage: 0.25

Standard Lot Width: 100

Standard Lot Depth: 220

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	2,150	2,150	2,150	2,150	2,150	2,150
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	220,000	220,000	220,000	220,000	220,000	220,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	44,000	44,000	44,000	44,000	44,000	44,000
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

203-002

Township(s)

California

District(s)

002 California Township

Neighborhood Name

Bass Lake - Lakeview (Cedar Pointe area ONLY)

Comments:

24p25 Land Trending Factor was 1.30

25p26 Land Trending Factor is 1.30

24p25 (Improvement) Neighborhood Factor was 2.02

Neighborhood Factor: 1.89

Total Parcels: 102

Standard Lot Acreage: -

Standard Lot Width: 100

Standard Lot Depth: 150

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	2,250	2,250	2,250	2,250	2,250	2,250
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

204-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

Boa Shores S/D (except certain Lakeview lots) &
Woodland Shores S/D

Comments:

24p25 Land Trending Factor was 1.20

25p26 Land Trending Factor is 1.25

24p25 (Improvement) Neighborhood Factor was 1.87

Acreage rate is reserved for Woodland Shores S/D only

Neighborhood Factor:	1.54
Total Parcels:	229
Standard Lot Acreage:	0.95
Standard Lot Width:	50
Standard Lot Depth:	100
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	375	375	375	375	375	375
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	28,000	28,000	28,000	28,000	28,000	28,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

205-008

Township(s)

North Bend

District(s)

008 North Bend Township

Neighborhood Name

North Bend Township Lake Area - Off Water
(except Boa Shores & Woodland Shores S/D)

Comments:

24p25 Land Trending Factor was 1.20

25p26 Land Trending Factor is 1.20

24p25 (Improvement) Neighborhood Factor was 1.24

Neighborhood Factor: 1.09

Total Parcels: 139

Standard Lot Acreage: 0.23

Standard Lot Width: 75

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	330	330	330	330	330	330
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	52,500	52,500	52,500	52,500	52,500	52,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	10,500	10,500	10,500	10,500	10,500	10,500
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

206-002

Township(s)

California

District(s)

002 California Township

Neighborhood Name

California Township Lake Area - Off Water
(Cedar Pointe area ONLY)

Comments:

24p25 Land Trending Factor was 1.20

25p26 Land Trending Factor is 1.20

24p25 (Improvement) Neighborhood Factor was 1.49

Neighborhood Factor: 1.40

Total Parcels: 201

Standard Lot Acreage: 0.11

Standard Lot Width: 50

Standard Lot Depth: 100

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	295	295	295	295	295	295
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	49,500	49,500	49,500	49,500	49,500	49,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	9,900	9,900	9,900	9,900	9,900	9,900
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

207-002

Township(s)

California

District(s)

002 California Township

Neighborhood Name

California Township Lake Area - Off Water
(Near Lake except Cedar Pointe area)

Comments:

24p25 Land Trending Factor was 1.20

25p26 Land Trending Factor is 1.20

24p25 (Improvement) Neighborhood Factor was 1.50

Neighborhood Factor:	1.49
Total Parcels:	160
Standard Lot Acreage:	0.17
Standard Lot Width:	50
Standard Lot Depth:	150
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	310	310	310	310	310	310
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	39,500	39,500	39,500	39,500	39,500	39,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	7,900	7,900	7,900	7,900	7,900	7,900
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

208-002

Township(s)

California

District(s)

002 California Township

Neighborhood Name

California Township Lake Area - Off Water
(Southside - farther from Lake)

Comments:

24p25 Land Trending Factor was 1.20

25p26 Land Trending Factor is 1.25

24p25 (Improvement) Neighborhood Factor was 1.36

Neighborhood Factor: 1.22

Total Parcels: 116

Standard Lot Acreage: 0.17

Standard Lot Width: 50

Standard Lot Depth: 150

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	210	210	210	210	210	210
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	27,000	27,000	27,000	27,000	27,000	27,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

301-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

Koontz Lake - Western Lakefront

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 2.24

The relatively few acreage lots bear little resemblance to
(and have no direct rate equivalency with) front foot lots.

Neighborhood Factor: 1.90

Total Parcels: 133

Standard Lot Acreage: 0.18

Standard Lot Width: 80

Standard Lot Depth: 100

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	1,875	1,875	1,875	1,875	1,875	1,875
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	310,000	310,000	310,000	310,000	310,000	310,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	62,000	62,000	62,000	62,000	62,000	62,000
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

302-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

Koontz Lake - Eastern Lakefront & South Ave.
Cove

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 2.27

Neighborhood Factor: 1.80

Total Parcels: 175

Standard Lot Acreage: 0.64

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	2,125	2,125	2,125	2,125	2,125	2,125
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	300,000	300,000	300,000	300,000	300,000	300,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	60,000	60,000	60,000	60,000	60,000	60,000
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

303-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

Koontz Lake - Off Water Area 1 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 1.77

Neighborhood Factor: 1.62

Total Parcels: 268

Standard Lot Acreage: 0.17

Standard Lot Width: 75

Standard Lot Depth: 100

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	195	195	195	195	195	195
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	37,500	37,500	37,500	37,500	37,500	37,500
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	7,500	7,500	7,500	7,500	7,500	7,500
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

304-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

Koontz Lake - Off Water Area 2 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 1.66

Parcels in Resort Acres S/D require a -20% location influence. All vacant parcels (priced by front foot method) in K K Lake S/D that are OFF water AND not directly associated with an adjacent dwelling-improved parcel should have an additional negative location influence: -20% for parcels fronting Circle Ave. and -25% for the remaining parcels.

Neighborhood Factor:	1.43
Total Parcels:	427
Standard Lot Acreage:	0.17
Standard Lot Width:	75
Standard Lot Depth:	100
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	140	140	140	140	140	140
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	27,000	27,000	27,000	27,000	27,000	27,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

305-009

Township(s)

Oregon

District(s)

009 Oregon Township

Neighborhood Name

Slip Away Bay & Koontz Landing S/D

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.00

24p25 (Improvement) Neighborhood Factor was 1.68

Neighborhood Factor: 1.56

Total Parcels: 75

Standard Lot Acreage: 0.35

Standard Lot Width: 125

Standard Lot Depth: 160

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	150	150	150	150	150	150
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	27,000	27,000	27,000	27,000	27,000	27,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

401-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Parkview Heights Area (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.23

Neighborhood Factor: 1.16

Total Parcels: 165

Standard Lot Acreage: -

Standard Lot Width: 38

Standard Lot Depth: 101

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	65	65	65	65	65	65
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

402-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Knox Area 1 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.47

Neighborhood Factor: 1.28

Total Parcels: 670

Standard Lot Acreage: 0.20

Standard Lot Width: 66

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	135	135	135	135	135	135
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	20,250	20,250	20,250	20,250	20,250	20,250
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

403-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Knox Area 2 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.53

Neighborhood Factor: 1.34

Total Parcels: 406

Standard Lot Acreage: 0.20

Standard Lot Width: 66

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	125	125	125	125	125	125
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,750	18,750	18,750	18,750	18,750	18,750
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

404-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Knox Area 3 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.34

Parcels in Carlson's 1st, 2nd, 3rd Addns & Carlson Acres require a +5% location influence

Parcels in Estok Acres require a +10% loc. Influence

Neighborhood Factor: 1.13

Total Parcels: 114

Standard Lot Acreage: -

Standard Lot Width: 100

Standard Lot Depth: 140

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	200	200	200	200	200	200
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

405-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Knox Area 4 (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.58

Neighborhood Factor: 1.22

Total Parcels: 91

Standard Lot Acreage: -

Standard Lot Width: 98

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	190	190	190	190	190	190
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

406-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

Knox Perimeter Area (see nbhd maps)

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.57

Neighborhood Factor: 1.37

Total Parcels: 309

Standard Lot Acreage: 1.00

Standard Lot Width: -

Standard Lot Depth: -

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	-	-	-	-	-	-
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,250	18,250	18,250	18,250	18,250	18,250
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

501-014

Township(s)

Wayne

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

North Judson Area 1 (see nbhd maps) Main part of North Judson south of railroad tracks EXCEPT S/Ds listed in neighborhood 503 & 504

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.39

Neighborhood Factor:	1.23
Total Parcels:	592
Standard Lot Acreage:	0.23
Standard Lot Width:	66
Standard Lot Depth:	132
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	120	120	120	120	120	120
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	18,000	18,000	18,000	18,000	18,000	18,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

502-014

Township(s)

Wayne

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

North Judson Area 2 (see nbhd maps)
North of railroad tracks

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.18

Neighborhood Factor: 1.12

Total Parcels: 127

Standard Lot Acreage: 0.20

Standard Lot Width: 66

Standard Lot Depth: 132

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	105	105	105	105	105	105
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	16,000	16,000	16,000	16,000	16,000	16,000
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

503-014

Township(s)

Wayne

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

North Judson Area 3 - Enterprise & Bunker's
Addn ONLY

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.48

Neighborhood Factor: 1.31

Total Parcels: 162

Standard Lot Acreage: -

Standard Lot Width: 50

Standard Lot Depth: 125

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	120	120	120	120	120	120
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

504-014

Township(s)

Wayne

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

North Judson Area 4 - Sramek & Hubeny S/Ds
ONLY

Comments:

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.34

Neighborhood Factor: 1.12

Total Parcels: 100

Standard Lot Acreage: -

Standard Lot Width: 100

Standard Lot Depth: 200

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	180	180	180	180	180	180
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

601-016

601-017

Township(s)

Davis

Oregon

District(s)

016 Davis Township - Hamlet Town

017 Oregon Township - Hamlet Town

Neighborhood Name

Town of Hamlet

Comments:

Neighborhood has two neighborhood numbers only because it spans two townships/districts

24p25 Land Trending Factor was 1.10

25p26 Land Trending Factor is 1.15

24p25 (Improvement) Neighborhood Factor was 1.40

All lots in Jefferson Street S/D are segregated into Market Model 105J (which applies a +20% market influence to the Land and a +5% market influence to all Improvements for 25p26)

Neighborhood Factor:	1.29
Total Parcels:	319
Standard Lot Acreage:	1.00
Standard Lot Width:	50
Standard Lot Depth:	150
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	-	-	-	-	-	-
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	-	-	-	-	-	-
Residential Homesite	All	Front Foot	130	130	130	130	130	130
Residential Homesite	All	Square Foot	-	-	-	-	-	-
Residential Homesite	All	Acreage	17,250	17,250	17,250	17,250	17,250	17,250
Residential Excess	All	Square Foot	-	-	-	-	-	-
Residential Excess	All	Acreage	6,900	6,900	6,900	7,200	7,200	7,200
Residential Rural Homesite	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Good	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Average	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Fair	Acreage	-	-	-	-	-	-
Residential Rural Homesite	Poor	Acreage	-	-	-	-	-	-
Residential Rural Excess	Excellent	Acreage	-	-	-	-	-	-
Residential Rural Excess	Good	Acreage	-	-	-	-	-	-
Residential Rural Excess	Average	Acreage	-	-	-	-	-	-
Residential Rural Excess	Fair	Acreage	-	-	-	-	-	-
Residential Rural Excess	Poor	Acreage	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

901-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

City of Knox (C/I) US 35 only

Comments:

24p25 Land Trending Factor was 1.05

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 0.94

Neighborhood Factor: 0.85

Total Parcels: 268

Standard Lot Acreage: -

Standard Lot Width: -

Standard Lot Depth: -

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>(Low)</u>	<u>Prior Rate</u> <u>(High)</u>	<u>Prior Rate</u> <u>(Standard)</u>	<u>Current Rate</u> <u>(Low)</u>	<u>Current Rate</u> <u>(High)</u>	<u>Current Rate</u> <u>(Standard)</u>
Comm & Ind Primary	All	Front Foot	430	720	430	430	720	430
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	43,000	120,000	43,000	43,000	120,000	43,000
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	21,500	60,000	21,500	21,500	60,000	21,500
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	10,750	30,000	10,750	10,750	30,000	10,750
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	1,000	1,000	1,000	1,000	1,000	1,000
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

902-004

Township(s)

Center

District(s)

004 Center Township - Knox City

Neighborhood Name

City of Knox (C/I) Remainder of City

Comments:

24p25 Land Trending Factor was 1.05

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 0.94

Neighborhood Factor: 0.85

Total Parcels: 321

Standard Lot Acreage: -

Standard Lot Width: -

Standard Lot Depth: -

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	130	475	130	130	475	130
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	18,750	72,000	18,750	18,750	72,000	18,750
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	9,400	36,000	9,400	9,400	36,000	9,400
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	4,700	18,000	4,700	4,700	18,000	4,700
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	1,000	1,000	1,000	1,000	1,000	1,000
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

903-014

Township(s)

Center

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

Town of North Judson (C/I)

Comments:

24p25 Land Trending Factor was 1.05

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 0.94

Neighborhood Factor: 0.85

Total Parcels: 261

Standard Lot Acreage: -

Standard Lot Width: -

Standard Lot Depth: -

C/I Avg Lot Size: -

C/I Avg Lot Width: -

C/I Avg Lot Depth: -

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	130	360	130	130	360	130
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	16,750	54,000	16,750	16,750	54,000	16,750
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	8,400	27,000	8,400	8,400	27,000	8,400
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	4,200	13,500	4,200	4,200	13,500	4,200
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	1,000	1,000	1,000	1,000	1,000	1,000
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-

2025 STARKE COUNTY LAND ORDER

Neighborhood Number (s)

903-001, 903-002, 903-003, 903-007
903-008, 903-009, 903-011, 903-012
903-013, 903-015, 903-016, 903-017

Township(s)

Center

District(s)

014 Wayne Township - North Judson Town

Neighborhood Name

All C/I outside of Knox City & Town of North Judson

Comments:

Neighborhood has twelve neighborhood numbers only because it spans twelve townships/districts

24p25 Land Trending Factor was 1.05

25p26 Land Trending Factor is 1.10

24p25 (Improvement) Neighborhood Factor was 0.94

Neighborhood Factor:	0.85
Total Parcels:	886
Standard Lot Acreage:	-
Standard Lot Width:	-
Standard Lot Depth:	-
C/I Avg Lot Size:	-
C/I Avg Lot Width:	-
C/I Avg Lot Depth:	-

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate (Low)</u>	<u>Prior Rate (High)</u>	<u>Prior Rate (Standard)</u>	<u>Current Rate (Low)</u>	<u>Current Rate (High)</u>	<u>Current Rate (Standard)</u>
Comm & Ind Primary	All	Front Foot	55	3200	55	55	3200	55
Comm & Ind Primary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Primary	All	Acreage	11,250	360,000	11,250	11,250	360,000	11,250
Comm & Ind Secondary	All	Square Foot	-	-	-	-	-	-
Comm & Ind Secondary	All	Acreage	5,600	180,000	5,600	5,600	180,000	5,600
Comm & Ind Undeveloped Usable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Usable	All	Acreage	2,800	90,000	2,800	2,800	90,000	2,800
Comm & Ind Undeveloped Unusable	All	Square Foot	-	-	-	-	-	-
Comm & Ind Undeveloped Unusable	All	Acreage	1,000	1,000	1,000	1,000	1,000	1,000
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	-	-	-	-	-	-
Residential Site	All	Site Value	-	-	-	-	-	-