2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	0-004	WELLS COUNTY

Comments:

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

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

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	100110-001	TOWN OF KEYSTONE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.6600
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	157

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	98.00	74.00	50.00	98.00	74.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	98.00	74.00	50.00	98.00	74.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23200.00	23200.00	23200.00	23200.00	23200.00	23200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12200.00	7050.00	2100.00	12200.00	7150.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	23200.00	23200.00	23200.00	23200.00	23200.00	23200.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	12200.00	7050.00	2100.00	12200.00	7150.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	100510-001	CHESTER TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	255
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	45.00	75.00	60.00	45.00	75.00	60.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	45.00	75.00	60.00	45.00	75.00	60.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33000.00	33000.00	33000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	16700.00	9300.00	2100.00	27000.00	14550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	33000.00	33000.00	33000.00	38000.00	38000.00	38000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	16700.00	9300.00	2100.00	27000.00	14550.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	100610-001	TOWN OF KEYSTONE COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	157

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	97.00	73.50	50.00	97.00	73.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20600.00	20600.00	20600.00	20600.00	20600.00	20600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	14400.00	14400.00	14400.00	14400.00	14400.00	14400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6200.00	6200.00	6200.00	6200.00	6200.00	6200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1290.00	1290.00	1290.00	1290.00	1290.00	1290.00
Residential Homesite	All	Front Foot	50.00	97.00	73.50	50.00	97.00	73.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	100910-001	CHESTER TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33000.00	33000.00	33000.00	33000.00	33000.00	33000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	101010-001	CHESTER TOWNSHIP INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	11500.00	6500.00	1500.00	11500.00	6500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	105110-001	CHESTER TOWNSHIP PAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	456
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	45.00	75.00	60.00	45.00	75.00	60.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	45.00	75.00	60.00	45.00	75.00	60.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33000.00	33000.00	33000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	16700.00	9300.00	2100.00	27000.00	14550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	33000.00	33000.00	33000.00	38000.00	38000.00	38000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	16700.00	9300.00	2100.00	27000.00	14550.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200143-004	BLUFFTON POOR 30

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8700
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200243-004	BLUFFTON POOR 55

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	153

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	84.00	84.00	84.00	84.00	84.00	84.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	84.00	84.00	84.00	84.00	84.00	84.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200343-004	BLUFFTON FAIR 132

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.7400
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200543-004	BLUFFTON AVERAGE 132

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2100
Total Parcels:	594
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12900.00	7200.00	1500.00	12900.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200643-004	BLUFFTON AVERAGE 150

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2300
Total Parcels:	1178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	151

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12900.00	7200.00	1500.00	12900.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	200943-004	HARRISON HEIGHTS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9500
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	105

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	495.00	285.00	75.00	495.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	495.00	285.00	75.00	495.00	285.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201043-004	HI-LO/Sunnyglenn Estates

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1200
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	136

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	580.00	340.00	135.00	475.00	305.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	580.00	340.00	135.00	475.00	305.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201143-004	MARCKRES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2000
Total Parcels:	0
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	104
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	104
C/I Avg Lot Depth:	144

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	80000.00	70000.00	60000.00	80000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	60000.00	80000.00	70000.00	60000.00	80000.00	70000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201243-004	OLD CREEK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1800
Total Parcels:	109
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	157

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	120.00	590.00	355.00	120.00	590.00	355.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	590.00	355.00	120.00	590.00	355.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201343-004	ORCHARD RIDGE & RIVERVIEW

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0300
Total Parcels:	270
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	175

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66000.00	66000.00	66000.00	66000.00	66000.00	66000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1290.00	12700.00	6995.00	1290.00	12700.00	6995.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	66000.00	66000.00	66000.00	66000.00	66000.00	66000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1290.00	12700.00	6995.00	1290.00	12700.00	6995.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201443-004	ORCHARD RIDGE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1800
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	175

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	39600.00	39600.00	39600.00	39600.00	39600.00	39600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	25000.00	13250.00	1500.00	25000.00	13250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	39600.00	39600.00	39600.00	39600.00	39600.00	39600.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	25000.00	13250.00	1500.00	25000.00	13250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201543-004	SOUTHWOOD MANOR - SPRING STREET - CLARK STREET

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9500
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	151

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	290.00	170.00	50.00	290.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	290.00	170.00	50.00	290.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	44500.00	44500.00	44500.00	56600.00	56600.00	56600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12900.00	7200.00	1500.00	12900.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	201643-003	SCHOCKE/PARKVIEW VILLA 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	165
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	165
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	25.00	580.00	302.50	50.00	605.00	327.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	25.00	580.00	302.50	50.00	605.00	327.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52300.00	52300.00	52300.00	54400.00	54400.00	54400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201643-004	SCHOCKE/PARKVIEW VILLA/WABASH VALLEY/SR 124 EAST

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	165
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	165
C/I Avg Lot Depth:	260

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	25.00	580.00	302.50	50.00	605.00	327.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	25.00	580.00	302.50	50.00	605.00	327.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52300.00	52300.00	52300.00	54400.00	54400.00	54400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201843-004	VINTON VILLAGE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1200
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	555.00	352.50	150.00	555.00	352.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	555.00	352.50	150.00	555.00	352.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	201943-004	WAYNE STREET

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8400
Total Parcels:	26
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1290.00	24000.00	12645.00	1290.00	24000.00	12645.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	62000.00	62000.00	62000.00	62000.00	62000.00	62000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1290.00	24000.00	12645.00	1290.00	24000.00	12645.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202043-003	JOHN INSKEEP

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0700
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	124

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	369.00	209.50	50.00	392.00	221.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	369.00	209.50	50.00	392.00	221.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47000.00	47000.00	47000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202143-003	NO NUMBER ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	185.00	185.00	185.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	185.00	185.00	185.00	185.00	185.00	185.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	18500.00	18500.00	18500.00	18500.00	18500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202243-003	PLEASANT HAVEN CT; ST RD 116 - 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9100
Total Parcels:	43
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12500.00	7000.00	1500.00	12500.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	12500.00	7000.00	1500.00	12500.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	202243-004	PLEASANT HAVEN CT; ST RD 116 - 004

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9100
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12500.00	7000.00	1500.00	12500.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	12500.00	7000.00	1500.00	12500.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	202343-001	TOWN OF PONETO - 001

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1100
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	PONETO TOWN-CHESTER TOWNSHIP	202343-002	TOWN OF PONETO - 002

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	PONETO TOWN-HARRISON TOWNSHIP	202343-005	TOWN OF PONETO - 005

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1100
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	PONETO TOWN-LIBERTY TWP	202343-014	TOWN OF PONETO - 014

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1100
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202443-003	TOWN OF REIFFSBURG

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8500
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202643-003	TOWN OF VERA CRUZ - 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2300
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	111.00	80.50	50.00	111.00	80.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	111.00	80.50	50.00	111.00	80.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13400.00	13400.00	13400.00	13400.00	13400.00	13400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	VERA CRUZ TOWN	202643-006	TOWN OF VERA CRUZ - 006

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2300
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	111.00	80.50	50.00	111.00	80.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	111.00	80.50	50.00	111.00	80.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13400.00	13400.00	13400.00	13400.00	13400.00	13400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1290.00	1290.00	1290.00	1290.00	1290.00	1290.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202743-003	HARRISON TOWNSHIP UNPAVED 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	202743-004	HARRISON TOWNSHIP UNPAVED 004

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	202843-003	HARRISON TOWNSHIP PAVED 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	1051
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	202843-004	HARRISON TOWNSHIP PAVED 004

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	VERA CRUZ TOWN	202843-006	HARRISON TOWNSHIP PAVED 006

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	190.00	120.00	50.00	190.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	27000.00	14450.00	1900.00	27000.00	14450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	202943-004	JASUN PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	55000.00	55000.00	55000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	75000.00	75000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	55000.00	55000.00	55000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	75000.00	75000.00	75000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203043-004	DECKER; WESTERN AVE; WILEY EXT

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203143-004	PINES MOBILE HOME PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203243-004	MAPLE GROVE ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203343-004	BLUFFTON COM/IND SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	2800.00	2800.00	2800.00	2800.00	2800.00	2800.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203443-004	ST RD 124 EAST OF ST RD 1

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	310000.00	177500.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	45000.00	310000.00	177500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	310000.00	177500.00	45000.00	310000.00	177500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	45000.00	310000.00	177500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	45000.00	310000.00	177500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	45000.00	310000.00	177500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	310000.00	177500.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	310000.00	177500.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	310000.00	177500.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203543-004	BLUFFTON COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	231000.00	138250.00	45500.00	231000.00	138250.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	99000.00	59250.00	19500.00	99000.00	59250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	225.00	137.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	14000.00	14000.00	14000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	28200.00	28200.00	28200.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	28200.00	310000.00	169100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	14000.00	14000.00	14000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	28200.00	28200.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28200.00	310000.00	169100.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	203643-004	BLUFFTON COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	207
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	145

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	50.00	370.00	210.00	50.00	370.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	PONETO TOWN-HARRISON TOWNSHIP	203843-005	TOWN OF PONETO COMMERCIAL 005

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	VERA CRUZ TOWN	204143-006	TOWN OF VERA CRUZ COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	204243-003	HARRISON TOWNSHIP COMMERCIAL 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	204243-004	HARRISON TOWNSHIP COMMERCIAL 004

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	VERA CRUZ TOWN	204243-006	HARRISON TOWNSHIP COMMERCIAL 006

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	204343-003	HARRISON TOWNSHIP INDUSTRIAL 003

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	204343-004	HARRISON TOWNSHIP INDUSTRIAL 004

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	208143-004	GREENFIELD FARMS/HARVEST ACRES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0800
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	118
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	118

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot	2.17	2.17	2.17	0.50	2.51	1.51
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	209143-004	SUNNYGLENN ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1700
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	136
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	136
C/I Avg Lot Depth:	71

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	135.00	475.00	305.00	135.00	475.00	305.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	135.00	475.00	305.00	135.00	475.00	305.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	211143-004	DEER RUN ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8500
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	104
Res Avg Lot Depth:	184
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	104
C/I Avg Lot Depth:	184

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	610.00	355.00	100.00	610.00	355.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	610.00	355.00	100.00	610.00	355.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	220129-003	HARRISON TOWNSHIP

Comments:

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Good	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Average	Acreage	3500.00	3500.00	3500.00	3500.00	3500.00	3500.00
Residential Rural Homesite	Fair	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Rural Homesite	Poor	Acreage	2500.00		2500.00	2500.00		2500.00
Residential Rural Excess	Excellent	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Rural Excess	Good	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Rural Excess	Average	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Rural Excess	Fair	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Rural Excess	Poor	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	300205-007	JACKSON TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0500
Total Parcels:	221
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	2100.00	20000.00	11050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	20000.00	10950.00	2100.00	20000.00	11050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	300405-007	JACKSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	118
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	20000.00	10950.00	1900.00	20000.00	10950.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	302105-007	JACKSON TOWNSHIP PAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0500
Total Parcels:	477
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	45.00	77.00	61.00	45.00	77.00	61.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	45.00	77.00	61.00	45.00	77.00	61.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	20000.00	10950.00	2100.00	20000.00	11050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	20000.00	10950.00	2100.00	20000.00	11050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400135-009	CROSSWIND LAKES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	185.00	590.00	387.50	185.00	980.00	582.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400235-009	OSSIAN FAIR 55

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8700
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	40.00	69.00	54.50	40.00	69.00	54.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	40.00	69.00	54.50	40.00	69.00	54.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400335-009	OSSIAN AVERAGE 100

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0300
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	108

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400535-009	OSSIAN AVERAGE 150 - 009

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.4000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	151

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	250.00	150.00	50.00	250.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	250.00	150.00	50.00	250.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20600.00	20600.00	20600.00	20600.00	20600.00	20600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9900.00	9900.00	9900.00	9900.00	9900.00	9900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20600.00	20600.00	20600.00	20600.00	20600.00	20600.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	9900.00	9900.00	9900.00	9900.00	9900.00	9900.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400635-009	OSSIAN ORIGINAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1800
Total Parcels:	307
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	164

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	250.00	150.00	50.00	250.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	260.00	155.00	50.00	260.00	155.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	21500.00	21500.00	21500.00	21500.00	21500.00	21500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9900.00	9900.00	9900.00	9900.00	9900.00	9900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400735-009	OSSIAN AVERAGE 200

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0100
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	385
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	385

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	320.00	210.00	100.00	496.00	298.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	320.00	210.00	100.00	496.00	298.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400835-009	THE BRIDGES PHASE I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0700
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	815.00	457.50	100.00	815.00	457.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	815.00	457.50	100.00	815.00	457.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	400935-009	BLAKEWOOD ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	159

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	465.00	307.50	150.00	465.00	307.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	465.00	307.50	150.00	465.00	307.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401035-009	BROOK RIDGE ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1600
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	149

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	467.00	383.50	300.00	467.00	383.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	467.00	383.50	300.00	467.00	383.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401135-009	COUNTRY MEADOWS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2200
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	465.00	307.50	150.00	480.00	315.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	465.00	307.50	150.00	480.00	315.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401235-009	MILLSIDE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0600
Total Parcels:	118
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	60.00	507.00	283.50	60.00	525.00	292.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	60.00	507.00	283.50	60.00	525.00	292.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13100.00	13100.00	13100.00	13100.00	13100.00	13100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401335-009	MAX/ALBERT MELCHING

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1800
Total Parcels:	128
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	480.00	265.00	50.00	525.00	287.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	480.00	265.00	50.00	525.00	287.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	10800.00	10800.00	10800.00	10800.00	10800.00	10800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401535-009	ROSE ANN HEIGHTS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0300
Total Parcels:	208
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	152

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401635-009	ROSE ANN HEIGHTS III-VI

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.4500
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	128
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	128
C/I Avg Lot Depth:	178

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	665.00	382.50	100.00	665.00	382.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	665.00	382.50	100.00	665.00	382.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	401835-009	SANDALWOOD SOUTH SECTION A-B

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0400
Total Parcels:	189
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	426.00	238.00	50.00	465.00	257.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	426.00	238.00	50.00	465.00	257.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	401935-008	SIMON HILSMIER SUBDIVISION

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0800
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	315.00	182.50	50.00	315.00	182.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	315.00	182.50	50.00	315.00	182.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402035-008	A & H LEWIS; LEWIS HEIGHTS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9700
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	530.00	290.00	50.00	530.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	530.00	290.00	50.00	530.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402135-008	BERGER

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.4500
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	189
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	189

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	335.00	192.50	50.00	335.00	192.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	335.00	192.50	50.00	335.00	192.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402235-008	NORTH HOMESTEAD PLACE; HOOPING; LEWIS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	156
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	156

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	90.00	425.00	257.50	50.00	475.00	262.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	90.00	425.00	257.50	50.00	475.00	262.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402335-008	TOWN OF TOCSIN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0700
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	163

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	225.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	225.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	16000.00	8950.00	1900.00	16000.00	8950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402435-008	JEFFERSON TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	402535-008	JEFFERSON TOWNSHIP PAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	1191
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	103.00	76.50	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402535-009	JEFFERSON TOWNSHIP PAVED (OSSIAN)

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	37000.00	37000.00	37000.00	42000.00	42000.00	42000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	26000.00	13950.00	2100.00	31000.00	16550.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402735-009	OSSIAN COMMERCIAL DOWNTOWN

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	124.00	124.00	124.00	124.00	124.00	124.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	124.00	124.00	124.00	124.00	124.00	124.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	310000.00	175000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	40000.00	310000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	310000.00	175000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	40000.00	310000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	310000.00	175000.00	40000.00	310000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	40000.00	310000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	40000.00	40000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	40000.00	310000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	310000.00	175000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	150000.00	150000.00	150000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	40000.00	40000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	40000.00	310000.00	175000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	150000.00	150000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402835-009	OSSIAN COMMERCIAL/INDUSTRIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	310000.00	165000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	20000.00	310000.00	165000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	310000.00	165000.00	20000.00	310000.00	165000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	20000.00	310000.00	165000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	20000.00	310000.00	165000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	20000.00	310000.00	165000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	310000.00	165000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	310000.00	165000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	310000.00	165000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	402935-009	OSSIAN SOUTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19500.00	19500.00	19500.00	19500.00	19500.00	19500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403235-008	TOWN OF TOCSIN COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	163

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	65.00	65.00	65.00	65.00	65.00	65.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	65.00	65.00	65.00	65.00	65.00	65.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403335-008	KOZY KOURT MOBILE HOME PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot				425.00	425.00	425.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot				425.00	425.00	425.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	225000.00	129450.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	225000.00	129450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	225000.00	129450.00	33900.00	225000.00	129450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	33900.00	225000.00	129450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	225000.00	225000.00	225000.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	225000.00	225000.00	225000.00	33900.00	225000.00	129450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	225000.00	129450.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	225000.00	225000.00	225000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	225000.00	225000.00	225000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	225000.00	129450.00	225000.00	225000.00	225000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	225000.00	225000.00	225000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403435-008	JEFFERSON TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	225000.00	225000.00	225000.00	225000.00	225000.00	225000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	403535-008	JEFFERSON TOWNSHIP INDUSTRIAL 008

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	403535-009	JEFFERSON TOWNSHIP INDUSTRIAL 009

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	27000.00	27000.00	27000.00	27000.00	27000.00	27000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	16000.00	8750.00	1500.00	16000.00	8750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	410135-009	BROOK RIDGE ESTATES IV & V

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.3500
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	181

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	411135-009	THE VILLAS @ COUNTRY MEADOWS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1400
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	886.00	886.00	886.00	927.00	927.00	927.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	886.00	886.00	886.00	927.00	927.00	927.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	413135-009	PEBBLE BROOK VILLAS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	153

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	1070.00	560.00	50.00	1070.00	560.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	1070.00	560.00	50.00	1070.00	560.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	418135-009	SANDALWOOD LOTS 185-235

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0200
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	640.00	370.00	100.00	640.00	370.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	640.00	370.00	100.00	640.00	370.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	435135-008	OSSIAN INDUSTRIAL PARK II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	435135-009	OSSIAN INDUSTRIAL PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	63000.00	63000.00	63000.00	63000.00	63000.00	63000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500247-011	Parlor Bluffs Section I

Comments:

Neighborhood Factor:	0.9100
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	310.00	230.00	150.00	310.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	750.00	475.00	200.00	750.00	475.00
Residential Homesite	All	Square Foot	2.82	2.82	2.82	2.82	2.82	2.82
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	500347-010	BLUFFTON FAIR 55 - 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9200
Total Parcels:	5
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500347-011	BLUFFTON FAIR 55 - 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9200
Total Parcels:	15
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	500347-012	BLUFFTON FAIR 55 - 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9200
Total Parcels:	68
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	150.00	112.50	75.00	150.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500447-011	BELL BROOK ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2800
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	159

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	275.00	187.50	100.00	410.00	255.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	275.00	187.50	100.00	410.00	255.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22900.00	22900.00	22900.00	22900.00	22900.00	22900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500547-011	DEBLYN MEADOWS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9600
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	122

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	414.00	232.00	50.00	414.00	232.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	414.00	232.00	50.00	414.00	232.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500647-011	DUSTMAN ROAD EAST

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0200
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	51000.00	51000.00	51000.00	51000.00	51000.00	51000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500747-011	LANCASTER STREET 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.6900
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	500747-012	LANCASTER STREET 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.6900
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500847-011	LANCASTER STREET

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8700
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	28000.00	28000.00	28000.00	28000.00	28000.00	28000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	7000.00	4250.00	1500.00	7000.00	4250.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	500947-011	NORTH MAIN STREET

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.6400
Total Parcels:	10
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	17500.00	9500.00	1500.00	17500.00	9500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	17500.00	9500.00	1500.00	17500.00	9500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501047-011	NORTHWOOD FARM

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1700
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	400.00	250.00	100.00	400.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	400.00	250.00	100.00	400.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501147-011	WOODLANDS (NORTHWOOD FARM SECTION II, III, VI)

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2100
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	185

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	445.00	297.50	150.00	445.00	297.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	445.00	297.50	150.00	445.00	297.50
Residential Homesite	All	Square Foot	1.33	1.33	1.33	1.54	1.54	1.54
Residential Homesite	All	Acreage	89700.00	89700.00	89700.00	89700.00	89700.00	89700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501247-011	NORTHWOOD DRIVE/SUTTON CIRCLE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2000
Total Parcels:	40
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	88.00	88.00	88.00	88.00	88.00	88.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	88.00	88.00	88.00	88.00	88.00	88.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	71200.00	71200.00	71200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	58500.00	58500.00	58500.00	71200.00	71200.00	71200.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501347-011	NORTHWOOD HEIGHTS SECTIONS A-B

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.7200
Total Parcels:	0
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	258
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	258

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	410.00	255.00	100.00	410.00	255.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	410.00	255.00	100.00	410.00	255.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	50000.00	50000.00	20000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	40000.00	25000.00	10000.00	40000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	501447-010	SLEEPY HOLLOW SECTIONS I-II TOWNSHIP

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9700
Total Parcels:	2
Res Avg Lot Size:	0.6400
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	471.00	285.50	100.00	471.00	285.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	471.00	285.50	100.00	471.00	285.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501447-011	SLEEPY HOLLOW SECTIONS I-II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9700
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	471.00	285.50	100.00	471.00	285.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	471.00	285.50	100.00	471.00	285.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501547-011	DUSTMAN ROAD WEST

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20900.00	20900.00	20900.00	20900.00	20900.00	20900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	20900.00	20900.00	20900.00	20900.00	20900.00	20900.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501647-011	STONEY CREEK ESTATES PART A

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.7800
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	185
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	185
C/I Avg Lot Depth:	163

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	1410.00	1410.00	1410.00	1410.00	1410.00	1410.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1410.00	1410.00	1410.00	1410.00	1410.00	1410.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501747-011	TOLLGATE - DUSTMAN ROAD WEST

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0600
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	410.00	280.00	200.00	453.00	326.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	410.00	280.00	200.00	453.00	326.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				20900.00	20900.00	20900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage				45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage				20900.00	20900.00	20900.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501847-011	VILLA NORTH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0800
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	103
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	103

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	480.00	290.00	100.00	480.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	480.00	290.00	100.00	480.00	290.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	501947-011	WILLOWBROOK VILLAGE I-III

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9900
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	143

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502047-010	COUNTRY CLUB ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1900
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	202
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	202
C/I Avg Lot Depth:	185

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	418.00	259.00	100.00	418.00	259.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	418.00	259.00	100.00	418.00	259.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	29400.00	29400.00	29400.00	29400.00	29400.00	29400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502147-010	NORTH OAKS ESTATES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2000
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	125.00	395.00	260.00	125.00	395.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	395.00	260.00	125.00	395.00	260.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	19000.00	10250.00	1500.00	19000.00	10250.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502247-010	SUNSET TERRACE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.7000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	264
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	264

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	361.00	230.50	100.00	361.00	230.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	361.00	230.50	100.00	361.00	230.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502347-010	TOWN OF CRAIGVILLE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	502547-008	TOWN OF KINGSLAND 008

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.3300
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	100.00	75.00	50.00	100.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	100.00	75.00	50.00	100.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12700.00	7100.00	1500.00	12700.00	7100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502547-010	TOWN OF KINGSLAND 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.3300
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	100.00	75.00	50.00	100.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	100.00	75.00	50.00	100.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12700.00	7100.00	1500.00	12700.00	7100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502647-010	TOWN OF MURRAY

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0300
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	103.00	76.50	50.00	103.00	76.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	12700.00	7100.00	1500.00	12700.00	7100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502847-010	LANCASTER TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9600
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	502947-010	LANCASTER TOWNSHIP PAVED 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1600
Total Parcels:	1188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	502947-011	LANCASTER TOWNSHIP PAVED 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1600
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	502947-012	LANCASTER TOWNSHIP PAVED 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	35.00	35.00	35.00	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	29000.00	15450.00	1900.00	29000.00	15450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503047-011	WEST LANCASTER STREET COMMERCIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	503047-012	WEST LANCASTER STREET COMMERCIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503247-010	BLUFFTON COMMERCIAL NORTH MAIN II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	60000.00	535000.00	297500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	535000.00	297500.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503247-011	BLUFFTON COMMERCIAL NORTH MAIN I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	535000.00	535000.00	535000.00	535000.00	535000.00	535000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	71000.00	71000.00	71000.00	71000.00	71000.00	71000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	30600.00	30600.00	30600.00	30600.00	30600.00	30600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	503347-010	BLUFFTON COMMERCIAL DUSTMAN RD II

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	41000.00	310000.00	175500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	100000.00	100000.00	100000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	310000.00	175500.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100000.00	100000.00	100000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503347-011	BLUFFTON COMMERCIAL DUSTMAN ROAD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	310000.00	310000.00	310000.00	310000.00	310000.00	310000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503547-011	BLUFFTON COMMERCIAL EAST SR 124

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503647-011	BLUFFTON - COMMERCE DR

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	52000.00	52000.00	52000.00	52000.00	52000.00	52000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	36400.00	36400.00	36400.00	36400.00	36400.00	36400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	15600.00	15600.00	15600.00	15600.00	15600.00	15600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Homesite	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503747-011	HIGH POINTE CONDOMINIUMS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9700
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	260000.00	260000.00	260000.00	260000.00	260000.00	260000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503847-011	KEY WEST MOBILE HOME PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	503947-011	MOBILE MANOR MOBILE HOME PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	14000.00	7750.00	1500.00	14000.00	7750.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504047-011	WALNUT HILL ESTATES 80 SUNSET

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504147-010	TOWN OF CRAIGVILLE COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504447-010	TOWN OF MURRAY COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504647-010	LANCASTER TOWNSHIP COMMERCIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504647-011	LANCASTER TOWNSHIP COMMERCIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504647-012	LANCASTER TOWNSHIP COMMERCIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	504747-010	LANCASTER TOWNSHIP INDUSTRIAL 010

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	504747-011	LANCASTER TOWNSHIP INDUSTRIAL 011

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	15000.00	65000.00	40000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	45000.00	45000.00	45000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	65000.00	40000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	45000.00	45000.00	45000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	504747-012	LANCASTER TOWNSHIP INDUSTRIAL 012

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	22900.00	12400.00	1900.00	22900.00	12400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	510147-011	NORTHWOOD FARM SECTION IV & V

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.5100
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	625.00	387.50	150.00	625.00	387.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	511147-011	NORTHWOOD FARM SECTION III

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9400
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	445.00	445.00	445.00	445.00	445.00	445.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	445.00	445.00	445.00	445.00	445.00	445.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	511247-011	NORTHWOOD FARM SECTION VI

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.9400
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	535.00	342.50	150.00	535.00	342.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	535.00	342.50	150.00	535.00	342.50
Residential Homesite	All	Square Foot	2.35	2.35	2.35	2.35	2.35	2.35
Residential Homesite	All	Acreage	89700.00	89700.00	89700.00	89700.00	89700.00	89700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	511347-011	NORTHWOOD FARM SECTION VII

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.3600
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	350.00	225.00	100.00	350.00	225.00
Residential Homesite	All	Square Foot	1.33	1.33	1.33	1.33	1.33	1.33
Residential Homesite	All	Acreage	89700.00	89700.00	89700.00	89700.00	89700.00	89700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26000.00	26000.00	26000.00	26000.00	26000.00	26000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	516147-011	STONEY CREEK ESTATES SECTION B

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.
26p27 - EQUALIZED LAND RATES BASED ON SALES DATA FROM APPEALS. AJS

Neighborhood Factor:	0.9800
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	100.00	575.00	337.50	100.00	575.00	337.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	575.00	337.50	100.00	575.00	337.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	518147-011	FORGET-ME-NOT ACRES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1200
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	160.00	105.00	50.00	160.00	105.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	247.00	148.50	50.00	247.00	148.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23700.00	23700.00	23700.00	23700.00	23700.00	23700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	542047-011	BELL BROOK VILLAS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.4000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	400.00	275.00	150.00	400.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	400.00	275.00	150.00	400.00	275.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600109-013	TOWN OF LIBERTY CENTER

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8200
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	55.00	93.00	74.00	55.00	93.00	74.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	55.00	93.00	74.00	55.00	93.00	74.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	18500.00	18500.00	18500.00	18500.00	18500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	7500.00	4700.00	2100.00	7500.00	4800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	18500.00	18500.00	18500.00	18500.00	18500.00	18500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	7500.00	4700.00	2100.00	7500.00	4800.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600409-013	LIBERTY TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0100
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600509-013	LIBERTY TOWNSHIP PAVED 013

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0100
Total Parcels:	507
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	PONETO TOWN-LIBERTY TWP	600509-014	LIBERTY TOWNSHIP PAVED 014

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	31500.00	31500.00	31500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	2100.00	20500.00	11300.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600609-013	TOWN OF LIBERTY CENTER COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	PONETO TOWN-LIBERTY TWP	600709-014	TOWN OF PONETO COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	103.00	103.00	103.00	103.00	103.00	103.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600809-013	LIBERTY TOWNSHIP COMMERCIAL 013

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	PONETO TOWN-LIBERTY TWP	600809-014	LIBERTY TOWNSHIP COMMERCIAL 014

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	600909-013	LIBERTY TOWNSHIP INDUSTRIAL 013

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18500.00	10200.00	1900.00	18500.00	10200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	PONETO TOWN-LIBERTY TWP	600909-014	LIBERTY TOWNSHIP INDUSTRIAL 014

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1500.00	18500.00	10000.00	1500.00	18500.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29500.00	29500.00	29500.00	29500.00	29500.00	29500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1500.00	18500.00	10000.00	1500.00	18500.00	10000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	700208-015	TOWN OF PETROLEUM

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8000
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	11500.00	6700.00	2100.00	11500.00	6800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	11500.00	6700.00	2100.00	11500.00	6800.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	700308-015	NOTTINGHAM TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1100
Total Parcels:	302
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	33000.00	33000.00	33000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18000.00	9950.00	2100.00	22000.00	12050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	33000.00	33000.00	33000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18000.00	9950.00	2100.00	22000.00	12050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	700408-015	NOTTINGHAM TOWNSHIP PAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0700
Total Parcels:	542
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	33000.00	33000.00	33000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18000.00	9950.00	2100.00	22000.00	12050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	33000.00	33000.00	33000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18000.00	9950.00	2100.00	22000.00	12050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	700608-015	TOWN OF PETROLEUM COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	170.00	110.00	50.00	170.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	11500.00	6700.00	1900.00	11500.00	6700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	11500.00	6700.00	1900.00	11500.00	6700.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	700708-015	NOTTINGHAM TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	18000.00	9950.00	1900.00	18000.00	9950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	18000.00	9950.00	1900.00	18000.00	9950.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	800116-017	EAST RIDGE ESTATES - HAIFLICH

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.5400
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	188

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	290.00	182.50	75.00	290.00	182.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	290.00	182.50	75.00	290.00	182.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31000.00	31000.00	31000.00	31000.00	31000.00	31000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	10400.00	6150.00	1900.00	10400.00	6150.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	800316-017	TOWN OF MARKLE

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	139
Res Avg Lot Depth:	74
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	139
C/I Avg Lot Depth:	74

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	123.00	515.00	319.00	123.00	515.00	319.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	123.00	515.00	319.00	123.00	515.00	319.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70800.00	70800.00	70800.00	70800.00	70800.00	70800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	10400.00	6150.00	1900.00	10400.00	6150.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	70800.00	70800.00	70800.00	70800.00	70800.00	70800.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	10400.00	6150.00	1900.00	10400.00	6150.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	800416-017	COUNTRY MEADOWS CONDOMINIUMS

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	800516-017	WHISPERING PINES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2200
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	185

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	464.00	269.50	75.00	464.00	269.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	464.00	269.50	75.00	464.00	269.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	800616-016	TOWN OF ROCKFORD

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.8600
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	22.00	37.00	29.50	22.00	37.00	29.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	22.00	37.00	29.50	22.00	37.00	29.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13800.00	13800.00	13800.00	13800.00	13800.00	13800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3600.00	8000.00	8000.00	3600.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	800716-016	TOWN OF UNIONDALE - 016

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	176

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	UNIONDALE TOWN-ROCKCREEK TOWNS	800716-018	TOWN OF UNIONDALE - 018

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	176

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNIONDALE TOWN-UNION TOWNSHIP	800716-021	TOWN OF UNIONDALE - 021

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1300
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	176

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	800816-016	ROCK CREEK TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1700
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	800916-016	ROCK CREEK TOWNSHIP PAVED 016

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1700
Total Parcels:	588
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	800916-017	ROCK CREEK TOWNSHIP PAVED 017

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	UNIONDALE TOWN-ROCKCREEK TOWNS	800916-018	ROCK CREEK TOWNSHIP PAVED 018

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.1700
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	801116-017	TOWN OF MARKLE COMMERCIAL 1

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58000.00	58000.00	58000.00	58000.00	58000.00	58000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40600.00	40600.00	40600.00	40600.00	40600.00	40600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17400.00	17400.00	17400.00	17400.00	17400.00	17400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	11800.00	6850.00	1900.00	11800.00	6850.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	801216-017	TOWN OF MARKLE COMMERCIAL 2

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58000.00	58000.00	58000.00	58000.00	58000.00	58000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40600.00	40600.00	40600.00	40600.00	40600.00	40600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17400.00	17400.00	17400.00	17400.00	17400.00	17400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	11800.00	6850.00	1900.00	11800.00	6850.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	801314-017	ROCKCREEK TOWNSHIP

Comments:

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	3500.00	3500.00	3500.00	3500.00	3500.00	3500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	UNIONDALE TOWN-ROCKCREEK TOWNS	801416-018	TOWN OF UNIONDALE COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	176

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	801516-016	ROCK CREEK TOWNSHIP COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	33900.00	33900.00	33900.00	33900.00	33900.00	33900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	801616-016	ROCK CREEK TOWNSHIP INDUSTRIAL 016

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	801616-017	ROCK CREEK TOWNSHIP INDUSTRIAL 017

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	25000.00	13450.00	1900.00	25000.00	13450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	805116-017	FOREST COVE SECTION I

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	0.8900
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	625.00	337.50	50.00	625.00	337.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	625.00	337.50	50.00	625.00	337.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	900116-022	STONEY BROOK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0100
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	104
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	104
C/I Avg Lot Depth:	195

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	75.00	545.00	310.00	75.00	545.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	545.00	310.00	75.00	545.00	310.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29800.00	29800.00	29800.00	29800.00	29800.00	29800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	MARKLE TOWN-UNION TOWNSHIP	900316-020	TOWN OF MARKLE UNION

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	455.00	252.50	50.00	455.00	252.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	455.00	252.50	50.00	455.00	252.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40600.00	40600.00	40600.00	40600.00	40600.00	40600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	24000.00	12950.00	1900.00	24000.00	12950.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	40600.00	40600.00	40600.00	40600.00	40600.00	40600.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	24000.00	12950.00	1900.00	24000.00	12950.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	900516-022	TOWN OF ZANESVILLE - RES

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.2700
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23500.00	23500.00	23500.00	23500.00	23500.00	23500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	12500.00	7200.00	1900.00	12500.00	7200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNION TOWNSHIP	900616-019	UNION TOWNSHIP UNPAVED

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNION TOWNSHIP	900716-019	UNION TOWNSHIP PAVED 019

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	865
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	25.00	36.00	30.50	25.00	36.00	30.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	25.00	36.00	30.50	25.00	36.00	30.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	MARKLE TOWN-UNION TOWNSHIP	900716-020	UNION TOWNSHIP PAVED 020

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	236.00	143.00	50.00	236.00	143.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	236.00	143.00	50.00	236.00	143.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNIONDALE TOWN-UNION TOWNSHIP	900716-021	UNION TOWNSHIP PAVED 021

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	900716-022	UNION TOWNSHIP PAVED 022

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0900
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	50.00	206.00	128.00	50.00	206.00	128.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	48000.00	48000.00	48000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	1900.00	21000.00	11450.00	2100.00	24000.00	13050.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	MARKLE TOWN-UNION TOWNSHIP	901016-020	TOWN OF MARKLE COMMERCIAL 020

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	58000.00	58000.00	58000.00	58000.00	58000.00	58000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	40600.00	40600.00	40600.00	40600.00	40600.00	40600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17400.00	17400.00	17400.00	17400.00	17400.00	17400.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNIONDALE TOWN-UNION TOWNSHIP	901116-021	TOWN OF UNIONDALE COMMERCIAL 021

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	176

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	901216-022	TOWN OF ZANESVILLE COMMERCIAL

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30900.00	30900.00	30900.00	30900.00	30900.00	30900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21600.00	21600.00	21600.00	21600.00	21600.00	21600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9300.00	9300.00	9300.00	9300.00	9300.00	9300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	901316-022	STONEY CREEK MOBILE HOME PARK

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10500.00	10500.00	10500.00	10500.00	10500.00	10500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	4500.00	4500.00	4500.00	4500.00	4500.00	4500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNION TOWNSHIP	901416-019	UNION TOWNSHIP COMMERCIAL 019

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	1900.00	21000.00	11450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	901416-022	UNION TOWNSHIP COMMERCIAL 022

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	1900.00	21000.00	11450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNION TOWNSHIP	901516-019	UNION TOWNSHIP INDUSTRIAL 019

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	1900.00	21000.00	11450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNIONDALE TOWN-UNION TOWNSHIP	901516-021	UNION TOWNSHIP INDUSTRIAL 021

Comments:
Land rates are subject to change based on the rise and fall of the real estate market.

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	12400.00	12400.00	12400.00	12400.00	12400.00	12400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	8600.00	8600.00	8600.00	8600.00	8600.00	8600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1290.00	1290.00	1290.00	1290.00	1290.00	1290.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	21000.00	11450.00	1900.00	21000.00	11450.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	MARKLE TOWN-UNION TOWNSHIP	903116-020	SKYLINE EXTENDED

Comments:

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

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19600.00	19600.00	19600.00	19600.00	19600.00	19600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2050.00	12400.00	7225.00	2050.00	12400.00	7225.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Wells County Land Order

CHESTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
CHESTER TOWNSHIP	CHESTER TOWNSHIP	AAMH 1-1	Chester Rural MH

Comments:

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

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

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	LANCASTER TOWNSHIP	AAMH 10-1	Lancaster Rural MH

Comments:

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

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

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	AAMH 11-2	Bluffton Woods MH Park

Comments:

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

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

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	AAMH 11-3	Walnut Hill's MH Park-Sunset

Comments:

Neighborhood Factor:	0.9000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-N	AAMH 11-4	Lancaster Estates MH Park

Comments:

Neighborhood Factor:	0.9000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Wells County Land Order

LANCASTER TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LANCASTER TOWNSHIP	BLUFFTON CITY-LANCASTER TWP-BL	AAMH 12-1	Lancaster BH Rural MH

Comments:

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

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

2026 Wells County Land Order

LIBERTY TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	AAMH 13-1	Liberty Rural MH

Comments:

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

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

2026 Wells County Land Order

NOTTINGHAM TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
NOTTINGHAM TOWNSHIP	NOTTINGHAM TOWNSHIP	AAMH 15-1	Nottingham Rural MH

Comments:

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

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

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	ROCKCREEK TOWNSHIP	AAMH 16-1	RockCreek Rural MH

Comments:

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

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

2026 Wells County Land Order

ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	MARKLE TOWN-ROCKCREEK TOWNSHIP	AAMH 17-1	Markle-RockCreek Rural MH

Comments:

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

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

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ROCKCREEK TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ROCKCREEK TOWNSHIP	UNIONDALE TOWN-ROCKCREEK TOWNS	AAMH 18-1	Kozy Kourt - Union/RockCreek

Comments:

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

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

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UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	UNION TOWNSHIP	AAMH 19	Union Rural MH

Comments:

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

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

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UNION TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
UNION TOWNSHIP	ZANESVILLE TOWN-UNION TOWNSHIP	AAMH 22-1	Stoney Creek

Comments:

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

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

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	HARRISON TOWNSHIP	AAMH 3-1	Harrison Rural MH

Comments:

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

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

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	AAMH 4-1	Hoosier MHP Homes LLC

Comments:

Neighborhood Factor:	0.9000
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

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HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	AAMH 4-2	Pines Mobile Home Park MH

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Wells County Land Order

HARRISON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
HARRISON TOWNSHIP	BLUFFTON CITY-HARRISON TOWNSHI	AAMH 4-3	Bluffton City MH

Comments:

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

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

2026 Wells County Land Order

JACKSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JACKSON TOWNSHIP	JACKSON TOWNSHIP	AAMH 7-1	Jackson Rural MH

Comments:

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

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

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	AAMH 8-1	Silo Farms MH Park-Ossian

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	184
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	JEFFERSON TOWNSHIP	AAMH 8-2	Jefferson Rural MH

Comments:

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

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

2026 Wells County Land Order

JEFFERSON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
JEFFERSON TOWNSHIP	OSSIAN TOWN	AAMH 9-1	Ossian MH

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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