

2025 OTISCO TOWNSHIP
RURAL RESIDENTIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Accl. when Sold	Accl./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Liberty/Pgce	Land Table	Class
130-021-000-075-33	N WHITES BRIDGE RD (V/L)	12/08/23	\$37,000	WD	03-ARMY'S LENGTH	\$37,000	\$11,200	30.27	\$29,111	\$17,000	\$29,111	1.00	1.00	\$206	\$37,000	OTRES 0677/1813		RESIDENTIAL	402
130-021-000-075-34	5699 N WHITES BRIDGE RD	06/20/23	\$39,900	WD	03-ARMY'S LENGTH	\$39,900	\$11,200	28.07	\$40,173	\$39,900	\$29,111	1.00	1.00	\$222	\$39,900	OTRES AFF		RESIDENTIAL	401
130-021-000-075-32	N WHITES BRIDGE RD	09/28/23	\$39,900	WD	03-ARMY'S LENGTH	\$39,900	\$12,400	31.08	\$32,065	\$39,900	\$32,065	1.10	1.10	\$202	\$39,399	OTRES 0676/4930		RESIDENTIAL	402
130-021-000-075-37	5593 N WHITES BRIDGE RD	01/22/24	\$39,500	WD	03-ARMY'S LENGTH	\$39,500	\$12,700	32.15	\$32,897	\$39,500	\$32,897	1.15	1.15	\$194	\$34,348	OTRES 0677/5992		RESIDENTIAL	401
										\$156,300			4.25						
130-003-000-025-30	COUNTRY ROAD	03/10/23	\$52,000	WD	03-ARMY'S LENGTH	\$52,000	\$20,100	38.65	\$40,258	\$52,000	\$40,258	1.67	1.99	\$323	\$31,138	OTRES 0674/3853		RAINNEY LAKE	402
130-035-000-079-21	V/L JACOBY RD	02/02/23	\$10,000	WD	03-ARMY'S LENGTH	\$10,000	\$6,800	68.00	\$10,800	\$10,000	\$10,800	2.00	2.00	#DIV/0!	\$5,000	OTRES AFF		RESIDENTIAL	001
130-003-000-025-40	COUNTRY ROAD	04/09/23	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$19,100	31.83	\$38,111	\$60,000	\$39,111	2.46	2.46	\$194	\$24,390	OTRES 0674/6182		RAINNEY LAKE	402
130-003-000-025-50	8906 COUNTRY ROAD	04/09/23	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$20,200	28.86	\$40,300	\$70,000	\$40,300	3.10	2.50	\$434	\$22,561	OTRES 0674/5604		RAINNEY LAKE	401
130-006-000-081-20	V/L ELLIS RD	11/16/23	\$32,000	WD	03-ARMY'S LENGTH	\$32,000	\$12,200	38.13	\$31,785	\$32,000	\$31,785	3.05	3.05	#DIV/0!	\$10,509	OTRES 0677/0083		RESIDENTIAL	402
										\$102,000			5.95						
130-003-000-025-80	8796 COUNTRY ROAD	07/15/24	\$52,000	WD	03-ARMY'S LENGTH	\$52,000	\$26,500	32.32	\$52,943	\$52,000	\$52,943	3.69	3.69	\$367	\$22,222	OTRES 0679/4422		RAINNEY LAKE	402
130-031-000-030-03	V/L 5 MILE RD	08/24/22	\$40,000	WD	03-ARMY'S LENGTH	\$40,000	\$12,400	31.00	\$51,919	\$40,000	\$51,919	5.56	5.56	#DIV/0!	\$7,189	OTRES 0672/3736		RESIDENTIAL	402
130-026-000-090-07	9022 NGALLIS RD	06/07/23	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$22,700	50.44	\$59,988	\$45,000	\$59,988	6.42	6.42	#DIV/0!	\$7,009	OTRES 0675/1802		RESIDENTIAL	402
130-023-000-095-14	7393 PALMER RD	03/06/24	\$91,100	QC	03-ARMY'S LENGTH	\$91,100	\$21,400	23.49	\$49,194	\$91,100	\$49,194	9.11	9.11	#DIV/0!	\$10,000	OTRAGR 0677/9705		AGRICULTURE	102
130-022-000-015-02	V/L FLAT RIVER TRL	07/22/22	\$86,000	LC	29-SELLERS INTEREST IN A LC	\$86,000	\$24,500	28.49	\$99,875	\$86,000	\$99,875	15.00	15.00	#DIV/0!	\$5,733	OTRES 0671/8488		RESIDENTIAL	402
130-022-000-029-01	FLAT RIVER TRL	07/22/24	\$157,000	WD	03-ARMY'S LENGTH	\$157,000	\$87,800	55.92	\$171,730	\$157,000	\$171,730	30.00	30.00	#DIV/0!	\$5,233	OTRES 0679/3929		RESIDENTIAL	402
130-038-000-029-01	BARTONVILLE RD	01/27/23	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$149,700	37.43	\$342,380	\$400,000	\$342,380	85.00	85.00	#DIV/0!	\$4,706	OTRAGR 0673/6996		AGRICULTURE	102

YEAR 2024 FRONT FOOT VALUE:

Main paved used: \$ 162 FF
Rural paved used: \$ 143 FF
Main gravel used: \$ 97 FF
Rural Gravel used: \$ 97 FF

RAINNEY LAKE USED: \$ 250 FF

YEAR 2025: FRONT FOOT VALUE: NO CHANGE

	PRIOR 2024	ACRES	CURRENT 2025
	\$20,800	1.00	\$26,000.0
	\$23,400	1.50	\$29,250.0
	\$26,000	2.00	\$32,500.0
	\$29,250	2.50	\$36,500.0
	\$32,500	3.00	\$40,600.0
	\$39,000	4.00	\$48,750.0
	\$46,750	5.00	\$60,900.0
	\$65,000	7.00	\$80,000.0
	\$81,250	10.00	\$101,500.0
	\$97,500	15.00	\$121,875.0
	\$117,000	20.00	\$147,500.0
	\$143,000	25.00	\$178,750.0
	\$175,500	30.00	\$215,000.0
	\$209,000	40.00	\$260,000.0
	\$260,000	50.00	\$325,000.0
	\$325,000	100.00	\$406,250.0

