

FREMONT TOWNSHIP AGG LAND VALUE ANALYSIS (NON-TILLABLE)																					
Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Confident ial Sale	Instrume nt Type	Term of Sale	Liber Page	Class at Sale	Other Parcels in Sale	Improve ment ***	Land Residual	Tillable Acres	Net-Tillable	ROW Acreage	Total Acres	Net Acres (No ****)	% Tillable	S/Net Acre	Grantor	Grantee	
20-09-4-01-EAST RD		6/24/2022	\$61,000	No	WD	03-ARMS L	2022019263	402		\$0	\$61,000	-	22.97	4.26	27.23	22.97	100%	\$2,656	SOPER, HAROLD E ESTATE	BOONE, JIMMIE & JUDDANN	
26-11-3-22-9000 WAH		1/11/2024	\$100,000	No	WD	03-ARMS L	2024000003	402		\$0	\$100,000	-	37.28	2.72	40.00	37.28	100%	\$2,682	BROWNING, CURTIS ALLEN	PACIK, THOMAS T	
20-69-4-01-1535 GAR		4/20/2022	\$62,000	No	WD	03-ARMS L	2022012648	402		\$0	\$62,000	-	18.62	0.38	19.00	18.62	100%	\$3,330	GOODWINE, DANIEL & ANNIE	HOSKINS, CECIL & LAQUANDA	
05-10-6-29-S BEYER I		2/9/2023	\$310,000	No	WD	19-MULTI P	2023002951	402	05-10-6-29-4003-001	\$0	\$310,000	-	88.04	2.70	90.74	88.04	100%	\$3,521	HIRCH RUN # 1 LLC	LONSWAY PROPERTIES LLC	
04-10-4-29- W BIRCH I		4/4/2022	\$320,000	No	WD	32-SPLIT V	2022008906	102		\$0	\$320,000	19.31	68.00	6.13	93.44	87.31	78%	\$3,665	KOZLOWSKI, JAMES A & KATHI	TAPHOUSE, CHRIS & TAPHOUSE, TIMOTHY	
18-11-4-25-1400 LIBE		6/23/2023	\$35,000	No	WD	03-ARMS L	2023015288	402		\$0	\$35,000	-	9.42	-	9.42	9.42	100%	\$3,715	DAVIS, EDWARD R JR TRUST	ZS REAL ESTATE LLC	
09-11-5-09-3800 S TO		5/11/2023	\$34,500	No	WD	03-ARMS L	2023012121	402		\$0	\$34,500	-	9.08	0.12	9.20	9.08	100%	\$3,800	BROUET, JEAN-CHRISTOPHE	MACKEY, RONALD	
09-11-5-04-3750 MAC		5/2/2022	\$49,500	No	WD	03-ARMS L	2022014736	402		\$0	\$49,500	-	12.72	2.18	14.90	12.72	100%	\$3,892	MUNSON, DARLENE A TRUST	STRAIGHT, JASON & MELISSA	
15-11-2-11-3724 S FOI		10/30/2023	\$275,000	No	WD	03-ARMS L	2023023175	402		\$0	\$275,000	4.00	65.03	0.31	69.34	69.03	94%	\$3,984	FORDNEY LLC	KOFRANS, MARY ANN	
15-11-2-20-S BRENNY		3/23/2023	\$160,000	Yes	WD	03-ARMS L	2023005572	102		\$0	\$160,000	-	26.00	4.00	30.00	36.00	100%	\$4,444	TELNKO FARMS REALTY LLC	EGGERS, JOHN A	
15-11-2-30-S STEEL R		5/19/2023	\$45,000	Yes	MLC	03-ARMS L	2023012958	402		\$0	\$45,000	-	9.83	0.18	10.01	9.83	100%	\$4,578	WILSON, SPENCE & DEBORAH	DYIAK, CHRISTINE	
											\$1,452,000					400.30		\$40,267			
																		\$3,661	Average		
																		\$	3,627	Aggregate	
																		\$	3,600	Use	