

2026 ECF Analysis

Rural Neighborhood (excludes mobile homes, manufactured homes, and commercial/industrial structures):													
PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-20-18-400-001	401	6215 GREENWOOD RD	6/30/2023	WD	1253/192	414,900	110,156	11,717	320,998	-	320,998	293,027	0.913
14-20-04-400-026	401	8530 PENNY LN	9/12/2023	WD	1254/710	95,000	68,542	-	20,278	-	20,278	26,458	1.305
14-20-04-400-022	401	8616 PENNY LN	9/8/2023	WD	1254/713	470,000	52,278	-	288,570	18,795	307,365	417,722	1.359
14-20-04-225-107	401	8526 CEDAR CREEK DR	8/24/2023	WD	1254/481	437,500	13,000	2,624	298,635	-	298,635	421,876	1.413
14-17-31-100-004	401	5832 PICKEREL LAKE RD	9/9/2024	WD	1262/177	725,000	325,870	9,566	285,244	-	285,244	389,564	1.366
14-20-02-200-020	401	10400 PICKEREL LAKE RD	6/17/2024	WD	1260/356	365,000	24,908	-	242,237	-	242,237	340,092	1.404
14-20-04-225-117	401	8688 CEDAR CREEK DR	2/13/2025	WD	1265/109	410,000	29,000	4,170	267,363	-	267,363	376,830	1.409
14-20-09-100-018	401	7858 THUNDER TR	6/21/2023	WD	1253/027	679,000	42,990	7,778	442,647	-	442,647	628,232	1.419
14-20-14-400-002	401	10639 E MITCHELL RD	7/12/2024	WD	1260/940	365,000	75,000	8,566	183,216	13,385	196,601	281,434	1.431
14-20-04-225-132	401	8576 RIDGEWAY RD	9/18/2023	WD	1254/903	409,500	14,500	8,277	269,523	-	269,523	386,723	1.435
14-20-04-225-116	401	8670 CEDAR CREEK DR	8/4/2023	WD	1253/936	436,923	14,500	33,785	268,314	-	268,314	388,638	1.448
14-20-11-326-008	401	1725 ABBEY RD	8/22/2024	WD	1261/900	474,000	79,388	26,056	251,723	-	251,723	368,556	1.464
14-20-03-150-200	401	8839 SPRINGRIDGE DR	6/23/2023	MLC	1252/983	949,000	43,500	19,847	604,631	-	604,631	885,653	1.465
14-20-04-225-103	401	8649 TALL TIMBER TR	10/18/2024	WD	1262/960	450,000	13,000	4,765	294,373	-	294,373	432,235	1.468
14-20-04-225-148	401	8382 RIDGEWAY RD	6/9/2023	WD	1253/080	442,000	26,000	10,420	275,941	-	275,941	405,580	1.470
14-20-01-200-001	401	11220 PICKEREL LAKE RD	11/26/2024	WD	1263/800	579,000	304,000	7,374	131,389	46,474	177,863	267,626	1.505
14-20-04-225-121	401	8643 CEDAR CREEK DR	8/20/2024	WD	1261/872	437,250	13,000	13,042	269,679	-	269,679	411,208	1.525
14-20-08-200-003	401	1061 MAXWELL RD	9/26/2023	WD	1255/213	200,000	14,000	5,631	118,265	-	118,265	180,369	1.525
14-20-04-225-108	401	8448 PICKEREL LAKE RD	6/21/2024	WD	1260/487	424,900	13,000	6,022	264,899	-	264,899	405,878	1.532
14-20-05-100-004	401	260 S BLANCHARD RD	6/29/2023	WD	1253/241	260,000	13,440	4,659	156,815	-	156,815	241,901	1.543
14-20-05-100-009	401	480 S BLANCHARD RD	10/10/2024	WD	1262/802	415,000	51,400	9,579	206,892	16,241	223,133	354,021	1.587
14-17-34-300-003	401	8729 PICKEREL LAKE RD	11/9/2023	WD	1256/126	300,000	13,300	970	179,738	-	179,738	285,730	1.590
14-20-01-100-006	401	331 N SELDON RD	10/2/2023	WD	1255/153	419,000	43,690	9,348	229,425	-	229,425	365,962	1.595
14-20-20-300-010	401	7014 KING RD	9/15/2023	WD	1254/873	1,225,000	110,000	78,627	596,110	50,961	647,071	1,036,373	1.602
14-20-20-300-017	401	3854 MAXWELL RD	9/4/2024	WD	1262/112	870,000	64,796	14,637	488,952	-	488,952	790,567	1.617
14-20-04-200-011	401	447 N SILVER CREEK RD	1/11/2024	WD	1257/079	305,000	18,180	-	174,900	-	174,900	286,820	1.640
14-20-04-225-128	401	8632 RIDGEWAY RD (DO NOT USE)	2/9/2024	WD	1257/693	540,000	43,500	1,958	294,612	-	294,612	494,542	1.679
14-17-33-451-130	401	520 FRANKLIN ESTATE DR	8/27/2024	WD	1262/167	282,700	13,000	2,504	157,816	-	157,816	267,196	1.693
14-17-34-400-030	401	573 N ELLSWORTH RD	9/20/2023	WD	1255/226	230,000	27,960	-	116,363	-	116,363	202,040	1.736
14-20-02-100-036	401	289 S ELLSWORTH RD	8/28/2023	WD	1254/560	439,900	63,788	2,403	209,454	-	209,454	373,709	1.784
14-20-08-200-001	401	7198 E MITCHELL RD	6/15/2023	WD	1253/029	211,000	14,000	-	106,945	-	106,945	197,000	1.842
14-17-33-451-110	401	636 FRANKLIN ESTATE DR	2/11/2025	WD	1265/069	480,000	26,000	7,409	241,646	-	241,646	446,591	1.848
14-20-03-400-004	401	331 S ELLSWORTH RD	8/21/2023	WD	1254/297	325,000	18,180	6,783	109,140	31,601	140,741	300,037	2.132
											8,544,191	12,950,190	1.516

Conclusion: 1.516

Mobile Homes Rural Neighborhood:													
PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-17-34-400-018	401	9541 PICKEREL LAKE RD	8/17/2023	MLC	1254/269	120,000	15,870	3,815	56,748	-	56,748	100,315	1.77
14-20-05-300-007	401	736 S BLANCHARD RD	3/25/2024	MLC	1258/603	99,000	24,000	1,283	43,628	-	43,628	73,717	1.69
											100,376	174,032	1.7

Conclusion: 1.7

Manufactured Homes Rural Neighborhood:

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-20-03-200-005	401	9410 PICKEREL LAKE RD	5/10/2024	WD	1259/603	202000	11620	2852	140455	-	140,455	187,528	1.34
14-20-03-300-030	401	862 S ELLSWORTH RD	10/24/2024	WD	1263/261	375000	95895	2895	192353.125	-	192,353	276,210	1.44
14-17-31-100-011	401	1266 AMACHER RD	4/10/2024	WD	1259/565	330000	27878	15604	198121.25	-	198,121	286,518	1.45
											530,929	750,256	1.4

Conclusion: 1.4**Commercial & Industrial Rural Structures:**

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES & AG BUILD	COM BUILD VALUE	MANUAL VALUE	RESIDUAL	ECF
041-016-011-00	201	2670 US 131 S	10/11/2024	WD	1418/514	CONF.	63,000	-	-	140,232	CONF.	140,232	CONF.
015-001-003-15	201	1490 M-75 S	5/25/2023	WD	1378/917	555,000	399,478	-	-	169,820	155,522	169,820	0.92
41-17-10-301-025	201	7541 S US 31 HWY	10/30/2024	WD	1263/155	149,000	28,335	-	-	71,715	120,665	71,715	1.68
41-17-10-301-054	201	6258 RIVER ST	2/13/2024	CD	1257/598	430,000	363,499	-	-	335,656	363,499	335,656	1.08
											716,686	717,423	1.00

Conclusion: 1.00**Pickerel & Crooked Lakes:**

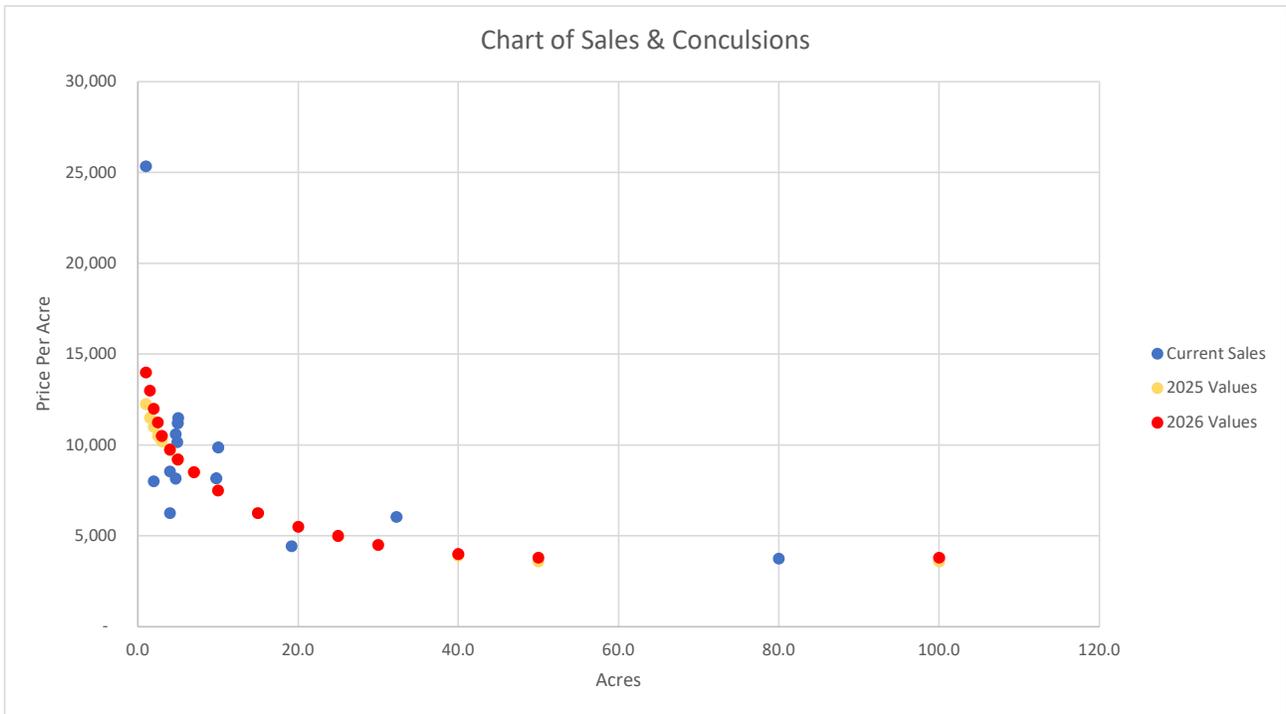
PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-17-19-301-008	401	5901 CINCINNATI PT TRAIL	5/31/2023	WD	1253/70	2,370,641	416,508	20,360	928,101	-	928,101	1,933,773	2.08
14-17-19-301-034	401	5923 CINCINNATI PT TRAIL	9/11/2023	WD	1255/101	CONF.	280,210	14,937	430,118	-	430,118	CONF.	CONF.
14-17-29-200-019	401	7365 CHANNEL RD	2/15/2024	WD	1257/696	CONF.	420,000	-	124,587	-	124,587	CONF.	CONF.
14-17-29-300-002	401	7111 CHANNEL RD	4/12/2024	WD	1259/21	660,000	475,000	3,130	99,686	-	99,686	181,870	1.82
14-17-35-100-013	401	9849 TOWNSHIP PARK RD	5/13/2024	WD	1259/606	CONF.	621,250	25,622	304,843	-	304,843	CONF.	CONF.
14-17-30-100-011	401	2452 STEWART RD	8/30/2024	WD	1261/996	910,000	350,175	1,340	241,104	-	241,104	558,485	2.32
14-17-27-477-019	401	9669 TRAILS END RD	12/3/2024	WD	1263/888	1,650,000	450,333	21,765	408,310	-	408,310	1,177,902	2.88
14-17-29-200-008	401	7555 CHANNEL RD	1/6/2025	WD	1264/651	CONF.	525,000	4,913	200,265	-	200,265	CONF.	CONF.
14-17-21-300-005	401	8097 CHANNEL RD	3/19/2025	WD	1266/104	CONF.	402,500	1,000	205,723	-	205,723	CONF.	CONF.
											2,942,737	6,383,098	2.17

Conclusion: 2.17

2026 Rural Acreage Land Valuation

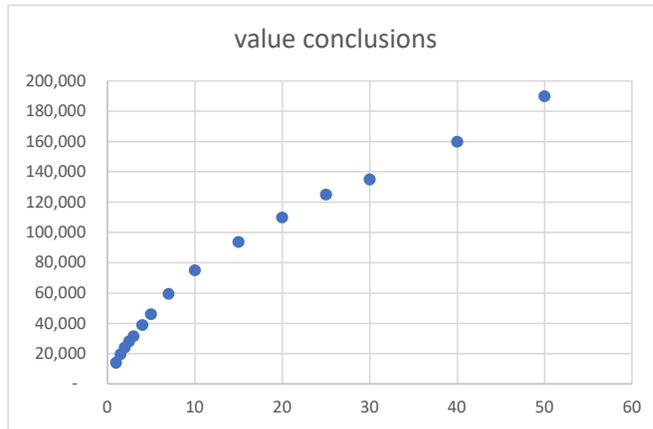
Study Period Sales in Springvale Township

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALES PRICE	ACRES	\$/AC
14-20-04-200-024	401	421 N SILVER CREEK RD	5/23/2024	WD	1259/803	25,938	1.0	25,355
14-20-20-200-009	401	3135 JOY LN	5/26/2023	WD	1252/591	16,000	2.0	8,000
14-20-06-300-017	402	6091 E MITCHELL RD	4/14/2023	WD	1251/642	34,200	4.0	8,550
14-20-03-400-030	402	9231 SHEAFFER'S CROSSING	10/28/2023	WD	1255/835	25,000	4.0	6,250
14-20-17-200-017	402	MAXWELL RD	10/3/2023	WD	1255/191	50,000	4.7	10,593
14-17-31-100-015	402	AMACHER RD	12/3/2024	WD	1263/950	38,500	4.7	8,157
14-20-09-100-028	402	7904 THUNDER TR	6/30/2023	WD	1253/524	49,900	4.9	10,163
14-20-16-300-019	402	7910 TIMBERWOOD TR	6/7/2023	WD	1253/622	56,000	5.0	11,200
14-20-16-300-018	402	TIMBERWOOD TR	6/7/2023	WD	1253/427	58,000	5.1	11,485
14-20-20-400-013	402	3539 MAXWELL RD	9/11/2023	CD	1254/683	80,000	9.8	8,163
14-20-16-300-009	402	8190 TIMBERWOOD TR	10/3/2023	WD	1255/209	99,000	10.0	9,870
14-20-15-400-002	402	E MITCHELL RD	6/7/2024	WD	1260/200	85,000	19.2	4,429
14-20-03-100-015	402	PICKEREL LAKE RD	12/8/2023	MLC	1256/585	195,000	32.3	6,041
14-20-22-400-001	401	3782 HOPPER RD	9/20/2023	WD	1255/051	299,000	80.0	3,738



Rural Acreage Land Value Conclusions:

	2025		2026	
	Value	\$/AC	Value	\$/AC
1	12,250	12,250	14,000	14,000
1.5	17,250	11,500	19,500	13,000
2	22,000	11,000	24,000	12,000
2.5	26,250	10,500	28,125	11,250
3	30,600	10,200	31,500	10,500
4	39,000	9,750	39,000	9,750
5	46,000	9,200	46,000	9,200
7	59,500	8,500	59,500	8,500
10	75,000	7,500	75,000	7,500
15	93,750	6,250	93,750	6,250
20	110,000	5,500	110,000	5,500
25	125,000	5,000	125,000	5,000
30	135,000	4,500	135,000	4,500
40	156,000	3,900	160,000	4,000
50	180,000	3,600	190,000	3,800
100	360,000	3,600	380,000	3,800



2026 Platted Lot & Site Condo Land Valuations:

Silver Creek - Creekside Units

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT
14-20-03-150-202	402	8887 SPRINGRIDGE DR	9/25/2023	PTA		14,000	1	14,000
14-20-04-225-115	402	8652 CEDAR CREEK DR	8/4/2023	WD	1253/919	15,000	1	15,000
AGGRIGATE MEAN						29,000	2	14,500

Conclusion: **14,500 per site**

Average 14,500
Median 14,500

General Platted/Condo Sites

Includes Franklin Estates, Silver Creek (non-creekside), Ridgewood Meadows, Ambush Plains, or Forest Haven subdivisions

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT
14-20-04-225-170	402	8365 RIDGEWAY RD	6/6/2023	WD	1252/778	13,900	1	13,900
14-17-33-451-121	402	721 FRANKLIN ESTATE DR	1/3/2025	WD	1264/599	19,500	1	19,500
14-17-33-451-109	402	624 FRANKLIN ESTATES DR	3/22/2024	WD	1258/708	13,000	1	13,000
14-17-33-451-105	402	576 FRANKLIN ESTATES DR	2/9/2024	WD	1257/686	15,000	1	15,000
14-17-33-451-130	402	520 FRANKLIN ESTATES DR	7/31/2023	WD	1253/764	18,500	1	18,500
14-17-33-451-103	402	552 FRANKLIN ESTATES DR	6/12/2023	WD	1252/746	13,000	1	13,000
14-17-33-451-105	402	576 FRANKLIN ESTATES DR	5/12/2023	WD	1252/148	12,000	1	12,000
14-17-33-451-127	402	559 FRANKLIN ESTATES DR	4/17/2023	WD	1251/690	23,000	2	11,500
						127,900	9	14,211

Conclusion: **13,000 per site**

Average 13,833
Median 13,000

Berry Creek Valley

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT
14-20-24-260-121	402	BERRY CREEK VALLEY RD	3/1/2024	MLC	1258/303	35,000	2	17,500
14-20-24-260-119	402	11278 BERRY CREEK VALLEY RI	12/18/2024	WD	1264/210	27,000	1	27,000
14-20-24-260-101	402	11682 BERRY CREEK VALLEY RI	4/19/2024	WD	1259/161	23,000	1	23,000
14-20-24-260-118	402	11300 BERRY CREEK VALLEY RI	10/25/2023	WD	1255/712	23,500	1	23,500
14-20-24-260-103	402	11630 BERRY CREEK VALLEY RI	4/19/2023	WD	1251/702	22,000	1	22,000
						130,500	6	21,750

Conclusion: **23,000 per site for all sites**

Average 22,600
Median 23,000

2026 Pickerel and Crooked Lake Land Valuations

Small Lots: typically >75 FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	SALES PRICE	FRONT FT	BUILD VALUE	LAND RESIDUAL	PRICE/FF
08-16-24-100-021	401	3042 N HWY US 31	06/28/23	WD	1253/189	475,000	50	262,876	212,124	4,242
14-17-19-301-034	401	5923 CINCINNATI PT TRA	9/11/2023	WD	1255/101	CONF.	70	865,300	715,265	10,218
									AVERAGE	7,230

Conclusion: **\$4,500 per front foot (Insufficient sales, values held from 2025)**

Average Lots: typically 100-175 FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	SALES PRICE	FRONT FT	BUILD VALUE	LAND RESIDUAL	PRICE/FF
14-17-29-200-019	401	7365 CHANNEL RD	2/15/2024	WD	1257/696	CONF.	120	239,108	CONF.	CONF.
14-17-21-300-025	401	7757 CHANNEL RD	4/15/2025	WD	1266/732	325,000	100	(30,000)	355,000	3,550
14-17-21-300-005	401	8097 CHANNEL RD	3/19/2025	WD	1266/104	CONF.	115	396,600	CONF.	CONF.
14-17-29-200-008	401	7555 CHANNEL RD	1/6/2025	WD	1264/651	CONF.	150	294,800	CONF.	CONF.
14-17-27-477-019	401	9669 TRAILS END RD	12/3/2024	WD	1263/888	1,650,000	107	702,400	947,600	8,856
14-17-35-100-013	401	9849 TOWNSHIP PARK RI	5/13/2024	WD	1259/606	CONF.	167	620,200	CONF.	CONF.
14-17-19-301-008	401	5901 CINCINNATI PT TRA	5/31/2023	WD	1253/70	2,370,641	107	1,840,956	529,685	4,950
14-17-35-100-025	401	10165 TOWNSHIP PARK I	5/24/2023	WD	1252/650	749,000	134	460,800	288,200	2,151
14-17-21-300-003	401	8121 CHANNEL RD	6/20/2023	WD	1252/927	600,000	110	243,052	356,838	3,244
									Average	4,274
									Median	3,801

Conclusion: **\$3,500 per front foot (median best indicator, values held from 2025)**

Large Lots: typically 200+ FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	SALES PRICE	FRONT FT	BUILD VALUE	LAND RESIDUAL	PRICE/FF
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No Sales.

Conclusion: **\$2,500 per front foot (no sales, values held from 2025)**

2026 Back Lot Land Valuation

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALES PRICE	FRONT FEET	\$/FF
14-17-29-300-029	402	CHANNEL F	12/9/2024	WD	1264/413	75,000	269.9	278

Conclusion: \$280 per front foot

Out of study period sales:

14-17-27-477-022	402	ARTESIAN I	1/28/2022	WD	1241/962	26,000	150	173
14-17-19-300-030	402	5776 CINCI	2/25/2022	WD	1242/059	CONF.	139	CONF.
14-17-19-300-037	402	CINCINNAT	3/16/2022	WD	1242/423	CONF.	280	CONF.
14-17-19-300-035	402	CINCINNAT	3/25/2022	WD	1242/838	CONF.	187	CONF.
14-17-19-300-036	402	CINCINNAT	3/25/2022	WD	1242/837	CONF.	233	CONF.
14-17-29-300-021	402	CHANNEL F	3/9/2023	WD	1250/846	45,000	150	300
14-17-28-100-013	402	CHANNEL F	4/15/2025	WD	1266/733	75,000	255	294