

**Aloha Township
Backland Acreage**

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
Backland Acreage	No smaller acreage in tate table under 9 acres. Interpolation of values was used for other acreage values																		
10 or less Acre Sale																			
BACKLAND ACREAGE	140-031-102-080-00	550 BROWN	03/03/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$7,800	24.00	\$20,000	\$32,500	\$20,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,250	
							\$32,500								10.00		USED	\$3,250	
Larger Tracts																			
BACKLAND ACREAGE	105-012-100-001-02	WOODCOCK	10/12/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,400	38.91	\$60,896	\$55,000	\$60,896	0.0	0.0	38.06	38.06	#DIV/0!	\$1,445	
BACKLAND ACREAGE	140-035-200-002-00	RED BRIDGE	05/19/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,100	33.48	\$44,202	\$66,000	\$44,202	0.0	0.0	38.27	38.27	#DIV/0!	\$1,725	
BACKLAND ACREAGE	103-032-300-004-00		01/11/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,000	40.00	\$64,000	\$55,000	\$64,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,375	
BACKLAND ACREAGE	140-022-100-004-05	3432 MANN	08/30/24	\$127,950	WD	03-ARM'S LENGTH	\$127,950	\$0	0.00	\$114,717	\$127,950	\$114,717	0.0	0.0	82.29	82.29	#DIV/0!	\$1,555	
							\$303,950								198.62		USED	\$1,530	

**Aloha Township
Interpolation of Backland Acres sales for 2026**

		Adjustment Factor	Per Acre Adjusted	Adjusted True Cash USED
			\$3,250	\$22,750
Sale 1	10.00 acres		\$3,250	\$32,500
Adjusted down	.898% to allow for the difference	0.8980	\$2,919	\$43,778
in comparison of	10 acre to larger tract sales	0.8980	\$2,621	\$52,416
		0.8980	\$2,353	\$58,837
		0.8980	\$2,113	\$63,403
		0.8980	\$1,898	\$75,915
		0.8980	\$1,704	\$85,214
Average Large Tract Acreage Sale	\$1,530	0.8980	\$1,530	\$153,000