

Aloha Township

Little Canada Acres

LITTLE CANADA ACRES	140-L15-000-004-00	HAYES	10/18/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,600	29.20	\$56,050	\$50,000	\$56,050	0.0	9.50	9.50	#DIV/0!	\$5,263	\$0.12	
LITTLE CANADA ACRES	140-L15-000-006-00	HAYES	03/20/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$15,100	23.23	\$59,472	\$65,000	\$59,472	0.0	10.08	10.08	#DIV/0!	\$6,448	\$0.15	
							\$115,000								19.58	\$5,873			

Rate Table 213 Interpolation of Little Canada View Acres sales for 2026

	2025	TRUE		Per	
		Usual	Factor		Cash
2 Sales average per acreage = \$5873 per acre	1	12217	1.6600	\$20,280	\$20,280
Typical 10 acre sale = \$35,450 or \$3545 per acre	1.5	13950	1.6600	\$23,157	\$15,438
or 66% higher than the average 10 sale	2	15686	1.6600	\$26,039	\$13,019
All 2025 usual values were factored for 2026	2.5	19608	1.6600	\$32,549	\$13,020
by 1.66 to establish value for various acreage	3	23529	1.6600	\$39,058	\$13,019
	4	24982	1.6600	\$41,470	\$10,368
	5	26435	1.6600	\$43,882	\$8,776
	7	28077	1.6600	\$46,608	\$6,658
	10	35450	1.6600	\$58,847	\$5,885
	15	43215	1.6600	\$87,645	\$5,843
	20	57620	1.6600	\$116,860	\$5,843

Aloha Township

Mullett Lake View Acreage Interpolation of Value for 2026

Parcel Number	Land Table	Set Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	d. when Scd/Adj. S.	Cur. Appraisal	and Residual	Land Val	Effec. Front	Depth	Net Acre	Total Acres	Dollars/FFlars/Ac		
140-017-100-001-08	MULLETT LAKE VIEW A	PIONEER	05/24/22	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$19,900	26.36	76284	\$75,500	\$76,284	0.0	0.0	10.80	10.80	#DIV/0! #####	
Totals:				\$75,500				\$75,500	\$19,900	26.36	76284	\$75,500	\$76,284	0.0	10.80	10.80	Average	Average
												per FF=>	#DIV/0!	per Net	6,991.00	per SqF		

Aloha Township

Rate Table 206 Interpolation of Mullet View Acres North sales for 2026

	Usual Sales	Adjustment	Per Acre	Adjusted	True Cash	USED
	1	12217	2.1300	\$26,022	\$26,022	X
	1.5	13950	2.1300	\$19,809	\$29,714	X
	2	15686	2.1300	\$16,706	\$33,411	X
	2.5	19608	2.1300	\$16,706	\$41,765	X
	3	23529	2.1300	\$16,706	\$50,117	X
	4	24982	2.1300	\$13,303	\$53,212	X
	5	26435	2.1300	\$11,261	\$56,307	X
	7	28077	2.1300	\$8,543	\$59,804	X
Sale 1 10.80 acres \$75,500= \$6991 per acre	10	35450	2.1300	\$7,551	\$75,509	X
Typical 10 acre sale = \$35,450 or \$3545 per acre	15	43215	2.1300	\$6,137	\$92,048	X
or 213% higher than the average 10 acre sale	20	57620	2.1300	\$6,137	\$122,731	XX

All 2025 usual values were factored for 2026
by 2.13 to establish value for various acreage