

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

01100	RURAL RESIDENTIAL SALES								
13100	Parcel ID	Date	Address	S.P.	Size	Eq. Units	\$ / ac	Comments	
25100									
	27-201-002	4/14/2023	Germany Rd		45,030	1.00	1.00	45,030.00	sold to neighbor - ff rate - 88ff = 148/ff
	11-400-018	9/8/2023	White Lake Rd		59,500	1.80	1.80	33,055.56	
	02-200-020	4/23/2021	Hartland Rd		60,000	2.07	2.07	28,985.51	
	02-300-053	12/7/2023	Hartland Rd		62,000	2.40	2.40	25,833.33	
	01-400-058	5/3/2023	Windy Hill Dr		60,000	2.52	2.52	23,809.52	
	35-300-021	7/20/2021	Mabley Hill		60,000	3.72	3.10	19,354.84	
	35-300-020	6/29/2021	Mabley Hill		70,000	3.29	3.10	22,580.65	
	01-400-057	11/2/2022	Windy Hill Dr		60,000	3.13	3.13	19,169.33	
	28-400-025	4/3/2023	Old Ore Creek		49,000	3.29	3.29	14,893.62	
	16-300-012	5/12/2023	Runyan Lake Rd		60,000	3.36	3.36	17,857.14	sold to neighbor
	16-300-012	9/1/2022	Runyan Lake Rd		50,000	3.36	3.36	14,880.95	re-sold 5/23
	25-300-007	9/23/2022	Germany Rd		70,000	3.55	3.55	19,718.31	
	10-400-021	6/1/2021	Hartland Rd		85,000	3.58	3.58	23,743.02	
	34-100-049	1/20/2022	Foxcroft Ln		82,500	3.85	3.60	22,916.67	
	21-200-047	6/23/2021	Hartland Rd		68,000	3.89	3.89	17,480.72	sold to neighbor
	28-400-027	3/2/2022	Old Ore Creek		75,000	3.93	3.93	19,083.97	
	23-400-026	4/25/2022	Rohn Rd		100,000	4.18	4.00	25,000.00	
	23-400-027	7/15/2022	Rohn Rd		100,000	4.19	4.01	24,937.66	not used - re-sold 4/23
	23-400-027	4/13/2022	Rohn Rd		89,000	4.19	4.01	22,194.51	not used - re-sold 7/22
	23-400-027	4/14/2023	Rohn Rd		119,000	4.19	4.01	29,668.41	
	14-400-025	3/25/2022	Denton Hill		78,500	4.34	4.34	18,087.56	
	22-300-017	12/8/2023	Hartland Rd		98,000	4.44	4.44	22,072.07	
	35-300-024	11/10/2021	Holtforth Rd		60,000	4.55	4.36	13,761.47	
	17-300-024	2/28/2022	Center Rd		95,000	4.66	4.41	21,541.95	
	10-200-042	6/23/2021	Hartland Rd		70,000	4.60	4.41	15,873.02	
	35-300-019	4/13/2023	Mabley Hill Rd		79,000	4.79	4.60	17,173.91	
	35-300-019	8/17/2021	Mabley Hill Rd		53,000	4.79	4.60	11,521.74	
	30-300-049	5/30/2023	Faussett Rd		90,400	5.00	4.96	18,225.81	
	19-100-032	12/18/2023	Linden Rd		60,000	5.25	5.25	11,428.57	
	12-400-021	12/8/2021	Tipsico Lake Rd		90,000	5.51	5.51	16,333.94	
	28-300-006	6/23/2021	faussett rd		65,000	5.70	5.70	11,403.51	
	28-400-026	4/6/2023	Old Ore Creek		68,900	5.75	5.75	11,982.61	
	12-100-030	6/30/2022	Jayne Valley Ln		220,000	5.91	5.91	37,225.04	sold to neighbors
	23-400-024	9/29/2022	Denton Hill		135,000	6.22	6.00	22,500.00	
	26-200-015	7/18/2022	germany rd		105,000	7.22	7.22	14,546.97	land locked/sold to neighbor
	12-400-033	8/11/2023	Tipsico Lake Rd		150,000	7.72	7.47	20,080.32	
	36-100-011	10/29/2021	Denton Hill		95,000	8.32	8.32	11,418.27	80% adj - mostly wet
	10-200-041 + 042	6/23/2021	Hartland Rd		70,000	8.68	8.68	8,064.52	4.08 ac & 4.60 ac
	13-200-011	6/1/2023	Tipsico Lake Rd		150,000	10.01	10.01	14,985.01	
	35-300-018	7/9/2021	Mabley Hill Rd		153,000	10.26	10.01	15,284.72	
	23-400-020	8/17/2022	Rohn Rd		160,000	10.51	10.24	15,625.00	not used - family sale
	23-400-023	5/24/2022	Rohn Rd		160,000	10.50	10.24	15,625.00	
	23-400-020	5/5/2022	Rohn Rd		160,000	10.51	10.24	15,625.00	
	23-400-021	5/25/2022	Rohn Rd		180,000	10.51	10.25	17,560.98	
	23-400-022	5/25/2022	Rohn Rd		165,000	10.51	10.25	16,097.56	
	23-400-019	3/24/2022	Rohn Rd		170,000	10.56	10.30	16,504.85	
	23-400-024+ 025	3/28/2022	Denton Hill		200,000	12.47	12.03	16,625.10	
	33-100-011++	6/15/2021	faussett rd		135,000	14.92	14.92	9,048.26	w/ -012&-013 (2.31,7.51 &5.10 ac)
	16-100-019	2/28/2022	Foley & Runyan Lk		150,000	17.73	17.00	8,823.53	
	16-200-006+	4/2/2021	Foley Rd		110,000	20.00	20.72	5,308.88	includes .72 ac on merrill/lake access
	09-400-006++	6/17/2022	Foley & Runyan Lk		260,000	26.67	25.38	10,244.29	(4.62ac)+16-100-002/3(11.81&10.24a)
	35-300-014+++	6/23/2021	Mabley Hill Rd		550,000	47.59	47.59	11,557.05	w/ 015/016/017
	02-400-021	3/30/2023	Denton Hill		500,000	69.42	69.42	7,202.54	old gravel pit - market??
	35-300-001	5/27/2021	mabley & holtforth		425,000	80.00	80.00	5,312.50	bought to split/sell

Acres	Value	\$ / acre
1	42,000	42,000
1.5	51,000	34,000
2	60,000	30,000
2.5	62,000	24,800
3	69,000	23,000
4	90,000	22,500
5	97,000	19,400
7	125,000	17,857
10	162,000	16,200
15	200,000	13,333
20	210,000	10,500
25	225,000	9,000
30	250,000	8,333
40	322,000	8,050
50	375,000	7,500
100	650,000	6,500

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

01102 JAYNE HEIGHTS PLUS								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Site	Comments	
01-100-056	2/17/2022	hawks meadow		100,000	2.77	2.77	36,101.08	sold to neighbor

02401 SOUTHWYCK								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments	
02-401-028+	4/4/2022	southwyck		125,000	480	480	260.42	sold with -029 & combined
02-401-005	2/18/2022	southwyck		35,000	165	165	212.12	
02-401-006	1/13/2022	southwyck		40,000	195.96	195.96	204.12	
02-401-031	10/15/2020	southwyck		55,000	203.86	203.86	269.79	old sale - reference

03202 HILLS TYRONE 2, 3 & WEST								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments	
03-202-140	5/26/2023	hills tyrone 3		65,000	170.80	170.80	380.56	
03-202-057	4/20/2022	hills tyrone 3		125,000	213.10	213.10	586.58	

08101 PRESERVE								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments	
08-101-069+ -065	5/5/2022	preserve		76,500	2	2	38,250	not gc / market??
08-101-031	9/1/2021	preserve		60,000	1	1	60,000	not gc & cor / sold to neighbor
08-101-051	3/11/2021	preserve		70,000	1	1	70,000	not gc

09100 RUNYAN LAKE FRONT								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments	
09-203-076	6/8/2022	runyan lake rd		405,000	127	127	3,188.98	
10-100-014	4/29/2021	white lk rd		140,000	81.53	81.53	1,717.16	Family sale - Not Used
09-402-026	1/5/2021	lakeshore dr		205,000	65.43	65.43	3,133.12	old sale - reference

09200 RUNYAN LAKE ACCESS								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments	
10-302-051	10/17/2022	Carmer Rd		8,000	34.6	34.6	231.21	
10-302-077	8/15/2023	Merrill Dr		40,000	82.66	82.66	483.91	
10-302-049	8/21/2023	Carmer Rd		7,900	24	24	329.17	
09-401-031	4/12/2022	walnut shores		15,000	88.4	88.4	169.68	

14201 PEABODY FARMS/EAGLE								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments	
14-202-002	4/7/2022	peabody		40,000	1	1	40,000.00	

15201 FOLEY RIDGE								
Parcel ID	Date	Address	S.P.	Size	Eq. Units	\$ / ac	Comments	
15-201-021	7/12/2023	Grand Summit Dr		90,000	2.24	2.24	40,178.57	
15-201-020	6/9/2023	Grand Summit Dr		65,000	2.05	2.05	31,707.32	
15-201-014	1/24/2022	foley ridge		40,000	2.22	2.22	18,018.02	market?

29201 IRISH HILLS								
Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments	
29-201-054	11/16/2021	irish hills		89,900	152.7	152.7	588.74	inside lot

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

30201 SHANNON LAKE FRONT

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / F.F.	Comments
30-400-034	10/4/2022	shn lk front	530,000	210*198	183	2,896.17	
30-101-018	12/11/2020	shn lk front	215,000	97*188	100.76	2,133.78	old sale - reference

Deerfield Twp (Reference)

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / FF	Comments
03-24-402-029	8/17/2022	shn lkft - driftwood	375,000	104*228	113.9	3,292.36	
03-24-301-019	5/28/2020	shn lkft - dean rd	150,000	104*111	104	1,442.31	

30401 SHANNON LAKE ACCESS (FF)

Parcel ID	Date	Neighborhood	S.P.	Size	EFF	\$ / F.F.	Comments
30-300-008	11/30/2023	ledgewood dr	50,000	176*351	166	301.20	market?
30-300-051	11/27/2023	ledgewood dr	80,000	257*156	156	512.82	
30-403-007	9/15/2023	Starwood Dr	65,000	166*198	117	555.56	
30-203-007	4/21/2022	parkwood dr	140,000	198*735	198	707.07	Sold to neighbor
30-300-016	3/31/2022	ledgewood dr	65,000	161*271	133	488.72	Not market - sold to nephew

SHANNON LAKE ACCESS (AC)

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments
30-100-028	3/29/2022	ledgewood hills	125,000		2.42	2.42	51,652.89
30-100-027	8/26/2021	ledgewood rav trl	115,000		1.92	1.92	59,895.83
30-100-026	4/29/2021	ledgewood rav trl	95,000		1.62	1.62	58,641.98

32101 SHANNON GLEN

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments	
32-100-014	7/27/2022	shannon woods est	135,000		2.29	2.29	58,952	
32-100-016	6/30/2023	shannon woods est	125,000		2.46	2.46	50,813	
32-100-017	9/18/2023	shannon woods est	152,000		6.14	6.14	24,756	
32-100-018	5/5/2022	shannon woods est	245,900		9.23	9.23	26,641	
32-100-019	4/26/2023	shannon woods est	220,000		11.04	11.04	19,928	
32-100-020	8/9/2023	shannon woods est	194,900		14.57	14.57	13,377	
32-101-009	1/20/2022	shannon glen	69,000		1	1	69,000	water front
32-101-035+ -026	8/17/2021	shannon glen	120,000		2	2	60,000	standard

34402 TYRONE LAKE

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments
34-401-043	5/8/2017	lk tyrone	165,000	50.7*426	52.1	3,166.99	old sale - reference

Hartland Twp (Reference)

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Unit	Comments
08-03-201-055	6/19/2022	Lk Tyrone - Read Rd	150,000	58*401	58	2,586.21	
08-02-101-006	5/31/2022	Lk Tyrone - Read Rd	241,250	76*684	76	3,174.34	
08-03-201-046	5/28/2021	Lk Tyrone - Bullard	77,000	44*452	44	1,750.00	
08-02-101-007	8/17/2020	Lk Tyrone - Mabley	220,000	80*722	80	2,750.00	

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

601 DEVELOPMENTAL

Tyrone Sales

Parcel ID	Date	Location	Sale Price	Acres	\$ / Acre	Comments	Sewer
04-17-400-002	11/28/2022	Center Rd	\$ 155,000	9.00	\$ 17,222		No
04-04-400-014	7/10/2019	Old 23/White Lk Rd	\$ 1,070,000	42.31	\$ 25,290	130 REU's	Yes
04-21-100-022	6/20/2019	Runyan Lk Rd	\$ 175,000	10.00	\$ 17,500	proposed site cor	No
04-04-200-006	12/12/2018	11451 Old US 23	\$ 1,900,000				
		Land Residual	\$ 1,712,346	157.41	\$ 10,878	adj. to sewer; de	No
		Average	\$			17,889	
		Avg. Sewer	\$			25,290	
		Avg. W/S	\$			14,189	

Developmental W/ Sewer	
Acres	Value
5	300,000
7	395,000
10	605,000
15	650,000
40	925,000
50	1,050,000
100	1,250,000

Livingston County Sales

Parcel ID	Date	Location	Sale Price	Acres	\$ / Acre	Comments	Sewer
08-26-200-002	7/11/2022	Highland/Hartland GI	\$ 800,000	40.00	\$ 20,000		Yes
06-32-400-013	1/1/2022	Mason Rd	\$ 675,000	95.32	\$ 7,081		Yes
10-32-400-026+	9/15/2021	Cedar Lake Rd	\$ 589,000	80.00	\$ 7,363	w/ 32-200-016	No
06-25-100-028	4/8/2021	Oak Grove Rd	\$ 1,100,000	52.03	\$ 21,142	Zoned multi fam	No
		Average	\$			13,896	

Developmental No Sewer	
Acres	Value
7	170,000
10	220,000
15	250,000
50	425,000
100	750,000

Listings

Parcel ID	Location	Listing Price	Acres	LP / Acre	Sewer	Comments
04-04-200-006	+04-400-014	\$ 13,900,000	199.72	\$ 69,597	Yes	Currently Zoned(RE)
04-17-200-001	+17-400-007	\$ 2,200,000	124.50	\$ 17,671	Yes	Zoned FR
08-23-300-017	Highland Rd & Bullar	\$ 695,000	13.58	\$ 51,178	Yes	Currently Zoned Agricultural
	Average	\$				46,149
	Average (sales & listings)	\$				46,149
	Average - All Sales	\$				16,514
	Sale Avg. (well/septic)	\$				13,896
	Sale Avg. (sewer access)	\$				25,290
	Sale Avg. 4/1/21 - 3/31/23	\$				14,562

99998 INDUSTRIAL

Livingston County Sales - Ind. Building Sites

Parcel ID	Date	Location	S.P.	SqFt	Buildable Ac	\$ / Ac	Comments
18-31-400-051	Dec-23	Rickett Rd	73,000	37,070	0.85	85,882	
06-28-100-054	Oct-22	Hydraulic Dr	149,200	162,479	3.73	40,000	
06-28-401-024	Aug-22	Packard	150,000	81,893	1.88	79,787	
18-31-400-022+023	Aug-22	Rickett Rd	375,000	422,968	9.71	38,620	
12-35-401-006	May-22	Ford Ct	275,000	278,384	6.39	43,036	
18-31-401-008	Feb-22	Summit	85,600	47,408	1.09	78,532	
11-05-300-021	Dec-21	Victory Dr	125,000	54,014	1.24	100,806	
06-28-100-070	Nov-21	Hydraulic Dr	800,000	435,600	10.00	80,000	
16-31-300-017	Oct-21	Green Oak Ind Dr	900,000	1,589,069	36.48	24,671	
05-10-402-028	Sep-21	Veterans Dr	25,000	22,869	0.53	47,619	
12-35-401-008	Aug-21	Ford Ct	190,000	100,188	2.30	82,609	
18-31-400-050	May-21	Rickett Rd	165,000	41,382	0.95	173,684	
	Totals		3,312,800			875,247	
	Average					72,937	

Industrial Building Sites	
Acres	Value
3	190,000
4	210,000
5	250,000
25	800,000
30	900,000
40	1,000,000
50	1,100,000
100	1,400,000

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

Livingston County Sales - Utility Sites

Parcel ID	Date	S.P.	Acres	\$ / Ac
09-08-300-006	Mar-23	145,000	26.39	5,494
03-20-400-012	Feb-23	250,000	25.00	10,000
02-26-400-022	Jan-23	110,000	32.52	3,383
10-30-200-049	Nov-22	385,000	64.87	5,926
01-35-200-044+	Sep-22	420,000	74.39	5,646
09-34-300-006	Jul-22	100,000	38.89	2,571
05-02-400-050	Jun-22	585,000	62.72	9,327
13-23-200-001	Mar-22	425,000	40.00	10,625
01-32-200-001	Feb-22	308,000	40.00	7,700
09-30-400-002	Jan-22	150,000	50.00	3,000
09-08-200-003+	Nov-21	349,000	75.00	4,653
10-32-400-026	Sep-21	351,000	80.00	4,388
09-34-300-006	Aug-21	197,900	38.89	5,089
02-08-300-001	Aug-21	236,550	57.05	4,146
01-04-100-029	Jul-21	200,000	42.68	4,686
01-18-100-017	Jul-21	225,000	50.49	4,456
05-03-300-003	May-21	169,000	40.00	4,225
14-04-200-001	May-21	375,000	56.00	6,696
01-22-100-013	Apr-21	385,000	47.70	8,072
Totals		5,366,450		110,083
Average				5,794

Industrial - Utility	
Acres	Value
1	50,000
1.5	59,000
2	75,000
2.5	90,000
3	100,000
4	125,000
5	145,000
7	168,000
10	179,000
15	195,000
20	210,000
25	225,000
30	250,000
40	285,000
50	325,000
100	440,000

99998 COMMERCIAL

Tyrone Sales

Parcel ID	Date	Neighborhood	S.P.	Size	Eq. Units	\$ / Ac	Comments
20-400-003	3/11/2021	Old US 23	250,000		6	6	41,667 Sewer
32-200-014	11/19/2018	Old US 23/Faussett	177,500		10	9.56	18,567
Totals			427,500				60,234
Average							30,117

Livingston County Sales

Parcel ID	Date	Location	S.P.	Acres	\$ / Ac	Comments
07-27-200-037	May-23		130,000	1.06	122,642	
08-22-300-047	May-23		180,000	2.12	84,906	
08-28-100-014	Nov-22		3,950,000	29.85	132,328	
08-22-400-028	Aug-22		700,000	9.58	73,069	32 unit PUD dev planned
05-14-300-021	Jul-22		300,000	3.10	96,774	
07-29-200-007	Feb-22	Highland Rd	1,500,000	23.62	63,506	multi-fam
06-29-200-032	Jan-22	Lambert Dr	800,000	13.92	57,471	zoned IFZ
08-28-100-049	Nov-21	Old US 23	2,650,000	34.49	76,834	
06-28-100-027	Oct-21		163,000	1.78	91,573	
08-22-300-042	Jul-21	Arena Dr	195,000	3.93	49,618	
08-22-400-026	Jun-21	Highland Rd	550,000	2.91	189,003	
05-12-200-018	Mar-21		70,000	4.85	14,433	
Totals			11,188,000		1,052,157	
Average					87,680	

Acres	Value
1	90,000
1.5	115,000
2	140,000
2.5	160,000
3	180,000
4	220,000
5	270,000
7	290,000
10	340,000
15	410,000
20	500,000
25	575,000
30	620,000
40	775,000
50	890,000
100	1,250,000

Tyrone Comm Listings

Parcel ID	Location	L.P.	Size	Eq. Units	\$ / Ac	Comments
04-04-400-011	Old 23/White Lk Rd	1,200,000	6.79	6.79	176,730	Sewer
04-29-200-007	Old US 23/Dean	575,000	4.65	4.65	123,656	Sewer; zoned PCI

TYRONE LAND SALES

Sales 4/1/2021 to 12/31/2023

2024 Land Values

AG1 Agricultural
Tyrone Sales

Parcel ID	Date	Address	S.P.	Size	Eq. Ac	\$ / Eq Ac	Comments
16-100-019	2/28/2022	Foley/Runyan Lk Rd		150,000	17.73	17	8,824 res w QA

Acres	Value
1	42,000
1.5	51,000
2	60,000
2.5	62,000
3	69,000
4	90,000
5	97,000
7	125,000
10	162,000
15	200,000
20	210,000
25	240,000
30	260,000
40	320,000
50	375,000
100	600,000

Livingston County Sales

Parcel ID	Date	S.P.	Total Ac	Till. Ac	\$ / Ac	\$ / Till Ac	Comments	PA 260
01-04-100-029	Jul-23		200,000	42.68	29.56	4,686	6,766	No
05-02-400-050	Jun-23		585,000	62.72	54.57	9,327	10,720	w/ -049
06-05-200-023	Jun-23		610,000	56.86	36.24	10,728	16,832	Yes
02-26-400-022	Jan-23		110,000	32.52	16.77	3,383	6,559	No
03-22-300-003	Jan-23		530,000	65.43	26.29	8,100	20,160	w/ -002 & -006
13-23-200-001	Mar-22		425,000	40	30.34	10,625	14,008	Yes
01-32-200-001	Feb-22		308,000	40	28.64	7,700	10,754	No
09-08-200-003+	Nov-21		349,000	75	73.21	4,653	4,767	w/ - 002
10-32-400-026+	Sep-21		351,500	80	49.72	4,394	7,070	w/ -200-016
09-34-300-006	Aug-21		197,900	38.89	38.24	5,089	5,175	Yes
02-08-300-001	Aug-21		236,550	57.05	57.05	4,146	4,146	Yes
01-18-100-017	Jul-21		225,000	50	37.63	4,456	5,979	Yes
01-22-100-013	Apr-21		385,000	47.70	34.16	8,072	11,270	No
Totals			4,512,950				124,208	
Average							9,554	
Totals (PA 260 only)			2,043,450				50,908	
Average (PA 260)							8,485	

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 02401.SOUTHWYCK HILLS, Last Edited: 10/31/2023

Frontages:
Frontage 'A': Description: 'SOUTHWYCK ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 250

Minimum Value for Frontages/Sites: 35,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 03101.WESTFIELD, Last Edited: 09/21/2022

Frontages:
Frontage 'A': Description: 'WESTFIELD ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 03102.HILLS OF TYRONE, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'HT - BANCROFT ' FF Rate: 240
Standard Frontage: 0 Standard Depth : 200

Minimum Value for Frontages/Sites: 25,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 03103.WHISPERING PINES, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'WHISPERING PINE' FF Rate: 240
Standard Frontage: 0 Standard Depth : 175

Minimum Value for Frontages/Sites: 24,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 03202.HILLS TYRONE 2,3 & WEST, Last Edited: 10/25/2023

Frontages:
Frontage 'A': Description: 'HT - 2,3 & WEST' FF Rate: 380
Standard Frontage: 0 Standard Depth : 200

Sites:
Site 'A': Description: ' ' Value: 46,800

Maximum Value for Frontages/Sites: 95,000

Minimum Value for Frontages/Sites: 60,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 04101.PEISNER ACRES, Last Edited: 11/02/2023

Frontages:
Frontage 'A': Description: 'REGULAR SITE ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 235
Frontage 'B': Description: 'CORNER SITE ' FF Rate: 240
Standard Frontage: 0 Standard Depth : 240
Frontage 'C': Description: 'PARK SITE ' FF Rate: 330
Standard Frontage: 0 Standard Depth : 250
Frontage 'D': Description: 'VIEW SITES ' FF Rate: 350
Standard Frontage: 0 Standard Depth : 250

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 04102.SUNRIDGE MEADOW SITE CONDO, Last Edited: 07/27/2022

Frontages:
Frontage 'A': Description: 'SUNRIDGE SITE ' FF Rate: 50000
Standard Frontage: 0 Standard Depth : 1

Minimum Value for Frontages/Sites: 39,160

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 05101.APPLE ORCHARD, Last Edited: 10/31/2023

Frontages:
Frontage 'A': Description: 'APPLE ORCHARD ' FF Rate: 250
Standard Frontage: 0 Standard Depth : 400

Minimum Value for Frontages/Sites: 30,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 05102.ORCHARD PARK, Last Edited: 10/12/2022

Frontages:
Frontage 'A': Description: 'ORCHARD PARK ' FF Rate: 35000
Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'B': Description: 'SITE ' Value: 35,000

Minimum Value for Frontages/Sites: 35,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 05201.FOREST HILLS 2,3,4, Last Edited: 07/27/2022

Frontages:
Frontage 'A': Description: 'FOREST HILLS ' FF Rate: 250
Standard Frontage: 0 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 05202.SILVER LK EST 1, Last Edited: 10/26/2023

Frontages:
Frontage 'A': Description: 'STANDARD LOT ' FF Rate: 305
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'LAKE FRONT ' FF Rate: 2100
Standard Frontage: 0 Standard Depth : 600

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 08101.THE PRESERVE, Last Edited: 10/24/2023

Frontages:
Frontage 'A': Description: 'GOLF COURSE FRO' FF Rate: 75000
Standard Frontage: 0 Standard Depth : 1
Frontage 'B': Description: 'NOT COURSE FRON' FF Rate: 60000
Standard Frontage: 0 Standard Depth : 1
Frontage 'C': Description: 'NATURAL FRONT ' FF Rate: 60000
Standard Frontage: 0 Standard Depth : 1

Minimum Value for Frontages/Sites: 25,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 08401.PARKLAND MANOR 1 & 2, Last Edited: 09/21/2022

Frontages:
Frontage 'A': Description: 'PARKLAND 1 & 2 ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 09100.RUNYAN LK FRONT, Last Edited: 08/10/2022

Frontages:
Frontage 'A': Description: 'LAKEFRONT ' FF Rate: 3200
Standard Frontage: 75 Standard Depth : 250
Frontage 'B': Description: 'LAKE ACCESS ' FF Rate: 800
Standard Frontage: 0 Standard Depth : 200

Minimum Value for Frontages/Sites: 20,250

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 09200.RUNYAN LK ACCESS, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'RUNYAN ACCESS ' FF Rate: 300
 Standard Frontage: 0 Standard Depth : 200

Values for Acreage Table 1: 'RUNYAN ACCESS AC'
1 Acre: 37,000 3 Acre: 64,500 10 Acre: 140,000 30 Acre: 230,000
1.5 Acre: 48,000 4 Acre: 69,200 15 Acre: 165,000 40 Acre: 300,000
2 Acre: 55,600 5 Acre: 75,000 20 Acre: 180,000 50 Acre: 360,000
2.5 Acre: 60,000 7 Acre: 100,000 25 Acre: 200,000 100 Acre: 615,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 09204.RUNYAN LK POINT, Last Edited: 08/10/2022

Frontages:
Frontage 'A': Description: 'RUNYAN LK POINT' FF Rate: 3200
 Standard Frontage: 75 Standard Depth : 250

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 09401.RUNYAN LK COVE, Last Edited: 07/28/2022

Frontages:
Frontage 'A': Description: 'RUNYAN LK COVE ' FF Rate: 2300
 Standard Frontage: 65 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 11101.WHITE LAKE PLATTED, Last Edited: 10/31/2023

Frontages:
Frontage 'A': Description: 'WL PLATTED ' FF Rate: 275
 Standard Frontage: 0 Standard Depth : 200

Values for Acreage Table 1: 'WHITE LAKE PLAT AC'
1 Acre: 42,000 3 Acre: 69,000 10 Acre: 100,000 30 Acre: 0
1.5 Acre: 51,000 4 Acre: 72,000 15 Acre: 150,000 40 Acre: 0
2 Acre: 60,000 5 Acre: 75,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 62,000 7 Acre: 85,000 25 Acre: 0 100 Acre: 0

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 11111.MARL LAKEFRONT, Last Edited: 09/21/2022

Frontages:
Frontage 'A': Description: 'LAKE FRONTAGE ' FF Rate: 2100
 Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'LKFRT + ACREA ' FF Rate: 2000
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'MARL LKFRT ACREAGE'
1 Acre: 38,000 3 Acre: 56,000 10 Acre: 0 30 Acre: 0
1.5 Acre: 44,000 4 Acre: 59,000 15 Acre: 0 40 Acre: 0
2 Acre: 52,000 5 Acre: 63,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 54,000 7 Acre: 75,600 25 Acre: 0 100 Acre: 0

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 11202.DENTON CREEK, Last Edited: 12/19/2022

Frontages:
Frontage 'A': Description: 'DENTON CREEK ' FF Rate: 275
 Standard Frontage: 0 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 11303.TOP OF PINES EST, Last Edited: 08/10/2022

Frontages:
Frontage 'A': Description: 'TOP OF PINES ' FF Rate: 205
Standard Frontage: 0 Standard Depth : 132

Maximum Value for Frontages/Sites: 170,000

Minimum Value for Frontages/Sites: 55,000

Values for Acreage Table 1: 'RURAL RES ACREAGE'
1 Acre: 42,000 3 Acre: 69,000 10 Acre: 162,000 30 Acre: 250,000
1.5 Acre: 51,000 4 Acre: 90,000 15 Acre: 200,000 40 Acre: 322,000
2 Acre: 60,000 5 Acre: 97,000 20 Acre: 210,000 50 Acre: 375,000
2.5 Acre: 62,000 7 Acre: 125,000 25 Acre: 225,000 100 Acre: 650,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 13100.RURAL RES MID, Last Edited: 10/04/2023

Values for Acreage Table 1: 'RURAL RES ACREAGE'
1 Acre: 42,000 3 Acre: 69,000 10 Acre: 162,000 30 Acre: 250,000
1.5 Acre: 51,000 4 Acre: 90,000 15 Acre: 200,000 40 Acre: 322,000
2 Acre: 60,000 5 Acre: 97,000 20 Acre: 210,000 50 Acre: 375,000
2.5 Acre: 62,000 7 Acre: 125,000 25 Acre: 225,000 100 Acre: 650,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 13102.JAYNEHILL FARMS 3, Last Edited: 07/27/2022

Frontages:
Frontage 'A': Description: 'JAYNEHILL 3 FF ' FF Rate: 275
Standard Frontage: 0 Standard Depth : 150

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 13201.DEERPARK 4, Last Edited: 09/21/2022

Frontages:
Frontage 'A': Description: 'ON WATER ' FF Rate: 900
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'OFF WATER ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 14201.PEABODY FARMS/EAGLE, Last Edited: 10/24/2023

Frontages:
Frontage 'A': Description: 'PEABODY ' FF Rate: 25000
Standard Frontage: 0 Standard Depth : 1

Sites:
Site 'A': Description: 'REGULAR SITE ' Value: 40,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 15201.FOLEY RIDGE, Last Edited: 11/02/2023

Values for Acreage Table 1: 'FOLEY RIDGE'
1 Acre: 0 3 Acre: 65,000 10 Acre: 130,000 30 Acre: 0
1.5 Acre: 0 4 Acre: 75,000 15 Acre: 150,000 40 Acre: 0
2 Acre: 55,000 5 Acre: 82,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 60,000 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 25100.RURAL RES SOUTH, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'HOUGHTON ACRES ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 150
Frontage 'B': Description: 'MCGUIRE RAVINE ' FF Rate: 460
Standard Frontage: 0 Standard Depth : 300

Maximum Value for Frontages/Sites: 30,000

Minimum Value for Frontages/Sites: 17,000

Values for Acreage Table 1: 'RURAL RES ACREAGE'
1 Acre: 42,000 3 Acre: 69,000 10 Acre: 162,000 30 Acre: 250,000
1.5 Acre: 51,000 4 Acre: 90,000 15 Acre: 200,000 40 Acre: 322,000
2 Acre: 60,000 5 Acre: 97,000 20 Acre: 210,000 50 Acre: 375,000
2.5 Acre: 62,000 7 Acre: 125,000 25 Acre: 225,000 100 Acre: 650,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 29201.IRISH HILLS SITE CONDO, Last Edited: 10/24/2023

Frontages:
Frontage 'A': Description: 'INSIDE LOT ' FF Rate: 380
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'OUTSIDE LOT ' FF Rate: 420
Standard Frontage: 0 Standard Depth : 200

Minimum Value for Frontages/Sites: 12,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 30201.SHANNON LK FR, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'SHANNON LKFRT ' FF Rate: 2500
Standard Frontage: 120 Standard Depth : 200

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 30401.SHANNON LK ACCESS, Last Edited: 10/04/2023

Frontages:
Frontage 'A': Description: 'LK ACCESS FF ' FF Rate: 525
Standard Frontage: 0 Standard Depth : 400

Minimum Value for Frontages/Sites: 10,000

Values for Acreage Table 1: 'LK ACCESS ACREAGE'
1 Acre: 90,000 3 Acre: 110,000 10 Acre: 160,000 30 Acre: 235,000
1.5 Acre: 95,000 4 Acre: 115,000 15 Acre: 175,000 40 Acre: 310,000
2 Acre: 100,000 5 Acre: 120,000 20 Acre: 190,000 50 Acre: 355,000
2.5 Acre: 105,000 7 Acre: 140,000 25 Acre: 210,000 100 Acre: 620,000

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 32101.SHANNON GLEN, Last Edited: 10/24/2023

Frontages:
Frontage 'A': Description: 'STANDARD LOT ' FF Rate: 60000
Standard Frontage: 0 Standard Depth : 1
Frontage 'B': Description: 'WATER FRONT ' FF Rate: 70000
Standard Frontage: 0 Standard Depth : 0

Minimum Value for Frontages/Sites: 15,000

Values for Acreage Table 1: 'SHANNON WOODS EST AC'
1 Acre: 0 3 Acre: 135,000 10 Acre: 220,000 30 Acre: 0
1.5 Acre: 115,000 4 Acre: 0 15 Acre: 225,000 40 Acre: 0
2 Acre: 120,000 5 Acre: 145,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 125,000 7 Acre: 155,000 25 Acre: 0 100 Acre: 0

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 34402.TYRONE LK FRT, Last Edited: 10/31/2023

Frontages:
Frontage 'A': Description: 'TYRONE LKFRT ' FF Rate: 3200
Standard Frontage: 60 Standard Depth : 700

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 601.DEVELOPMENTAL, Last Edited: 11/08/2023

Values for Acreage Table 1: 'WITH SEWER ASSESSMEN'					
1 Acre: 0	3 Acre: 0	10 Acre: 605,000	30 Acre: 0		
1.5 Acre: 0	4 Acre: 0	15 Acre: 650,000	40 Acre: 925,000		
2 Acre: 0	5 Acre: 300,000	20 Acre: 0	50 Acre: 1,050,000		
2.5 Acre: 0	7 Acre: 395,000	25 Acre: 0	100 Acre: 1,250,000		

Values for Acreage Table 2: 'NO SEWER ASSESSMENT'					
1 Acre: 0	3 Acre: 0	10 Acre: 220,000	30 Acre: 0		
1.5 Acre: 0	4 Acre: 0	15 Acre: 250,000	40 Acre: 0		
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 425,000		
2.5 Acre: 0	7 Acre: 170,000	25 Acre: 0	100 Acre: 750,000		

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 99998.INDUSTRIAL, Last Edited: 11/21/2023

Values for Acreage Table 1: 'IND-UTILITY'					
1 Acre: 50,000	3 Acre: 100,000	10 Acre: 179,000	30 Acre: 250,000		
1.5 Acre: 59,000	4 Acre: 125,000	15 Acre: 195,000	40 Acre: 285,000		
2 Acre: 75,000	5 Acre: 145,000	20 Acre: 210,000	50 Acre: 325,000		
2.5 Acre: 90,000	7 Acre: 168,000	25 Acre: 225,000	100 Acre: 440,000		

Values for Acreage Table 2: 'IND-BLDG SITES'					
1 Acre: 60,000	3 Acre: 190,000	10 Acre: 380,000	30 Acre: 900,000		
1.5 Acre: 78,750	4 Acre: 210,000	15 Acre: 520,000	40 Acre: 975,000		
2 Acre: 100,000	5 Acre: 250,000	20 Acre: 610,000	50 Acre: 1,100,000		
2.5 Acre: 120,000	7 Acre: 300,000	25 Acre: 800,000	100 Acre: 1,400,000		

Unit: 4704 - TYRONE
Rates/Values for Neighborhood 99999.COMM, Last Edited: 02/05/2024

Minimum Value for Frontages/Sites: 50,000

Values for Acreage Table 1: 'COMM'					
1 Acre: 90,000	3 Acre: 180,000	10 Acre: 340,000	30 Acre: 620,000		
1.5 Acre: 115,000	4 Acre: 220,000	15 Acre: 410,000	40 Acre: 775,000		
2 Acre: 140,000	5 Acre: 270,000	20 Acre: 500,000	50 Acre: 890,000		
2.5 Acre: 160,000	7 Acre: 290,000	25 Acre: 575,000	100 Acre: 1,250,000		

Unit: 4704 - TYRONE
Rates/Values for Neighborhood AG1.AGRICULTURAL LAND, Last Edited: 02/05/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 250
Standard Frontage: 0 Standard Depth : 150

Maximum Value for Frontages/Sites: 35,000

Minimum Value for Frontages/Sites: 17,000

Values for Acreage Table 1: 'AG ACREAGE'					
1 Acre: 42,000	3 Acre: 69,000	10 Acre: 162,000	30 Acre: 260,000		
1.5 Acre: 51,000	4 Acre: 90,000	15 Acre: 200,000	40 Acre: 320,000		
2 Acre: 60,000	5 Acre: 97,000	20 Acre: 210,000	50 Acre: 375,000		
2.5 Acre: 62,000	7 Acre: 125,000	25 Acre: 240,000	100 Acre: 600,000		

Unit: 4704 - TYRONE

Rates/Values for Neighborhood RS1.Default Neighborhood, Last Edited: 02/08/2009

Values for Acreage Table 1: 'RURAL RES NORTH'

1	Acre: 29,900	3	Acre: 53,100	10	Acre: 79,800	30	Acre: 169,500
1.5	Acre: 36,500	4	Acre: 59,900	15	Acre: 86,400	40	Acre: 222,700
2	Acre: 43,200	5	Acre: 63,100	20	Acre: 114,400	50	Acre: 265,900
2.5	Acre: 49,900	7	Acre: 66,500	25	Acre: 142,900	100	Acre: 465,400

Values for Acreage Table 2: 'ACREAGE TABLE 'B''

1	Acre: 29,900	3	Acre: 53,100	10	Acre: 79,800	30	Acre: 169,500
1.5	Acre: 36,500	4	Acre: 59,900	15	Acre: 86,400	40	Acre: 222,700
2	Acre: 43,200	5	Acre: 63,100	20	Acre: 114,400	50	Acre: 265,900
2.5	Acre: 49,900	7	Acre: 66,500	25	Acre: 142,900	100	Acre: 465,400

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /