

Conway Township
 Residential Vacant Land Sales Study for 2026 Assessments
 Sales Study Period: 4/1/2023-03/31/2025

Under 1 - 2.999acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
02-200-032	12/28/2023	\$35,000	2.070	16,908		
04-100-014	11/28/2023	\$45,000	2.500	18,000		
17-200-005	12/4/2023	\$20,000	1.644	12,165		
24-400-021	10/27/2023	\$21,000	2.980	7,047		
24-400-021	11/8/2024	\$45,000	2.980	15,101		
24-400-024	11/20/2023	\$14,900	2.070	7,198		
		\$180,900	14.244			\$12,700
3 - 9.999 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
06-200-014 &15	7/20/2023	\$60,000	4.000	15,000		
18-101-007	7/21/2023	\$40,000	3.830	10,444		
18-101-007	11/13/2024	\$38,000	3.830	9,922		
06-200-012	5/12/2023	\$42,000	3.590	11,699		
		\$180,000	15.250			\$11,803
10 and up acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
02-200-007	8/25/2023	\$115,000	10.020	11,477		
07-100-010	3/21/2025	\$95,000	10.010	9,491		
18-200-013	1/3/2025	\$119,000	10.000	11,900		
28-300-013	7/12/2024	\$100,000	10.030	9,970		
05-200-025	4/27/2024	\$149,900	29.840	5,023		
06-400-012	9/20/2024	\$80,000	10.010	7,992		
		\$658,900	79.910			\$8,246
Subdivisions						

Conway Township

Residential Vacant Land Sales Study for 2026 Assessments

Sales Study Period: 4/1/2023-03/31/2025

All subdivisions were given the site value calculation $180,900/6=\$30150$						
There are 5 lots in Seculded that have 2 parcels. 50% of the land value was added to eah parcel under Seculded Acres Special.						
Residential wet lands are valued at 10% of market value. $\$12,700 \times \$1,270$ per acre						