

HULBERT TOWNSHIP VACANT LAND STUDY 2023 VALUES AFFECT 2024 LAND VALUES

12/1/2023 HOWARD LEDERGERBER, TWP ASSESSOR

20 ACRES+/-

PARCEL#	SEC/TWN/R	SALE DATE	SALE PRICE	LIBER/PG	ACRES	ROAD	TOPO	\$/UNIT
007-126-032-00	SEC 26 T46N R7W	10/8/2021	\$30,000	1355/598	19.5AC	PA S HUL	RO	\$1,538
015-133-010-00	SEC33 T44N R5W	10/27/2022	\$32,000	1378/990	19 AC	GR OZARK	RO	\$1,684
015-130-004-50	SEC 23 T44N R6W	4/6/2020	\$20,000	1324/1274	19.54AC	GR	LO	\$1,024
015-225-028-00	SEC 25 T44N R6W	1/31/2022	\$38,453	1363/541	17.03AC	GR	LE	\$2,258
					PAVED	GRAVEL		
			AVERAGE PER ACRE		1,212	1,641		
			MINIMUM PER ACRE		1,000	1,024		
			MAXIMUM PER ACRE		1,538	2,258		

40 ACRES+/-

007-121-006-00	SEC 21T46N R7W	4/22/2022	36,000	1368/827	36 AC	PA N HUL	RO/LE	\$1,003
007-127-002-00 ETC	SEC 27 T46N R7W	4/23/2021	\$29,000	1344/35	39.5AC	PAVED	RO	\$734
015-221-002-00	SEC 21 T44N R6W	7/28/2021	\$55,000	1350/854	39.5 AC	2 TR	OP/RO	\$1,392
015-222-005-00ETC	SEC 2 T44N R6W	8/20/2021	43,000	1352/783	50.44AC	PA S M123	LE	\$852
			AVERAGE PER ACRE		1000			
			MINIMUM PER ACRE		734			
			MAXIMUM PER ACRE		1392			

LARGE TRACTS

PARCEL#	SEC/TWN/R	SALE DATE	LIBER/PG	SALE PR	ACRES	FTG	ROAD	\$/UNIT
016-179-001-00	SEC 29 T48N R6W	9/15/2021	1355/895	40000	80		DI CURLYS BLVD	500/AC
007-121-002-75 ETC	SEC 21 T46N R7W	5/19/2021	1345/702	100000	89.75		PA N HULBERT	1114/AC
007-109-004-00	SEC 9 T48N R7W	5/28/2021	1346/865	65000	160		WOODED	406/AC
016-178-002-00 &003	SEC 29 T48N R6W	9/2/2022	1375/1120	187500	137.8		PA N WF PNT RD	1360/AC
015-221-006-00etc	SEC 21 T44N R6W	1/21/2021	\$57,000	1337/849	79AC		RO	\$722
							AVERAGE PER ACRE	\$750
							MINIMUM PER ACRE	\$338
							MAXIMUM PER ACRE	\$1,500

ROAD FRONTAGE

015-580-084-00	SEC 34 T44N R 6W	8/31/2021	1352/1002	12900		216.72	GR-SBAYRD	\$60	
015-520-061-00	SEC 34 T44N R 6W	6/22/2022	1369/1067	14500		113.45	GR BETCHER RD	\$128	
007-008-006-00	SEC 8 T45N R7W	12/16/2022	1381/396	10000		261.59	PA-WM28	\$38	
007-300-006-00	SEC 26 T46N R7W	7/17/2020	1325/948	2500		79	PA-SBUCKSAW	\$32	
007-300-012-00	SEC 26 T46N R7W	7/20/2020	1325/949	2500		97	PA-MAPLE	\$26	
007-300-013-00	SEC 26 T46N R7W	7/17/2020	1325/947	2500		66	PA-BUCKSAW	\$38	
						PVD	GRVL		
						AVERAGE PER FF	\$31	\$94	CREGO SUB
						MINIMUM PER FF	\$22	\$60	"
						MAXIMUM PER FF	\$38	\$128	"

10 ACRES+/-

007-126-008-00	SEC 26 T46N R7W	9/15/2022	1276/407	11500	9.32		PA S MAPLE ST	\$1,234
003-030-021-00	SEC 30 T46N R 5W	9/7/2021	1354/480	20000	10.36		PA M28	1,931
003-115-004-00	SEC 15 T5N R6W	3/15/2021	1341/129	10,000	10.04		GR ARBUTUS TRUCK TR	996
003-203-018-00	SEC 3 T46N R6W	9/14/2022	1376/534	24999	11.31		GR W NORTH RD	2,210
003-023-018-75	SEC 3 T46N R6W	6/11/2021	1348/817	24000	11.06		GR W NORTH RD	2,171
015-132-001-90	SEC 32 T46N R5W	5/2/2022	1368/698	23,000	9.46		PA S M123	2,431
						PVD	GRVL	
				AVG		\$1,862		\$1,792
				MIN		1,234		\$996
				MAX		2,431		\$2,210