

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 1.RES LOTS-EXCELLENT/WATER, Last Edited: 01/16/2026

Values for Acreage Table 1: 'EXCELLENT A'

1 Acre: 69,600	3 Acre: 85,000	10 Acre: 166,900	30 Acre: 332,900
1.5 Acre: 72,000	4 Acre: 90,000	15 Acre: 217,500	40 Acre: 400,000
2 Acre: 76,000	5 Acre: 98,700	20 Acre: 250,000	50 Acre: 450,000
2.5 Acre: 80,000	7 Acre: 122,500	25 Acre: 291,500	100 Acre: 600,000

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 12.COMMERCIAL - INDUSTRIAL, Last Edited: 01/16/2026

Minimum Value for Frontages/Sites: 25,000

Values for Acreage Table 1: 'COMMERCIAL - INDUSTR'

1 Acre: 28,400	3 Acre: 57,300	10 Acre: 74,000	30 Acre: 165,000
1.5 Acre: 40,650	4 Acre: 60,800	15 Acre: 97,500	40 Acre: 200,000
2 Acre: 54,000	5 Acre: 62,500	20 Acre: 120,000	50 Acre: 250,000
2.5 Acre: 55,600	7 Acre: 67,900	25 Acre: 142,500	100 Acre: 330,000

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 14.I -CONSUMERS ROW TABLE, Last Edited: 12/04/2025

Rates for Rate Table 'AGRICULTURAL LAND', (Acres)

ROAD ROW	: 0
1 AC BLDG SITE	: 28,400
#1 TILL - 100%	: 7,100
#2 TILL - 95%	: 6,750
#3 TILL - 90%	: 6,400
#4 TILL - 85%	: 6,050
#5 TILL - 80%	: 5,700
#6 TILL - 75%	: 5,300
#7 TILL - 70%	: 5,000
#8 TILL - 65%	: 4,600
LOW / WET WOOD	: 3,550
WOODLOT	: 5,700
AVE/FAIR WOODLO	: 5,700
2 AC BLDG SITE	: 54,000
COUNTY DRAIN	: 0

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 3.RES LAND, Last Edited: 01/16/2026

Frontages:

Frontage 'A': Description: 'SMALLER PARCELS'	FF Rate: 180
Standard Frontage: 0	Standard Depth : 175

Values for Acreage Table 1: 'AVERAGE A'

1 Acre: 28,400	3 Acre: 57,300	10 Acre: 74,000	30 Acre: 165,000
1.5 Acre: 40,650	4 Acre: 60,800	15 Acre: 97,500	40 Acre: 200,000
2 Acre: 54,000	5 Acre: 62,500	20 Acre: 120,000	50 Acre: 250,000
2.5 Acre: 55,600	7 Acre: 67,900	25 Acre: 142,500	100 Acre: 330,000

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 5.AGRICULTURAL RATES, Last Edited: 12/04/2025

Rates for Rate Table 'AGRICULTURAL LAND', (Acres)

ROAD ROW	: 0
1 AC BLDG SITE	: 28,400
#1 TILL - 100%	: 7,100
#2 TILL - 95%	: 6,750
#3 TILL - 90%	: 6,400
#4 TILL - 85%	: 6,050
#5 TILL - 80%	: 5,700
#6 TILL - 75%	: 5,300
#7 TILL - 70%	: 5,000
#8 TILL - 65%	: 4,600
LOW / WET WOOD	: 3,550
WOODLOT	: 5,700
AVE/FAIR WOODLO	: 5,700
2 AC BLDG SITE	: 54,000
COUNTY DRAIN	: 0

Unit: 26 - SWAN CREEK TOWNSHIP  
Rates/Values for Neighborhood 7.RES LOTS - VILLAGE, Last Edited: 06/19/2025

Frontages:  
Frontage 'A': Description: 'RES LOTS VILLAG'      FF Rate: 180  
                  Standard Frontage: 100            Standard Depth : 122

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



Residential (Table 3, Res Land) & Commercial/Industrial (Table 12)

parcel	sale date	price	months to 3/31/24	adj \$	net acres	\$/acre	table	notes
04-2005-008	2/17/2021	15,000	37	2.11	31,650	1.26	25,119 avg	nice wooded lot
07-4001-015	1/8/2025	25,000	-	1.00	25,000	0.97	25,773 avg	plain nice lot
07-4001-014	10/13/2021	13,500	29	1.87	25,245	1.01	24,995 avg	plain nice lot
18-4004-005	5/14/2021	24,000	34	2.02	48,480	1.29	37,581 avg	plain nice lot
					avg		28,367	
17-2001-005	1/15/2021	25,000	38	2.14	53,500	0.94	56,915	1 on large pond
17-2001-006	3/31/2022	45,000	24	1.72	77,400	0.94	82,340	1 on large pond
					avg		69,628	identical lots
17-2002-003	10/28/2022	30,000	17	1.51	45,300	1.67	27,126 avg	part of 008
30-2006-001	9/23/2022	19,000	18	1.54	29,260	3.13	9,348 avg	wooded
20-2006-000	7/8/2022	28,000	21	1.63	45,640	3.54	12,893 avg	wooded
04-1007-008	3/12/2021	56,000	36	2.08	116,480	3.62	32,177 avg	plain nice lot
07-3004-004	2/14/2025	45,000	-	1.00	45,000	3.98	11,307 avg	plain nice lot
32-2019-000	3/10/2022	26,000	24	1.72	44,720	4.26	10,498 avg	wooded
					avg		15,244	
32-2005-001	4/11/2025	72,000	-	1.00	72,000	9.54	7,547 avg	wooded
19-1007-003	8/27/2024	120,000	-	1.00	120,000	19.84	6,048 avg	L shaped -long & narrow
29-3003 & 3006	3/26/2025	400,000	-	1.00	400,000	47.06	8,500 avg	good land
05-3001-004	1/2/2024	435,000	-	1.00	435,000	50.86	8,553 avg	now 006 & 007 good land
32-1001 & 1017	7/14/2021	200,000	36	2.08	416,000	63.96	6,504 avg	recreation - flood plain area
					avg		7,852	
<b>10 acres &amp; above</b>								
32-2005-001	4/11/2025	72,000	-	1.00	72,000	9.54	7,547 avg	wooded
19-1007-003	8/27/2024	120,000	-	1.00	120,000	19.84	6,048 avg	L shaped -long & narrow
29-3003 & 3006	3/26/2025	400,000	-	1.00	400,000	47.06	8,500 avg	good land
05-3001-004	1/2/2024	435,000	-	1.00	435,000	50.86	8,553 avg	now 006 & 007 good land
32-1001 & 1017	7/14/2021	200,000	36	2.08	416,000	63.96	6,504 avg	recreation - flood plain area
					avg		7,430	
19-1007-009	5/31/2023	244,959		1.00	244,959	74.23	3,300 avg	very odd shape
19-1007-005	5/31/2023	307,098			307,098	93.06	3,300 avg	very odd shape

sold 2/17/21 for 72,000

sold 6/4/21 30,000

sold 2/17/21 for 72,000

Swan Creek Township 2026  
 Land Value Analysis  
 Residential

time adjustments	first sale	second sale	% inc	months	%/month
17-2001-005 & 006 (identical lots)	1/15/2021	3/31/2022	80%	14	6%
19-1007-003	2/17/2021	8/27/2024	67%	42	2%
31-4002-002 & 003 (use \$/ac - same but dif sizes)	8/4/2022	10/13/2023	78%	14	6%
07-4001-014 & 015	10/13/2021	1/8/2025	85%	39	2%
07-3004-004	6/4/2021	3/7/2024	50%	33	2%
			average		3%

Use 3% per month to 3/31/24 (midpoint of sales period)  
 for parcels prior to 4/1/23

Swan Creek Township 2026  
Land Value Analysis

Residential (Table 3.Res Land) & Commercial/Industrial (table 12)

Values for acreage table-avg res

acres	ind value	ind value/acre	value used	value used/acre
1	28,400	28,400	28,400	28,400
1.5	40,650	27,100	40,650	27,100
2	54,200	27,100	54,000	27,000
2.5	-	-	55,600	24,000
3	-	-	57,300	19,100
4	60,800	15,200	60,800	15,200
5	-	-	62,500	12,500
7	-	-	67,900	9,700
10	75,000	7,500	74,000	7,400
15	-	-	97,500	6,500
20	120,000	6,000	120,000	6,000
25	-	-	142,500	5,700
30	-	-	165,000	5,500
40	-	-	200,000	5,000
50	395,000	7,900	250,000	5,000
100	330,000	3,300	330,000	3,300

Smaller lots used for front foot rate - tables 3 & 7 (village)

parcel	sale date	price	months to 3/31/24	adj \$	adj ff	adj \$/adj ff
04-2005-008	2/17/2021	15,000	37	31,650	173	183
07-4001-015	1/8/2025	25,000	-	25,000	164	153
07-4001-014	10/13/2021	13,500	29	25,245	170	149
18-4004-005	5/14/2021	24,000	34	48,480	210	231
			avg			179
			Use			180

Swan Creek Township 2026  
 Land Value Analysis  
 Residential - excellent/water land

parcel	sale date	price	months to 3/31/24	adj \$	net acres	\$/acre	table	notes
04-2005-008	2/17/2021	15,000	37	2.11	31,650	1.26	25,119 avg	nice wooded lot
07-4001-015	1/8/2025	25,000	-	1.00	25,000	0.97	25,773 avg	plain nice lot
07-4001-014	10/13/2021	13,500	29	1.87	25,245	1.01	24,995 avg	plain nice lot
18-4004-005	5/14/2021	24,000	34	2.02	48,480	1.29	37,581 avg	plain nice lot
					avg		28,367	
17-2001-005	1/15/2021	25,000	38	2.14	53,500	0.94	56,915	1 on large pond
17-2001-006	3/31/2022	45,000	24	1.72	77,400	0.94	82,340	1 on large pond
					avg		69,628	

average/acre average 28,367  
 average/acre water 69,628

% increase 145%

acres	value used-average	ind value	times avg	value-used exc/water	value/acre
1	28,400	69,628	2.5	69,600	69,600
1.5	40,650		-	72,000	48,000
2	54,000		-	76,000	38,000
2.5	55,600		-	80,000	32,000
3	57,300		-	85,000	28,333
4	60,800		-	90,000	22,500
5	62,500	98,700	1.6	98,700	19,740
7	67,900		-	122,500	17,500
10	74,000	166,900	2.3	166,900	16,690
15	111,000		-	217,500	14,500
20	148,000		-	250,000	12,500
25	185,000		-	291,500	11,660
30	222,000	332,900	1.5	332,900	11,097
40	296,000		-	400,000	10,000
50	370,000		-	450,000	9,000
100	550,000		-	600,000	6,000

Land residual for land table 1 (using 2025 ECFs)

parcel	date	price	building	land imp	residual	acres
08-4005-001	10/30/2023	615,000	516,277	-	98,723	4.72
17-1002-000	10/27/2023	325,000	121,779	36,354	166,867	10.50
08-3003-003	10/2/2023	745,000	392,090	19,996	332,914	34.91