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Palmyra Township Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total	Terms of	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ. FT	Land Residual	Net	1st acre rate
BL2-232-3680-00	302	03/08/24	WD	15.03	03-ARM'S LENGTH	\$140,000	\$84,500	60.36	654706.80	\$140,000	15.03	9,315
FR0-104-2310-00	301	07/08/25	WD	1.90	03-ARM'S LENGTH	\$325,000	\$132,300	40.71	82764.00	\$102,977	1.90	54,198
XH0-118-1538-00	201	12/7/2023	WD	6.52	03-ARM'S LENGTH	100000	0	0	284011.2	#	#	#
XM0-305-1025-00	302	06/12/25	WD	4.73	03-ARM'S LENGTH	\$36,000	\$19,300	53.61	206038.80	\$36,000	4.73	#

Due to a lack of Industrial Sales in Palmyra Township, sales of Industrial parcels in other rural townships were utilized to develop the 2026 Industrial Land Values.

\$378,997 28.18
Price/Acre: \$21,615