

Palmyra Township Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual
ADO-113-4920-00	4204 N ADRIAN HWY	\$850,000	08/31/23	WD	03-ARM'S LENGTH	\$102,167	\$747,833
ADO-124-4360-00	3203 N ADRIAN HWY	\$170,000	11/23/22	WD	03-ARM'S LENGTH	\$18,306	\$151,694
ADO-125-1300-00	2792 N ADRIAN HWY	\$157,000	02/16/23	WD	03-ARM'S LENGTH	\$49,815	\$107,185
BL2-230-3100-00	9012 E US-223	\$908,132	12/17/21	CD	03-ARM'S LENGTH	\$94,172	\$813,960
BL2-230-3120-00	9178 E US-223	\$774,969	11/03/21	WD	03-ARM'S LENGTH	\$105,026	\$669,943
BL2-233-3150-00	11119 E US-223	\$400,000	04/11/23	WD	03-ARM'S LENGTH	\$161,888	\$238,112
BL2-310-0171-00	631 W ADRIAN ST	\$199,900	08/04/22	WD	03-ARM'S LENGTH	\$17,914	\$181,986
BL2-510-0040-00	321 E ADRIAN ST	\$125,000	10/14/22	WD	03-ARM'S LENGTH	\$37,875	\$87,125
BL2-620-0471-00	111 GILES ST	\$170,000	10/21/21	WD	03-ARM'S LENGTH	\$18,057	\$151,943
BL2-620-0512-00	131 S LANE ST	\$140,000	01/30/23	WD	03-ARM'S LENGTH	\$1,978	\$138,022
BL2-620-0525-00	122 S LANE ST	\$145,000	04/14/22	WD	03-ARM'S LENGTH	\$3,404	\$141,596
BL2-620-0704-00	204 S LANE ST	\$165,000	02/02/23	WD	03-ARM'S LENGTH	\$2,300	\$162,700
FAJ-000-1160-00	8655 S ADRIAN HWY	\$45,000	06/01/21	WD	03-ARM'S LENGTH	\$28,126	\$16,874
MDO-113-1350-00	2457 E US-223	\$360,000	11/30/21	WD	19-MULTI PARCEL ARM'S LENGTH	\$143,761	\$216,239
MDO-115-2400-00	1055 W US-223	\$340,000	05/17/22	WD	03-ARM'S LENGTH	\$154,874	\$185,126
MDO-124-1250-00	4015 TREAT HWY	\$90,000	02/28/23	WD	03-ARM'S LENGTH	\$24,380	\$65,620
PAO-118-2950-00	3818 E US-223	\$450,000	11/29/21	WD	03-ARM'S LENGTH	\$124,834	\$325,166
RAO-103-2200-00	6840 ROGERS HWY	\$500,000	08/22/23	PTA	03-ARM'S LENGTH	\$123,679	\$376,321
RAO-104-1030-00	3085 W RUSSELL RD	\$1,178,829	04/26/22	CD	03-ARM'S LENGTH	\$114,165	\$1,064,664
RAO-109-1585-00	5651 OCCIDENTAL HWY	\$369,000	01/26/22	MLC	03-ARM'S LENGTH	\$64,357	\$304,643
RAO-118-3930-00	1506 SUTTON RD	\$300,000	04/24/23	WD	03-ARM'S LENGTH	\$95,856	\$204,144
RD0-131-4685-00	7811 E M-50	\$160,000	02/11/22	WD	03-ARM'S LENGTH	\$38,035	\$121,965
							\$6,472,861

Due to only 1 Improved sale in the 201 class in Palmyra, sales of 201 parcels from immediately surrounding townships were utilized to develop the 2024 Commercial ECF. ECF of 0.851 Used for the 2024 year.

Land Value

\$65,361

\$9,200

\$35,604

\$94,172

\$61,568

\$89,412

\$8,970

\$20,240

\$14,260

\$1,978

\$3,404

\$2,300

\$20,194

\$125,331

\$152,144

\$24,380

\$41,697

\$109,644

\$68,125

\$64,357

\$92,109

\$36,938

Palmyra Township Commercial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
RA0-103-2200-00	201	08/22/23	PTA	5.72	03-ARM'S LENGTH	\$500,000	\$250,700	50.14
CA0-102-2555-00	202	08/13/21	WD	0.27	03-ARM'S LENGTH	\$12,000	\$3,900	32.50
RA0-118-3930-00	201	04/24/23	WD	2.99	03-ARM'S LENGTH	\$300,000	\$140,300	46.77
ME0-201-1850-00	201	11/22/21	WD	80.84	03-ARM'S LENGTH	\$2,315,000	\$639,300	27.62
RL0-122-1050-00	201	09/28/21	MLC	0.99	19-MULTI PARCEL ARM'S LENGTH	\$146,800	\$99,300	67.64
SE0-470-0500-00	201	01/11/22	WD	0.90	03-ARM'S LENGTH	\$200,000	\$87,000	43.50
TE0-121-2350-00	201	04/29/22	WD	0.88	03-ARM'S LENGTH	\$220,000	\$117,400	53.36
PA0-117-1850-00	202	05/27/21	WD	0.27	03-ARM'S LENGTH	\$11,000	\$5,500	50.00

Due to a lack of vacant land sales in Palmyra Township in the 201 class, vacant land sales from other rural townships were utilized to develop the 2024 201 land values.

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="20,000"/>	3 Acre:	<input type="text" value="58,500"/>	10 Acre:	<input type="text" value="125,000"/>	30 Acre:	<input type="text" value="300,000"/>
1.5 Acre:	<input type="text" value="29,500"/>	4 Acre:	<input type="text" value="70,000"/>	15 Acre:	<input type="text" value="150,000"/>	40 Acre:	<input type="text" value="400,000"/>
2 Acre:	<input type="text" value="39,000"/>	5 Acre:	<input type="text" value="75,000"/>	20 Acre:	<input type="text" value="200,000"/>	50 Acre:	<input type="text" value="500,000"/>
2.5 Acre:	<input type="text" value="48,750"/>	7 Acre:	<input type="text" value="85,000"/>	25 Acre:	<input type="text" value="250,000"/>	100 Acre:	<input type="text" value="750,000"/>

SQ FT	Land Residual	Rate per SQ FT	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/SqFt	Street Address
249163.20	\$85,657	0.3437787	14,975.00	\$35,815	5.72	\$14,975	\$0.34	6840 ROGERS HWY
11761.20	\$12,000	1.0203041	44,444.44	\$23,094	0.27	\$44,444	\$1.02	200 CEDAR ST
130244.40	\$99,682	0.7653458	33,338.46	\$57,648	2.99	\$33,338	\$0.77	1506 SUTTON RD
3521390.40	\$1,307,746	0.3713721	16,176.97	\$145,449	80.84	\$16,177	\$0.37	11500 MORENCI RD
43124.40	\$9,887	0.2292670	9,986.87	\$9,937	1.22	\$8,137	\$0.19	15951 ROME RD
39204.00	\$31,602	0.8060912	35,113.33	\$33,311	0.90	\$35,113	\$0.81	9000 MORENCI RD
38332.80	\$23,171	0.6044693	26,330.68	\$24,700	0.88	\$26,331	\$0.60	9800 TEC-CLINTON HWY
11761.20	\$11,000	0.9352787	40,740.74	\$21,170	0.27	\$40,741	\$0.94	P-201
		0.6760183	29,447.36			\$27,407	\$0.63	

Cur. Appraisal	ECF Area	Sale Price	Est. Land Value	Other Parcels in Sale	Land Table
\$516,836	2000	\$500,000	\$102,493		20100 COMMERCIAL
\$18,522	213	\$12,000	\$18,522		
\$286,420	2000	\$300,000	\$86,102		20100 COMMERCIAL
\$1,361,176	MECOM	\$2,315,000	\$353,922		20100 COMMERCIAL
\$211,400	102	\$146,800	\$74,487	RL0-122-1000-00	COMMERCIAL
\$187,298	201	\$200,000	\$18,900		COMMERCIAL INDUSTRIAL LAND
\$236,662	200	\$220,000	\$39,833		COMMERCIAL
\$5,500	P201	\$11,000	\$11,000		P201