

2025 VERONA TWP IND LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
27-021-014-70	990 UBLY ROAD	08/29/22	\$262,500	WD	03-ARM'S LENGTH	\$262,500
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGTH	\$19,000
12-015-002-00	STODDARD ROAD	10/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000
12-024-006-20	6107 KAUFMAN	01/05/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000
27-018-050-25	770 WHITELAM STREE	10/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
27-004-006-30	1831 E RICHARDSON	09/02/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000
Totals:			\$883,500			\$883,500

Due to the lack of density of Industrial sales within Verona Twp, sales from competing markets and varied uses were used. Improved parcels were used; the **Mean price per square foot is \$0.10; median price per square foot is \$0.085. 2025 Verona Twp Ind Land Value applied = \$0.09/SF, which is rounded up for 2024 = \$0.21/SF, \$6,500/Acre for Industrial, \$3,400/Wooded Acre**

Outliers/Not Used:

39-008-206-00	M-25/7TH	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
15-025-100-010-00	M-25	05/31/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$126,500	48.19	\$269,064	\$78,221	\$84,785	0.0	0.0
\$19,900	104.74	\$40,216	\$19,000	\$40,216	0.0	0.0
\$134,300	37.31	\$268,600	\$360,000	\$268,600	0.0	0.0
\$71,900	51.36	\$160,870	\$13,205	\$34,075	0.0	0.0
\$40,700	67.83	\$86,122	\$11,786	\$37,908	96.1	220.8
\$27,200	64.76	\$55,180	\$20,579	\$33,759	0.0	0.0
\$420,500		\$880,052	\$502,791	\$499,343	96.1	
Sale. Ratio =>	47.59			Average		
Std. Dev. =>	17.42			per FF=>	\$5,234	

extraction method was applied to isolate the value of land.

from median price and rounded down from mean price.

\$263,700	1.47	\$273,400	\$36,000	\$36,000	220.0	548.0
\$208,700	40.13	\$239,900	\$130,000	\$130,000	190.0	2640.0

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Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
16.82	16.82	#DIV/0!	\$4,650	\$0.11	0.00	ECITY
6.28	6.28	#DIV/0!	\$3,025	\$0.07	0.00	400
80.00	80.00	#DIV/0!	\$4,500	\$0.10	0.00	C
5.00	5.00	#DIV/0!	\$2,641	\$0.06	0.00	C
4.30	0.73	\$123	\$2,742	\$0.06	130.00	18
4.95	4.95	#DIV/0!	\$4,157	\$0.10	0.00	NRUR
117.35	113.78					
Average per Net Acre=>	4,284.58		Average per SqFt=>	\$0.10		

2.77	2.77	\$164	\$12,996	\$0.30	220.00
11.30	11.30	\$684	\$11,504	\$0.26	190.00

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Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
1794/247			0	0	10/8/2020	
1840/692		RESIDENTIAL	0	0	NOT INSPECTED	
1799/224		UPLAND	0	0	NOT INSPECTED	
1836/652		UPLAND	0	0	11/4/2024	
1797/769		WHITELAM ST AREA	0	0	11/11/2022	
1826/798			0	0	NOT INSPECTED	

INDUSTRIAL
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