

2025 LINCOLN IND LAND VALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGTH
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGTH
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGTH
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH
39-008-206-00	M-25/7TH	06/08/23	\$180,000	WD	03-ARM'S LENGTH
15-025-100-010-(M-25		05/31/23	\$520,000	WD	03-ARM'S LENGTH
Totals:			\$1,047,800		

Due to the lack of density of Industrial sales within Lincoln Twp, sales from competing markets were used. Sale prices ranged from \$0.14 to \$0.30 per SF. The mode is \$0.14/SF, the mean is \$0.18/SF, the median is \$0.14/SF. 2025 Lincoln Twp Ind Land Value is applied at \$0.18/SF, which is the mean sale price/SF, rounded up from 2024 Ind Land = \$0.30/SF

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$30,000	\$17,000	56.67	\$34,600	\$30,000	\$34,600
\$116,000	\$56,200	48.45	\$116,984	\$46,017	\$47,001
\$19,000	\$19,900	104.74	\$40,216	\$19,000	\$40,216
\$182,800	\$80,400	43.98	\$184,601	\$6,455	\$8,256
\$180,000	\$263,700	1.47	\$273,400	\$36,000	\$36,000
\$520,000	\$208,700	40.13	\$239,900	\$130,000	\$130,000
\$1,047,800	\$645,900		\$889,701	\$267,472	\$296,073
	Sale. Ratio =>	61.64			Average
	Std. Dev. =>	33.25			per FF=>

and sales from the commercial land study; For the parcels that are not vacant, the extraction method was 15.
median price/SF.

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Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
0.0	0.0	5.00	5.00	#DIV/0!	\$6,000
0.0	0.0	7.50	7.50	#DIV/0!	\$6,136
0.0	0.0	6.28	6.28	#DIV/0!	\$3,025
0.0	0.0	0.96	0.96	#DIV/0!	\$6,724
220.0	548.0	2.77	2.77	\$164	\$12,996
190.0	2640.0	11.30	11.30	\$684	\$11,504
410.0		33.81	33.81		
		Average			Average
\$652		per Net Acre=>	7,911.03		per SqFt=>

s used to isolate the value of land.

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$0.14	0.00	400	1837/765		RESIDENTIAL
\$0.14	0.00	400	1811/760		RESIDENTIAL
\$0.07	0.00	400	1840/692		RESIDENTIAL
\$0.15	0.00	400	1840/668		RESIDENTIAL
\$0.30	220.00				INDUSTRIAL
\$0.26	190.00				INDUSTRIAL
\$0.18					

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	11/13/2024		402	
0	0	10/2/2024		401	
0	0	NOT INSPECTED		402	
0	0	NOT INSPECTED		401	
				301	
				301	