Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Tillable	Non Till	Row	Est Non TII Value	Est Till	Est Till/Acre
08 007 400 012 07 6 2	06/17/22	\$155,000	\$58,100	37.48	\$155,000	32.60	32.60	\$4,755	17.75	14.85		\$51,975	\$103,025	\$5,804
08 007 400 012 07 6 2	08/19/22	\$185,000	\$58,100	31.41	\$185,000	32.60	32.60	\$5,675	17.75	14.85		\$51,975	\$133,025	\$7,494
08 018 100 001 18 6 2	11/08/22	\$350,000	\$179,600	51.31	\$237,696	72.92	72.92	\$3,260	59.00	11.00	2.92	\$38,500	\$199,196	\$3,376
08 023 100 003 23 6 2	04/05/21	\$154,000	\$66,200	42.99	\$154,000	40.00	40.00	\$3,850	15.00	24.50	0.50	\$85,750	\$68,250	\$4,550
08 045 001 351	10/08/21	\$148,500	\$0	0.00	\$148,500	32.63	32.63	\$4,551	32.63			\$0	\$148,500	\$4,551
09 012 200 007 12 6 1	09/28/21	\$61,000	\$30,500	50.00	\$61,000	17.00	17.00	\$3,589	10.00	5.36	1.84	\$18,760	\$42,240	\$4,224
09 029 300 008 29 6 1	06/28/22	\$172,000	\$73,900	42.97	\$89,225	19.50	19.50	\$4,577	16.00	2.00	1.50	\$7,000	\$82,225	\$5,140
09 030 200 001 30 6 1	05/06/22	\$144,000	\$62,700	43.54	\$134,922	32.30	32.30	\$4,177	19.44	12.05	0.81	\$42,175	\$92,747	\$4,771
	Totals:	\$1,369,500	\$5,272,000		\$1,165,343	279.54	2,411.62		187.57				\$869,208	
			Sale. Ratio =>	384.96	,	Average		Average				Average		
			Std. Dev. =>	23.37	1	oer Net Acre=>	4,168.74	per SqFt=>			_	per Net Acre=>	\$4,634.14	_
												Tillable Used	4,600.00	

2024 Commercial Industrial Land Value Analysis

		If you're	using the	Square Foot	age Table in A	ssessing.net				
Curve F	ormula	SqFt	Acres	\$/sf	\$/ac	Concluded \$				
From	Chart	2,500	0.057	\$0.95	\$41,478	\$2,380				
Formula Pt 1:	19.93	5,000	0.115	\$0.73	\$31,682	\$3,637				
Formula Pt 2:	-0.3887	7,500	0.172	\$0.62	\$27,063	\$4,660				
		10,000	0.230	\$0.56	\$24,200	\$5,556				
If the above fo	rmulas	12,500	0.287	\$0.51	\$22,189	\$6,367				
are not calcula	ting, make	15,000	0.344	\$0.47	\$20,671	\$7,118				
sure that any s	ales with	20,000	0.459	\$0.42	\$18,485	\$8,487				
a 0 or less \$ pe	r unit	25,000	0.574	\$0.39	\$16,949	\$9,727				
are set to "not	used". If	30,000	0.689	\$0.36	\$15,789	\$10,874				
they are still no	ot	40,000	0.918	\$0.32	\$14,119	\$12,965				
calculating, ref	resh them	50,000	1.148	\$0.30	\$12,946	\$14,860				
by double click	ing them	60,000	1.377	\$0.28	\$12,060	\$16,612				
and pressing "e	enter".	87,120	2.000	\$0.24	\$10,433	\$20,866				
		130,680	3.000	\$0.20	\$8,912	\$26,736				
		174,240	4.000	\$0.18	\$7,969	\$31,876				
		217,800	5.000	\$0.17	\$7,307	\$36,535				
		435,600	10.000	\$0.13	\$5,581	\$55,814				
		653,400	15.000	\$0.11	\$4,768	\$71,514				
							20.000	\$0.10	\$4,263	\$85,265
		1,089,000	25.000	\$0.09	\$3,909	\$97,727				

If yo	ou're using the	Acreage Table	in Assessing	.net
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.31	\$13,659	\$13,659
65,340	1.5	\$0.27	\$11,667	\$17,501
87,120	2.0	\$0.24	\$10,433	\$20,866
108,900	2.5	\$0.22	\$9,566	\$23,916
130,680	3.0	\$0.20	\$8,912	\$26,736
174,240	4.0	\$0.18	\$7,969	\$31,876
217,800	5.0	\$0.17	\$7,307	\$36,535
304,920	7.0	\$0.15	\$6,411	\$44,879
435,600	10.0	\$0.13	\$5,581	\$55,814
653,400	15.0	\$0.11	\$4,768	\$71,514
871,200	20.0	\$0.10	\$4,263	\$85,265
1,089,000	25.0	\$0.09	\$3,909	\$97,727
1,306,800	30.0	\$0.08	\$3,642	\$109,249
1,742,400	40.0	\$0.07	\$3,256	\$130,256
2,178,000	50.0	\$0.07	\$2,986	\$149,294
4,356,000	100.0	\$0.05	\$2,281	\$228,070

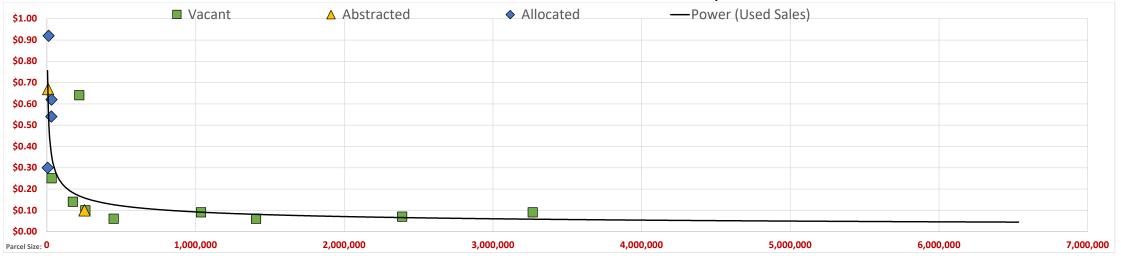
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre R	Acre Ranges Vacant					Abstraction				Allocation			All Methods				
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$0.25	\$0.25	1	0.00%	\$0.67	\$0.67	4	30.17%	\$0.60	\$0.58	6	32.18%	\$0.55	\$0.58
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	1	0.00%	\$0.14	\$0.14	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.14	\$0.14
5.00	9.99	2	72.97%	\$0.37	\$0.37	1	0.00%	\$0.10	\$0.10	0	0.00%	\$0.00	\$0.00	3	180.00%	\$0.28	\$0.10
10.00	10000.00	5	17.14%	\$0.07	\$0.07	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	17.14%	\$0.07	\$0.07
0.00	10000.00	9	104.94%	\$0.17	\$0.09	2	74.03%	\$0.39	\$0.39	4	30.17%	\$0.60	\$0.58	15	160.48%	\$0.31	\$0.14



2024 Commercial Industrial Land Value Analysis



Valuation	Use?				Imprvmts	Land	Indicated	Resid	Resid	Unadjust	Unadjust	Months To	Time	Adjusted	Adjust \$	Adjust \$	Adjust \$	Exclusion
Method	1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Value	Residual	LB Ratio	Acre	Sq Ft	\$ / acre	\$ / Sq Ft	Mid-Point	Adjust	Sale Price	Per Acre	Per Sq Ft	Per Front Ft	Comment
Vacant	1	006-015-300-27	10/22/2021	\$28,000	\$0	\$28,000	N/A	10.320	449,539	\$2,713	\$0.06	5	0.00%	\$28,000	\$2,713	\$0.06	\$48.05	
Vacant	1	02 003 300 010 03 5 3	6/25/2021	\$140,000	\$0	\$140,000	N/A	5.000	217,800	\$28,000	\$0.64	9	0.00%	\$140,000	\$28,000	\$0.64	N/A	
Vacant	1	19 009 200 026 09 5 4	3/3/2022	\$175,000	\$0	\$175,000	N/A	54.860	2,389,702	\$3,190	\$0.07	1	0.00%	\$175,000	\$3,190	\$0.07	N/A	
Vacant	1	19 009 400 008 09 5 4	3/3/2022	\$80,000	\$0	\$80,000	N/A	32.300	1,406,988	\$2,477	\$0.06	1	0.00%	\$80,000	\$2,477	\$0.06	N/A	
Vacant	1	19 014 300 006 14 5 4	2/3/2023	\$25,000	\$0	\$25,000	N/A	5.942	258,834	\$4,207	\$0.10	-10	0.00%	\$25,000	\$4,207	\$0.10	N/A	
Vacant	1	19 110 001 021	3/10/2023	\$8,000	\$0	\$8,000	N/A	0.747	32,539	\$10,710	\$0.25	-11	0.00%	\$8,000	\$10,710	\$0.25	\$41.05	
Vacant	1	21 032 400 014 32 5 3	9/29/2022	\$25,000	\$0	\$25,000	N/A	4.030	175,547	\$6,203	\$0.14	-6	0.00%	\$25,000	\$6,203	\$0.14	N/A	
Vacant	1	09 029 100 006 29 6 1	6/24/2021	\$295,000	\$0	\$295,000	N/A	75.010	3,267,436	\$3,933	\$0.09	9	0.00%	\$295,000	\$3,933	\$0.09	N/A	
Vacant	1	11 005 300 021 05 7 3	7/26/2022	\$95,000	\$0	\$95,000	N/A	23.810	1,037,164	\$3,990	\$0.09	-4	0.00%	\$95,000	\$3,990	\$0.09	N/A	
Allocation	1	08 045 001 225	1/4/2022	\$12,000	\$11,173	\$1,675	0.1396	0.128	5,576	\$13,088	\$0.30	3	0.00%	\$1,675	\$13,088	\$0.30	\$12.88	
Allocation	1	006-227-231-06	5/21/2021	\$75,000	\$41,065	\$10,470	0.1396	0.261	11,369	\$40,115	\$0.92	10	0.00%	\$10,470	\$40,115	\$0.92	\$130.88	
Allocation	1	01 022 100 006 22 5 4	12/30/2022	\$138,000	\$74,405	\$19,265	0.1396	0.711	30,971	\$27,095	\$0.62	-9	0.00%	\$19,265	\$27,095	\$0.62	\$52.64	
Allocation	1	04 010 400 011 10 5 1	2/7/2023	\$116,000	\$116,169	\$16,194	0.1396	0.684	29,795	\$23,675	\$0.54	-10	0.00%	\$16,194	\$23,675	\$0.54	N/A	
Abstraction	1	006-126-207-08	8/23/2022	\$63,000	\$57,685	\$5,315	0.0844	0.182	7,928	\$29,203	\$0.67	-5	0.00%	\$5,315	\$29,203	\$0.67	\$22.33	
Abstraction	1	11 029 200 011 29 7 3	9/28/2021	\$150,000	\$125,588	\$24,412	0.1627	5.810	253,084	\$4,202	\$0.10	6	0.00%	\$24,412	\$4,202	\$0.10	N/A	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
11 034 200 063 34 7 3		11/11/21				\$5,000	0.95	0.95	\$5,263
12 009 200 015 09 7 2 58	60 HUDSON RD	02/11/23	\$50,000	\$19,700	39.40	\$9,711	1.00	1.00	\$9,711
11 034 200 063 34 7 3		05/27/22				\$10,000	1.71	1.71	\$5,848
11 012 300 034 12 7 3		04/30/21				\$15,000	2.00	2.00	\$7,500
		Totals:	\$50,000	\$19,700		\$39,711	5.66	5.66	
			S	ale. Ratio =>	39.40	A	Average		Average
			S	td. Dev. =>	#DIV/0!	ŗ	er Net Acre=>	7,016.08	per SqFt=>
						1	L Acre Used =>	7,000.00	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
09 024 300 016 24 6 1 N	SOMERSET RD	01/21/22	\$55,000	\$19,300	35.09	\$55,000	10.00	10.00	\$5,500
09 029 100 002 29 6 1 10	0221 CHURCH RD	06/14/21	\$56,000	\$18,800	33.57	\$56,000	10.00	10.00	\$5,600
12 005 100 001 05 7 2 40	011 PETERSON RD	08/29/22	\$195,000	\$71,300	36.56	\$80,567	10.06	10.06	\$8,012
03 015 400 012 15 5 2		09/01/22				\$32,000	10.06	10.06	\$3,181
08 035 100 014 35 6 2 74	451 E BACON RD	11/17/22	\$802,000	\$356,300	44.43	\$86,222	10.33	10.33	\$8,347
		Totals:	\$1,108,000	\$465,700		\$309,789	50.45	50.45	
			S	Sale. Ratio =>	42.03	Α	verage		Average
			S	itd. Dev. =>	4.83	р	er Net Acre=>	6,141.00	per SqFt=>
						1	0 Acre Used =>	5,500.00	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
12 012 300 005 12 7 2 3	577 S RUMSEY RD	05/11/21	\$72,500	\$36,700	50.62	\$72,500	18.48	18.48	\$3,923
12 004 400 046 04 7 2 B	EECHER RD	11/17/21	\$55,700	\$54,200	97.31	\$55,700	27.85	27.85	\$2,000
15 013 400 018 13 8 3 C	LARK RD	11/05/21	\$100,000	\$47,400	47.40	\$100,000	28.13	28.13	\$3,555
12 023 100 003 23 7 2 W	VAY RD	08/10/21	\$104,816	\$52,600	50.18	\$104,816	30.00	30.00	\$3,494
12 028 300 001 28 7 2 5	121 SKUSE RD	04/19/21	\$160,000	\$68,000	42.50	\$160,000	40.00	40.00	\$4,000
09 029 100 006 29 6 1 1	0287 CHURCH RD	09/22/22	\$287,500	\$123,800	43.06	\$287,500	75.01	75.01	\$3,833
		Totals:	\$780,516	\$382,700		\$780,516	219.47	219.47	
			S	ale. Ratio =>	49.03	Α	verage		Average
			S	td. Dev. =>	20.92	p	er Net Acre=>	3,556.37	per SqFt=>
						2	0+ Acre Used =>	3,500.00	

Acres	\$/Acre	Rate Used
1	7,000	7,000
1.5	6,900	10,350
2	6,800	13,600
2.5	6,750	16,875
3	6,700	20,100
4	6,500	26,000
5	6,300	31,500
7	6,000	42,000
10	5,500	55,000
15	4,500	67,500
20	3,500	70,000
25	3,500	87,500
30	3,500	105,000
40	3,500	140,000
50	3,500	175,000
100	3,500	350,000

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Class
09 018 400 006 18 6 1	02/24/22	\$50,000	\$60,200	120.40	\$38,831	32.00	32.00	\$1,213	101
11 009 200 011 09 7 3	12/13/21	\$30,000	\$17,000	56.67	\$30,000	10.04	10.04	\$2,988	102
12 004 400 046 04 7 2	11/17/21	\$55,700	\$54,200	97.31	\$55,700	27.85	27.85	\$2,000	402
12 019 200 007 19 7 2	05/27/21	\$10,000	\$0	0.00	\$10,000	4.00	4.00	\$2,500	402
1	Γotals:	\$145,700	\$131,400		\$134,531	73.89	73.89		
		S	ale. Ratio =>	90.19	A	Average		verage	
		S	td. Dev. =>	52.78	р	er Net Acre=>	1,820.69 p	er SqFt=>	

Used=> 2,000.00