

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 Till 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		per 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 Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	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
	12,500	0.287	\$0.51	\$22,189	\$6,367
	15,000	0.344	\$0.47	\$20,671	\$7,118
	20,000	0.459	\$0.42	\$18,485	\$8,487
	25,000	0.574	\$0.39	\$16,949	\$9,727
	30,000	0.689	\$0.36	\$15,789	\$10,874
	40,000	0.918	\$0.32	\$14,119	\$12,965
	50,000	1.148	\$0.30	\$12,946	\$14,860
	60,000	1.377	\$0.28	\$12,060	\$16,612
	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
	871,200	20.000	\$0.10	\$4,263	\$85,265
	1,089,000	25.000	\$0.09	\$3,909	\$97,727

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you'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	

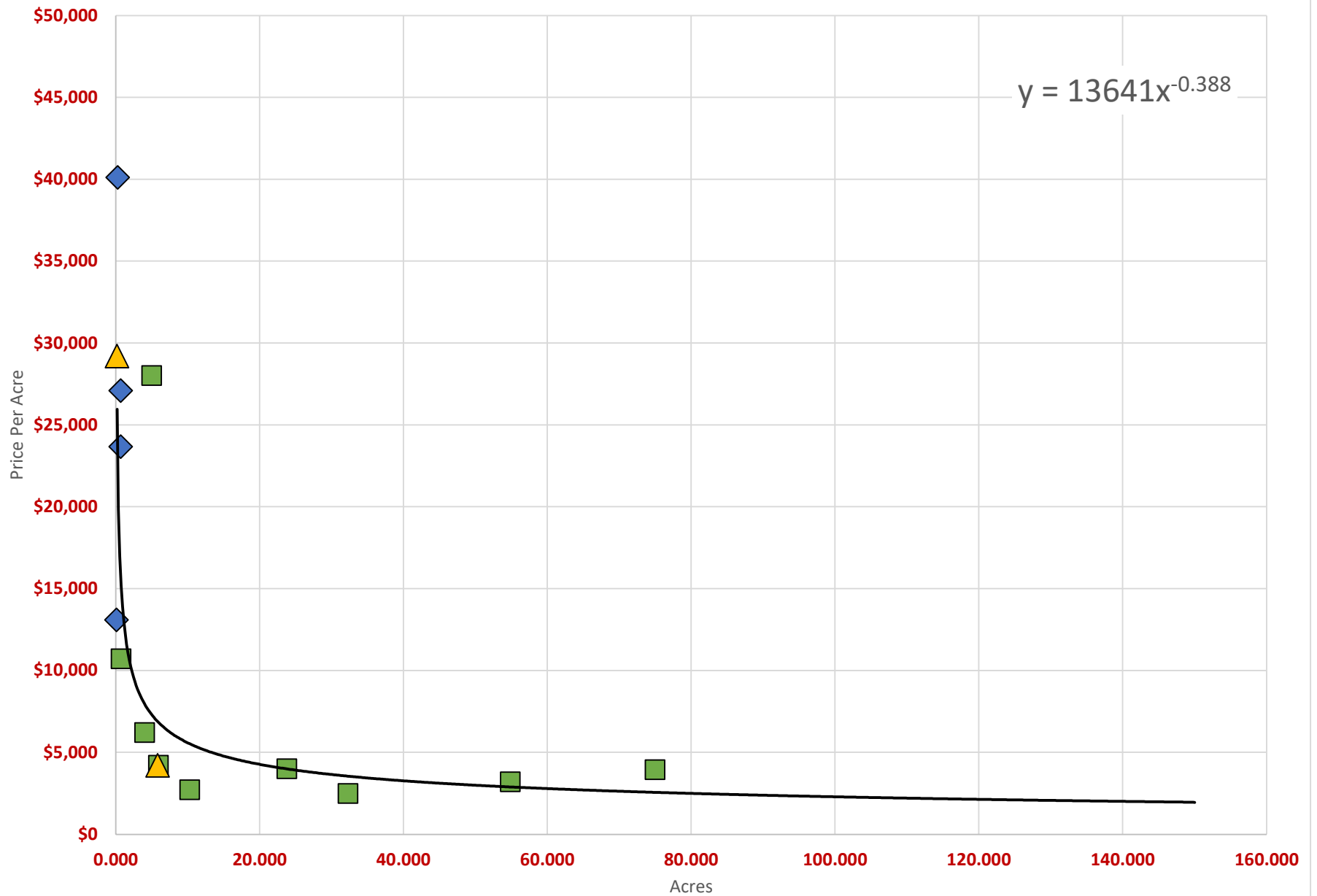
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

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

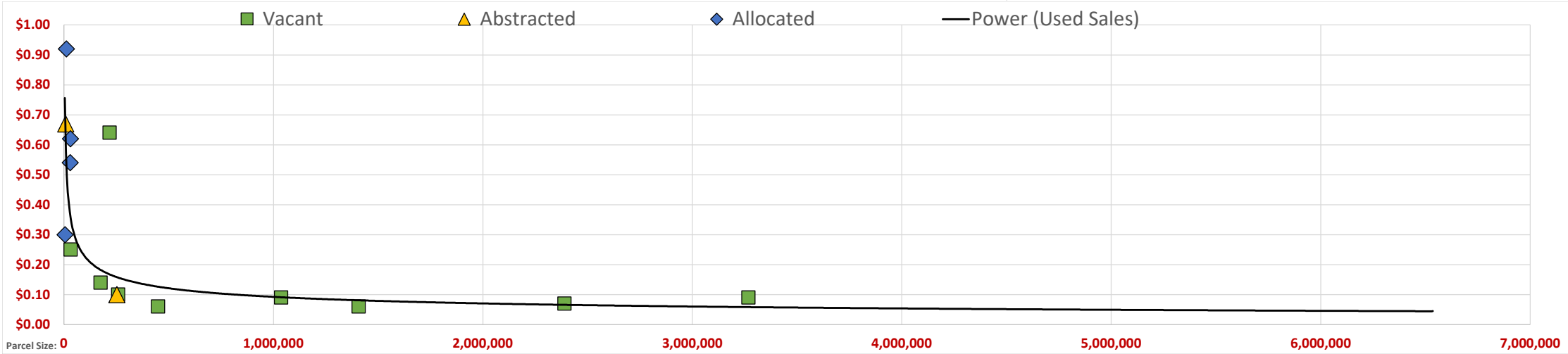
Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$0.25	\$0.25	1	0.00%	\$0.67	\$0.67	4	30.17%	\$0.60	\$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

■ Vacant ▲ Abstracted ◆ Allocated — Power (Used Sales)



2024 Commercial Industrial Land Value Analysis



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	5860 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	
			Sale. Ratio =>		39.40	Average			Average
			Std. Dev. =>		#DIV/0!	per Net Acre=>		7,016.08	per SqFt=>
						1 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	10221 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	4011 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	7451 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	
			Sale. Ratio =>		42.03	Average			Average
			Std. Dev. =>		4.83	per Net Acre=>		6,141.00	per SqFt=>
						10 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	3577 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	BEECHER 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	CLARK 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	WAY 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	5121 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	10287 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	
			Sale. Ratio =>		49.03	Average			Average
			Std. Dev. =>		20.92	per Net Acre=>		3,556.37	per SqFt=>
						20+ 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
Totals:		\$145,700	\$131,400		\$134,531	73.89	73.89		
Sale. Ratio =>				90.19	Average		Average		
Std. Dev. =>				52.78	per Net Acre=>		1,820.69	per SqFt=>	

Used=> 2,000.00