

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
08 045 001 351	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
12 007 400 010 07 7 2	04/02/21	\$140,000	\$59,200	42.29	\$140,000	36.74	36.74	\$3,811	26.07	10.00	0.67	\$35,000	\$105,000	\$4,028
12 013 100 027 13 7 2	12/07/21	\$150,000	\$58,800	39.20	\$150,000	36.43	36.43	\$4,117	31.86	4.00	0.57	\$14,000	\$136,000	\$4,268
17 003 300 007 03 9 1	05/06/21	\$295,000	\$0	0.00	\$295,000	80.00	78.80	\$3,688	65.36	11.45	2.00	\$40,068	\$254,932	\$3,901
17 011 400 026 11 8 1	11/30/21	\$190,000	\$92,000	48.42	\$190,000	49.91	49.91	\$3,807	47.93		1.99	\$0	\$190,000	\$3,965
17 028 200 009 28 8 1	06/21/21	\$68,500	\$0	0.00	\$68,500	17.73	17.73	\$3,864	16.43		1.30	\$0	\$68,500	\$4,169
Totals:		\$1,053,000	\$5,272,000		\$1,053,000	270.44	2,411.62		230.28				\$945,172	
			Sale. Ratio =>	500.66		Average		Average				Average		
			Std. Dev. =>	23.37		per Net Acre=>	3,893.70	per SqFt=>				per Net Acre=>	\$4,104.54	
												Tillable Used	4,100.00	

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	

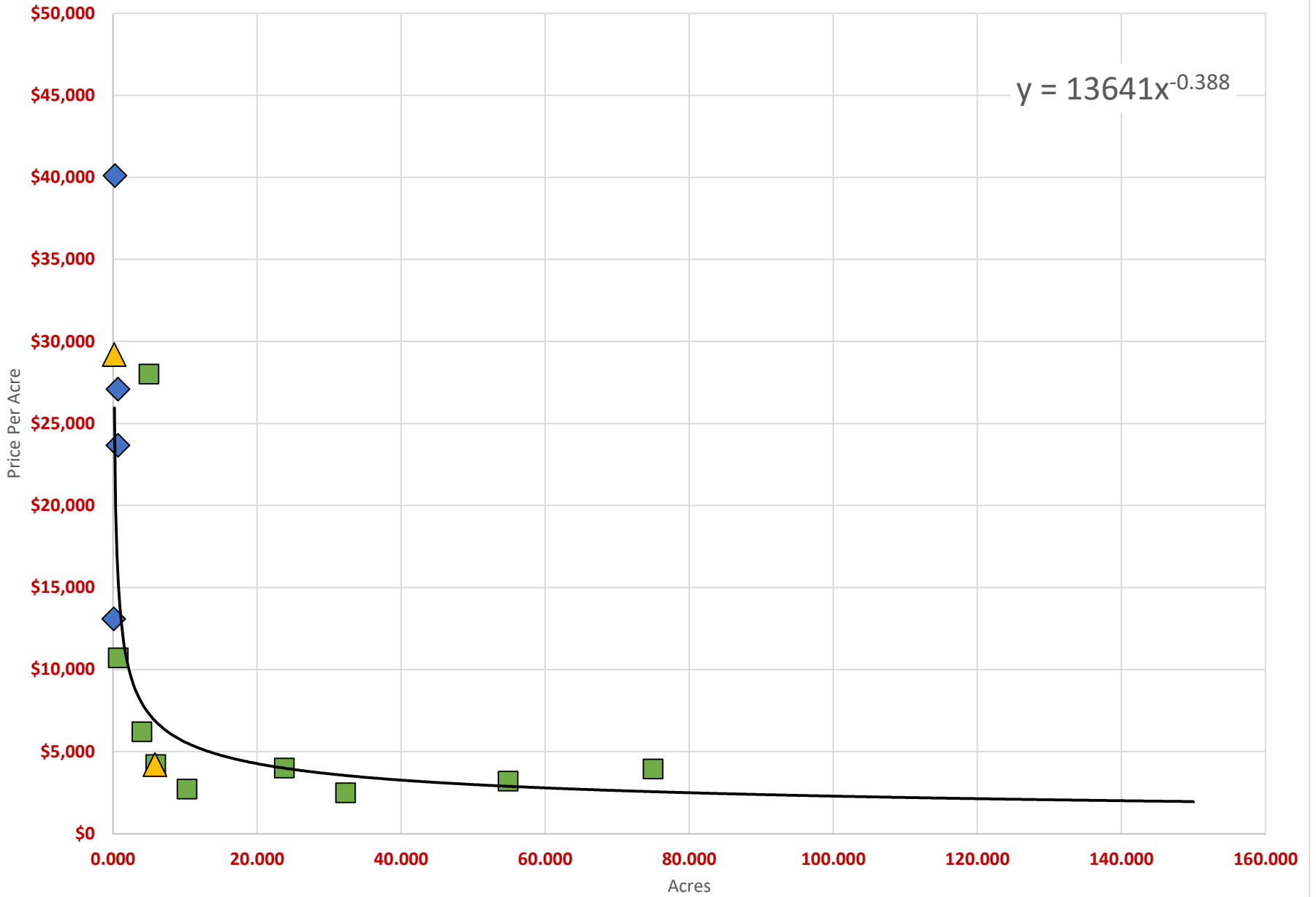
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

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

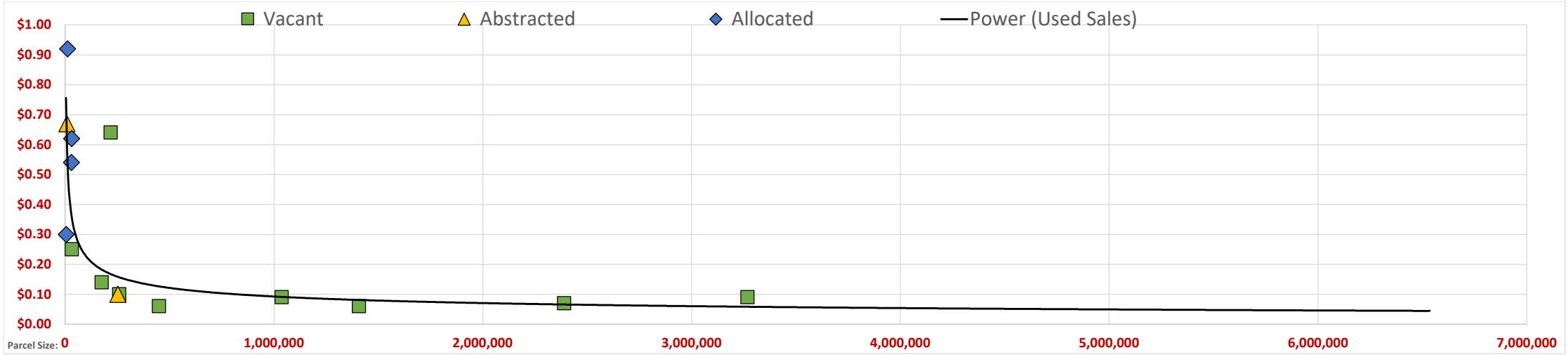
Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$0.25	\$0.25	1	0.00%	\$0.67	\$0.67	4	30.17%	\$0.60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



Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion 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
17 065 001 186	116 N MAIN ST	03/04/22	\$70,000	\$34,000	48.57	\$2,609	0.53	0.53	\$4,904
11 034 200 063 34 7 3		11/11/21				\$5,000	0.95	0.95	\$5,263
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
17 085 001 089	508 S MAIN ST	04/15/21	\$15,000	\$5,000	33.33	\$15,000	2.07	2.07	\$7,260
Totals:			\$85,000	\$39,000		\$47,609	7.26	7.26	
					Sale. Ratio =>	45.88	Average		Average
					Std. Dev. =>	10.77	per Net Acre=>		per SqFt=>
							1 Acre Used =>		6,500.00

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
09 002 300 006 02 6 1	13376 NORTH ADAMS RD	04/26/21	\$180,000	\$84,300	46.83	\$17,438	8.00	8.00	\$2,180
11 008 200 030 08 7 3		06/23/22				\$35,000	8.00	8.00	\$4,375
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
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
11 009 200 011 09 7 3		12/13/21				\$30,000	10.04	10.04	\$2,988
17 019 300 006 19 8 1	9190 E CAMDEN RD	09/08/22	\$215,000	\$78,600	36.56	\$79,317	14.00	14.00	\$5,665
Totals:			\$506,000	\$201,000		\$272,755	60.04	60.04	
					Sale. Ratio =>	39.72	Average		Average
					Std. Dev. =>	6.01	per Net Acre=>		per SqFt=>
							10 Acre Used =>		4,500.00

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=>		per SqFt=>
							20+ Acre Used =>		3,500.00

Acres	\$/Acre	Rate Used
1	6,500	6,500
1.5	6,400	9,600
2	6,300	12,600
2.5	6,200	15,500
3	6,100	18,300
4	5,800	23,200
5	5,600	28,000
7	5,200	36,400
10	4,500	45,000
15	4,000	60,000
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	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
17 065 001 149	209 S MAIN ST	10/06/21	\$37,000	\$1,505	\$1,859	62.0	\$24	WLDRN 1809/46	
17 090 001 037	LARRY DR	06/21/22	\$800	\$800	\$3,674	122.5	\$7	WLDRN 1830/579	
17 065 001 186	116 N MAIN ST	03/04/22	\$70,000	\$2,609	\$3,401	113.4	\$23	WLDRN 1820/1252	
17 085 001 089	508 S MAIN ST	04/15/21	\$15,000	\$15,000	\$10,053	335.1	\$45	WLDRN 1792/1054	
Totals:			\$122,800	\$19,914	\$18,987	632.9			
							Average		
							per FF=>	\$31	
							Sub/Vill FF Used =>	\$31	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
17 011 400 036 11 8 1	13959 EMENS RD	08/25/21	\$3,500	\$3,500	\$21,238	106.2	\$33	LM_LK	1805/565
17 011 400 038 11 8 1	YOUNG DR	04/28/22	\$9,500	\$9,500	\$67,390	337.0	\$28	LM_LK	1825/448
17 090 001 037	LARRY DR	06/21/22	\$800	\$800	\$3,796	122.5	\$7	WLDRN	1830/579
Totals:			\$13,800	\$13,800	\$92,424	565.6			
							Average		
							per FF=>	\$24	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
17 045 001 012	13853 YOUNG DR	10/08/21	\$140,000	\$36,880	\$35,928	59.9	\$616	LM_LK 1808/1069	
17 045 001 019	13783 YOUNG DR	08/19/21	\$40,000	\$40,000	\$41,094	68.5	\$584	LM_LK 1804/803	
17 045 001 020	13771 YOUNG DR	08/19/21	\$183,340	\$28,825	\$41,480	79.0	\$365	LM_LK 1804/805	
17 045 001 041	13537 YOUNG DR	09/13/22	\$169,000	\$61,931	\$41,154	68.6	\$903	LM_LK 1835/234	
17 095 001 010	14374 ZIMMERMAN RD	06/28/21	\$150,000	\$41,995	\$36,294	60.5	\$694	LM_LK 1804/834	
Totals:			\$682,340	\$209,631	\$195,950	336.4			

Average
per FF=> \$623
Lake Front Used 623.0

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
11 145 001 007	3825 STRAWBERRY HILL RD	09/20/21	\$11,000	\$11,000	\$26,471	75.6	\$145	4004 1808-0228	
11 125 001 016	1048 WILLIAMS ST	12/22/22	\$13,000	\$13,000	\$8,759	58.4	\$223	4009 1841-0779	
11 165 013 003	3554 PARKWAY CT	08/16/22	\$39,900	\$39,900	\$23,093	154.0	\$259	4004 1832-1257	
17 055 001 032	W CHANNEL DR	05/26/21	\$64,000	\$64,000	\$59,853	239.4	\$267	LM_LK 1798/910	
Totals:			\$127,900	\$127,900	\$118,176	527.4			

Average
per FF=> \$243
Channell Front Used 243.0

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
11 110 001 023	3390 MARY ANN DR	01/21/22	\$80,000	\$25,923	\$49,580	141.7	\$183	4004 1817-1252	
11 110 001 026	3380 MARY ANN DR	01/21/22	\$80,000	\$25,923	\$49,580	141.7	\$183	4004 1817-1252	
11 165 013 001	3570 PARKWAY CT	12/30/21	\$119,900	\$52,838	\$55,065	275.3	\$192	4004 1816-0533	
11 125 001 016	1048 WILLIAMS ST	12/22/22	\$13,000	\$13,000	\$8,759	58.4	\$223	4009 1841-0779	
Totals:			\$292,900	\$117,684	\$162,984	617.0			

Average
per FF=> \$191
LakeView Used 191.0

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