

2025 Land Analysis
Commercial-Land Values
4-1-22 to 3-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Time Adjusted Residual	Adj Land Residual	Effec. FF	Total Acres	Land Sq'	Price per FF	Price per Acre	Price per Sq Ft	Per Parcels in S Class
4708-22-300-043	11451 HIGHLAND RD, HARTL	12/08/23	\$260,000	\$260,000		\$260,000		3.93	171,191			\$1.52	NEAR ARENA 202
4703-01-100-047	7150 BENNETT LAKE RD, FEN	12/19/19	\$224,300	\$46,294	\$18,055	\$64,349	282.0	0.97	42,297	\$228	\$66,271	\$1.52	MARKET 201
4705-10-401-032	150 N. JACKSON ST, HANDY	01/24/23	\$29,000	\$29,000		\$29,000	132.0	0.40	17,424	\$220	\$72,500	\$1.66	CORNER 202
4703-34-200-006	6521 ARGENTINE RD & 5512	10/01/18	\$235,000	\$81,501	\$44,826	\$126,327	463.0	1.69	73,616	\$273	\$74,749	\$1.72	MARKET 201
4708-24-400-038	HIGHLAND RD, HARTLAND	08/08/23	\$68,000	\$68,000		\$68,000		0.83	36,155			\$1.88	AT TIPSICO LK 202
4708-22-300-047	2060 PROGRESSIVE DR, HAR	05/16/23	\$180,000	\$180,000		\$180,000		2.12	82,347			\$2.19	ACROSS ARENA/ 202
Totals:			\$1,014,500	\$682,995		\$727,675	943.0	7.24	10.19	423,030		\$1.72	
										Average per FF=>	Average per SqFt=>	\$1.75	

Range LV \$1.52 to \$2.19 per square foot
Mean LV \$1.75 Price per sq'
Aggregate LV \$1.72 Price per sq'
Median \$1.69 Price per sq'
Mode n/a Price per sq'
2024 DF Value \$1.85 Price per sq'
Co 2025 Value \$1.50 Price per sq'
Vacant Sales 4

Value Conclusion

Commercial Land Price per Square Foot set at: \$1.65

not used

4702-11-200-018	COHOCTAH RD, COHOCTAH	12/28/18	\$18,200	\$18,200	\$9,282	\$27,482	66.0	0.25	0.25	10,890	\$276	\$72,800	\$2.52	NEAR ELEVATC 202
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Time Adjustment

Original Sale Price \$15,000 11/19/19
Sale Price of same property \$19,500 01/24/23
Increase in value \$4,500 30.00%
% change in value per mo 38 mo 0.79%

Original Sale Price \$195,000 07/08/21
Sale Price of same property \$260,000 12/08/23
Increase in value \$65,000 33.33%
% change in value per mo 29 mo 1.15%

Therefore a Time Adjustment will be used, for those sales prior to the study date, a 1% increase per month, will be used until 4-1-23