

2026 Land Analysis-Commercial  
4-1-22 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Adj Land Residual	Effec. FF	Total Acres	Land Sq'	Price per Acre	Price per Sq Ft	Class
4708-22-300-043	11451 HIGHLAND RD, HARTI	12/08/23	\$260,000	\$260,000	\$260,000		3.93	171,191	\$66,271	\$1.52	NEAR ARENA 202
4703-01-100-047	7150 BENNETT LAKE RD, FEN	12/19/19	\$224,300	\$46,294	\$64,349	282.0	0.97	42,297	\$72,500	\$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	\$74,749	\$1.66	CORNER 202
4703-34-200-006	6521 ARGENTINE RD & 5512	10/01/18	\$235,000	\$81,501	\$126,327	463.0	1.69	73,616	\$273	\$1.72	MARKET 201
4708-24-400-038	HIGHLAND RD, HARTLAND	08/08/23	\$68,000	\$68,000	\$68,000		0.83	36,155	\$188	\$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	\$219	\$2.19	ACROSS AREN/ 202
<b>Totals:</b>			<b>\$1,014,500</b>	<b>\$682,995</b>	<b>\$727,675</b>	<b>943.0</b>	<b>7.24</b>	<b>10.19</b>	<b>423,030</b>	<b>\$1.72</b>	

Average per SqFt=> **\$1.75**

Average per FF=> **\$724**

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: **\$1.85**

not used  
 4702-11-200-018 COHOCTAH RD, COHOCTAH **12/28/18** \$18,200 \$9,282 \$27,482 66.0 0.25 10,890 \$72,800 NEAR ELEVATC 202

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

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