

Commercial/Industrial 2021-2023

Parcel Number	Sale Date	Sale Price	Acreage/Lot Size	\$/PA	Frontage	\$/PFF
003-300-081-00 I	10/12/21	5,000	50'x125'	35,714	50'	100
054-117-001-00 I	12/21/22	32,000	60'x120'	200,000	180'	178 Outlier
052-028-058-00 I	08/10/22	2,000	70'X100'	1,250	70'	29
002-080-027-00 I	01/21/22	50,000	1.46 Acres	34,246	487'	103
005-182-003-20 D	04/13/21	80,000	2.36 Acres	33,898	411.39'	194 *Ag Sold for Comm Purpose
002-003-005-50 D	10/19/2021	30,000	5 Acres	6,000		
002-005-001-20 D	6/18/2021	25,000	5.12 Acres	4,883		
051-011-009-50 I	8/26/2021	40,000	9.95 Acres	4,020	620'	65
007-041-002-00 I	12/7/2022	10,500	10 Acres	1,050	330'	32
055-035-034-00 I	3/22/2021	64,000	40 Acres	1,600	132'	48

002-057-009-16 I 9/28/2021 50,000 12.17 4,108 SAND PIT

Average of Vacant Commercial and Industrial Front Footage from Land Extraction 55/PFF
 Average of Vacant Commercial and Industrial Front Footage 62/PFF
 Combined Average of Vacant Commercial and Industrial Front Footage 58.50/PFF
 Value used 55/PFF

Average Per Acre of Commercial and Industrial Sales from Land Extraction 3291/PA
 Average Per Acre of Commercial and Industrial Sales 3273/PA

Commercial/Industrial Land Table

1	3275	10	20,000
1.5	4912	15	22,500
2	6500	20	30,000
2.5	8125	25	31,250
3	9000	30	36,000
4	11000	40	44,000
5	12500	50	50,000
7	15750	100	100,000

Commercial/Industrial Front Foot : \$60/PFF