

INDUSTRIAL LAND VALUE FOR 2026 ASSESSMENT

One acre site value
Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Adj. Sale \$	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effect Front	Depth	Net Acres	Total Acres	Dollars/Ht	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Uiter/Pg	Other Parcels in Sale	Land Table	Class	Rate Group 1							
13 101478 00	7710 BREYER RD	09/17/24	\$7,000	WD	03-ARMS LENGTH	\$7,000	\$0	0.00	\$12,999	\$7,000	\$12,999	0.0	0.42	0.42	0.42	\$31,667	\$31,667	\$0.38	0.00	00005	2024R13182	COMMERCIAL	002	FRONT FOOT D								
13 226 312 00	1971 LEWIS AVE	06/11/23	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$44,300	86.60	\$99,374	\$2,665	\$46,709	107.6	0.65	0.65	0.65	\$519	(\$4,937)	(\$9.09)	100.00	00005	2024R10253	COMMERCIAL	201	FRONT FOOT D								
Totals:														1.07	1.07	Average per SqFt >>	50.09															

Hed to utilize Outside the Township Sales for Land Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Chart Adj \$/SqFt	Uiter/Pg	Other Parcels in Sale	Occupancy
Yes	10 001 012 00	7/27/2023	WD	\$39,306	\$120,000	3.053	\$39,306	\$0.90	\$0.90	1.58	2024R11180	10 001 015 00, 10 001 01, KBR Recycling
Yes	14 103 017 10	1/16/2024	WD	\$85,000	\$105,000	5.28	\$20,000	\$0.46	\$0.46	1.05	2024R09228	Self Storage
Yes	14 125 009 02	4/14/2023	LC	\$1,200,000	\$370,000	9.85	\$37,563	\$0.86	\$0.86	2.71	2024R05552	Distributing Company
No	09 220 018 00	8/29/2024	WD	\$20,000	\$70,000	0.75	\$26,667	\$0.61	\$0.61	0.53	2024R12995	Vacant
Yes	07 646 004 00	10/28/2023	WD	\$205,000	\$205,000	2.62	\$78,248	\$0.28	\$0.28	1.60	2024R16498	Vacant
Totals:							21.60	\$29,747	\$0.68			

\$29,500 rounded

1. After Analysis, 2.2% increase based on \$29,500 for one acre site value for Industrial Land in Raisinville
2. Increased Industrial Row acreage 2.2% to \$5845.
3. Increased Front Foot rate 2.2% to \$245

Used Rate Summary Chart to value 1-25 acres from \$29,500 one acre site value
Set 30-100 acre land value to \$5845/acre to match industrial Row acreage

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Rate Summary Chart

Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	100.0%
1.00	43,560	208.71	\$29,500	\$0.68
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	81.6%
1.50	65,340	255.62	\$36,130	\$0.55
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	70.7%
2.00	87,120	295.16	\$41,719	\$0.48
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	63.2%
2.50	108,900	330.00	\$46,644	\$0.43
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	57.7%
3.00	130,680	361.50	\$51,095	\$0.39
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	50.0%
4.00	174,240	417.42	\$59,000	\$0.34
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	44.7%
5.00	217,800	466.69	\$65,964	\$0.30
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	37.8%
7.00	304,920	552.20	\$78,050	\$0.26
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	31.6%
10.00	435,600	660.00	\$93,287	\$0.21
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	25.8%
15.00	653,400	808.33	\$114,253	\$0.17
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	22.4%
20.00	871,200	933.38	\$131,928	\$0.15
Acres	SF	SqRT	Land Value	% ADJUSTMENT
1.00	43,560	208.71	<u>\$29,500</u>	20.0%
25.00	1,089,000	1043.55	\$147,500	\$0.14

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 Increased Industrial Row acreage 2.2% to \$5845.

- Used Rate Summary Chart to value 1-25 acres from \$29,500 one acre site value
 Set 30-100 acre land value to \$5845/acre to match Industrial Row acreage

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Acreage Table

APPLIED TO: NEIGHBORHOOD LAND TABLE
INDUSTRIAL 00006

Acreage Table

Acreage	Total Value	Price/Acre
1	\$29,500	\$29,500
1.5	\$36,130	\$24,087
2	\$41,719	\$20,860
2.5	\$46,644	\$18,658
3	\$51,095	\$17,032
4	\$59,000	\$14,750
5	\$65,964	\$13,193
7	\$78,050	\$11,150
10	\$93,287	\$9,329
15	\$114,253	\$7,617
20	\$131,928	\$6,596
25	\$147,500	\$5,900
30	\$175,350	\$5,845
40	\$233,800	\$5,845
50	\$292,250	\$5,845
100	\$584,500	\$5,845

Frontage

Rate Group A	\$245
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Rate Table

Industrial Row	\$5,845
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 Increased Industrial Row acreage 2.2% to \$5845.
 Increased Front Foot rate 2.2% to \$245
 Used Rate Summary Chart to value 1-25 acres from \$29,500 one acre site value
 4. **Set 30-100 acre land value to \$5845/acre to match Industrial Row acreage**

INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENT

NO INDUSTRIAL BUILDINGS. NO ECF NEEDED