

Industrial Land

Improved/Vacant	ParcelNumber	SaleDate	SalePrice	"Good"Sq Ft
Vacant	06-0002-0017-00-0	9/15/2021	\$902,500	5,011,490
Vacant	21-0027-0023-06-9	9/20/2020	\$140,000	817,098
Vacant	37-2000-0011-01-0	1/28/2021	\$167,000	178,596
Vacant	54-0007-0102-02-3	7/9/2021	\$65,000	169,797
				6,176,981

Final Conclusion \$.21/Sq Ft

LandResidual	\$/SF	Use
\$902,500	\$0.18	1
\$140,000	\$0.17	1
\$167,000	\$0.94	1
\$64,279	\$0.38	1
\$1,273,779	\$ 0.21	