

**2023 COMMERCIAL  
LAND TABLE STUDIES**

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
1	11-05-201-050+	10/28/2021	150000	0	150000	9.94	15,091	N AVE/SPRINK
2	04-20-340-021	9/1/2020	600000	500167	99833	3	33,278	ROSS TWP
2	03-31-476-012	12/16/2022	123760	0	123760	4.68	26,444	RICHLAND TWP
2	04-34-380-150	3/21/2022	118000	89954	28046	58	484	ROSS TWP
2	14-07-405-021	12/1/2020	135000	0	135000	7.42	18,194	
2	14-07-130-024	3/1/2022	165000	0	165000	11.02	14,973	
2	14-07-455-030	5/1/2020	52500	0	52500	1.72	30,523	
2	05-34-280-026+	6/1/2020	375000	0	375000	28.92	12,967	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	2023 RATE PER	2023 RATE
<b>LOT TYPE/SIZE</b>						
<b>SCOTTS</b>	310 FF		484			300
<b>N AVE &amp; SPRINKLE</b>						
1	31,129	31,129			29,573	29,573
1.5	45,778	30,519	30,523		28,993	43,489
2	59,969	29,985			28,485	56,971
2.5	74,102	29,641			28,159	70,397
3	86,977	28,992	33,278		27,543	82,628
4	115,588	28,897			27,452	109,809
5	127,033	25,407	26,444		24,136	120,681
7	157,361	22,480	18,194		21,356	149,493
10	212,866	21,287	15,091	14,973	20,222	202,223
15	313,577	20,905			19,860	297,898
20	413,143	20,657			14,674	293,486
25	547,615	21,905			20,809	520,234
30	584,809	19,494	12,967		18,519	555,569
40	756,475	18,912			17,966	718,651
50	916,696	18,334			17,417	870,861
<b>NON TRAFFIC</b>						
1	25,750	25,750			24,463	24,463
1.5	30,614	20,409			19,389	29,083
2	37,194	18,597			17,667	35,334
2.5	41,343	16,537			15,710	39,276
3	50,355	16,785			15,946	47,837
4	61,800	15,450			14,678	58,710
5	66,378	13,276			12,612	63,059
7	85,490	12,213			11,602	81,216
10	112,155	11,216			10,655	106,547
15	155,072	10,338			9,821	147,318
20	200,849	10,042			9,540	190,807
25	243,766	9,751			9,263	231,578
30	283,821	9,461			8,988	269,630
40	366,793	9,170			8,711	348,453
50	446,904	8,938			8,491	424,559

KEY	
1-	VACANT SALES
2-	BORROWED SALES
3-	TIME ADJUSTED SALES
4-	EXTRACTED SALES