

Emerson Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$67,400	\$124,657	\$41,139	\$37,796	1.89	\$21,767
16-024-003-50	8150 N MASON ROAD	05/11/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,900	\$3,500	\$15,000	\$15,000	1.99	\$7,538
05-017-003-00	4495 W CLEVELAND RD	08/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	\$85,509	\$19,238	\$39,747	2.00	\$9,619
04-007-026-05	4426 N State	02/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,900	\$342,057	\$115,989	\$58,046	5.13	\$22,610
13-021-006-00	N OSBORN (8000) RD	03/17/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$19,000	\$1,269,454	\$1,000,000	\$1,269,454	40.00	\$25,000

ACREAGE TABLE Rural Commercial			ACREAGE TABLE State Rd Commercial		
ACRES	PRICE PER ACRE	TOTAL	ACRES	PRICE PER ACRE	TOTAL
1.00	\$17,300	\$17,300	1.00	\$17,300	\$17,300
1.50	\$18,667	\$28,000	1.50	\$18,667	\$28,000
2.00	\$14,000	\$28,000	2.00	\$14,000	\$28,000
2.50	\$11,946	\$29,866	2.50	\$13,440	\$33,250
3.00	\$9,955	\$29,866	3.00	\$12,902	\$36,708
4.00	\$7,646	\$30,583	4.00	\$12,386	\$39,155
5.00	\$6,117	\$30,583	5.00	\$12,201	\$34,261
7.00	\$4,893	\$34,253	7.00	\$12,018	\$47,485
10.00	\$3,915	\$39,146	10.00	\$11,837	\$67,158
15.00	\$3,132	\$46,976	15.00	\$11,660	\$99,730
20.00	\$2,505	\$50,107	20.00	\$11,485	\$131,643
25.00	\$2,004	\$50,107	25.00	\$11,313	\$162,908
30.00	\$1,670	\$50,107	30.00	\$11,143	\$193,535
40.00	\$1,283	\$51,310	40.00	\$10,976	\$255,466
50.00	\$1,026	\$51,310	50.00	\$10,811	\$316,140
100.00	\$821	\$82,096	100.00	\$10,649	\$625,957

Average per net acre \$17,307

Description: **RURAL COMMERCIAL**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="17,300"/>	3 Acre: <input type="text" value="29,866"/>	10 Acre: <input type="text" value="39,146"/>	30 Acre: <input type="text" value="50,107"/>
1.5 Acre: <input type="text" value="28,000"/>	4 Acre: <input type="text" value="30,583"/>	15 Acre: <input type="text" value="49,976"/>	40 Acre: <input type="text" value="51,310"/>
2 Acre: <input type="text" value="28,000"/>	5 Acre: <input type="text" value="30,583"/>	20 Acre: <input type="text" value="50,107"/>	50 Acre: <input type="text" value="51,310"/>
2.5 Acre: <input type="text" value="29,866"/>	7 Acre: <input type="text" value="34,253"/>	25 Acre: <input type="text" value="50,107"/>	100 Acre: <input type="text" value="82,096"/>

Description: **STATE RD COMMERCIAL**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="17,300"/>	3 Acre: <input type="text" value="36,708"/>	10 Acre: <input type="text" value="67,158"/>	30 Acre: <input type="text" value="193,535"/>
1.5 Acre: <input type="text" value="28,000"/>	4 Acre: <input type="text" value="39,155"/>	15 Acre: <input type="text" value="99,730"/>	40 Acre: <input type="text" value="255,466"/>
2 Acre: <input type="text" value="28,000"/>	5 Acre: <input type="text" value="34,261"/>	20 Acre: <input type="text" value="131,643"/>	50 Acre: <input type="text" value="316,140"/>
2.5 Acre: <input type="text" value="33,250"/>	7 Acre: <input type="text" value="47,485"/>	25 Acre: <input type="text" value="162,908"/>	100 Acre: <input type="text" value="625,957"/>

