

Residential Vacant Land Sales

2023 Assessment Roll- Sales Study From 4/1/2023-3/31/2025

Parcel No#	Sales Date	Sale Price	Acres	\$ per Acre	
001-230-018-00	8/19/2023	\$4,000	0.58	\$	6,897
002-318-027-00	9/28/2023	\$5,000	0.86	\$	5,814
052-029-008-00	11/2/2023	\$4,000	1.32	\$	3,030
052-380-001-00	8/30/2024	\$10,000	1.9	\$	5,263
053-006-002-00	3/17/2025	\$4,000	2	\$	2,000
006-155-004-10	3/15/2024	\$13,500	2.77	\$	4,874
051-011-036-20	6/12/2023	\$22,500	2.82	\$	7,979
002-068-029-00	9/26/2024	\$24,000	4.9	\$	4,898
002-327-010-00	08/02/24	\$26,000	6.9	\$	3,768
001-019-054-10	10/10/23	\$30,000	7.6	\$	3,947
006-155-004-15	04/26/23	\$31,400	7.85	\$	4,000
001-015-013-50	06/15/23	\$31,900	8.25	\$	3,867
002-264-013-00	07/30/24	\$25,000	10	\$	2,500
001-011-006-10	1/29/2025	\$24,252	11.38	\$	2,131
005-020-001-10	11/2/2023	\$48,000	12.95	\$	3,707
003-229-014-00	9/30/2023	\$30,000	16.94	\$	1,771
005-134-011-40	9/6/2023	\$39,500	20	\$	1,975
005-024-003-10	1/8/2025	\$130,000	30	\$	4,333
001-018-013-00	12/19/2024	\$48,000	31	\$	1,548
003-214-017-00	5/29/2024	\$25,715	37.5	\$	686
001-005-002-00	11/27/2024	\$45,000	40	\$	1,125
001-260-040-00	1/24/2024	\$80,000	40	\$	2,000
003-223-010-00	2/15/2024	\$31,750	40	\$	794
005-217-001-00	7/24/2024	\$49,900	40	\$	1,248
006-278-013-00	12/8/2023	\$50,000	40	\$	1,250
003-157-001-00	11/25/2024	\$66,000	77	\$	857
006-254-017-00	8/23/2023	\$50,000	80	\$	625
006-106-001-00	6/18/2024	\$180,000	120	\$	1,500

Parcel Size	Price (\$A/C)
0 to <5 Acres	\$5,094
5 to <10 Acres	\$3,896
10 to <20 Acres	\$2,417
20 to <30 Acres	\$2,060
30 to <40 Acres	\$1,676
40 to <50 Acres	\$1,283
50 to <100 Acres	\$994

2026 Acreage Table		2026 Acreage Table	
1 ACRE	\$5,094	10 ACRE	\$24,170
1.5 ACRE	\$6,892	15 ACRE	\$32,685
2 ACRE	\$8,691	20 ACRE	\$41,200
2.5 ACRE	\$10,489	25 ACRE	\$45,740
3 ACRE	\$12,287	30 ACRE	\$50,280
4 ACRE	\$15,884	40 ACRE	\$51,320
5 ACRE	\$19,480	50 ACRE	\$64,150
7 ACRE	\$21,356	100 ACRE	\$99,400

Residential Front Foot

2023 Assessment Roll - Residential Sales From 4/1/2023-3/31/2025

Parcel No#	Date	Sale Price	TCV Buiding	Front Foot	\$ per FF
054-132-003-00	9/17/2024	\$100	30X120 VACANT LOT	30	\$3
055-280-001-00	11/8/2024	\$6,000	50X110 VACANT LOTS	50	\$120
053-203-019-00	9/26/2024	\$750	60X125 VACANT LOTS	60	\$13
054-465-012-00	3/12/2024	\$1,500	90X127' VACANT LOT	90	\$17
052-160-325-00	7/12/2023	\$8,000	135'X140' VACANT	135	\$59
~	~	~	~	Avg FF	\$42

Residential E.C.F

2026 Assessment Roll - Sales Study 4/01/23-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.
052-240-018-50	116 IRON ST	06/13/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,620	62.95	\$69,245	\$3,631	\$51,369	\$81,105	0.633
052-140-273-00	300 CEDAR LANE	07/24/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$143,240	60.18	\$286,484	\$6,281	\$231,719	\$346,357	0.669
052-400-029-50	712 W WALNUT STREET	10/27/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,590	58.43	\$105,186	\$119	\$89,881	\$131,498	0.684
052-100-105-00	306 MARQUETTE AVE	03/18/24	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$39,980	57.53	\$79,962	\$2,464	\$67,036	\$95,795	0.700
052-029-059-00	713 WATERWORKS RD	05/10/24	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$45,850	54.26	\$91,706	\$2,616	\$81,884	\$110,124	0.744
052-380-001-00	210 WILLIAMS ST	08/30/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,070	50.70	\$10,144	\$8,144	\$1,856	\$2,472	0.751
052-220-005-00	600 COURT ST	02/07/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$59,960	50.81	\$119,912	\$5,100	\$112,900	\$141,918	0.796
052-304-013-00	101 WAGNER ST	03/22/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,310	49.75	\$74,618	\$4,784	\$70,216	\$87,402	0.803
052-240-013-00	121 IRON ST	06/28/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,200	49.76	\$124,403	\$4,246	\$120,754	\$148,525	0.813
052-280-016-00	1119 HARRISON AVE	06/07/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,290	49.27	\$162,589	\$6,197	\$158,803	\$193,315	0.821
052-220-011-00	616 MARQUETTE AVE	11/30/23	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$92,970	49.06	\$185,936	\$4,976	\$184,524	\$223,684	0.825
052-350-015-00	424 TOBIN ST	06/13/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,710	56.78	\$45,414	\$4,774	\$35,226	\$40,640	0.867
052-180-096-10	308 WILLIAMS ST	11/08/23	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$37,020	46.57	\$74,035	\$7,650	\$71,850	\$82,058	0.876
052-302-008-00	317 WAGNER ST	12/08/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$29,560	46.19	\$59,118	\$9,568	\$54,432	\$62,015	0.878
052-180-130-50	416 S FIFTH ST	06/16/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,870	56.13	\$61,733	\$5,134	\$49,866	\$56,599	0.881
052-350-020-00	406 TOBIN ST	03/27/25	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$54,970	46.19	\$109,934	\$12,715	\$106,285	\$120,172	0.884
052-160-377-00	112 N SIXTH ST	01/03/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,530	45.04	\$63,058	\$2,154	\$67,846	\$75,283	0.901
052-200-011-00	708 FOREST AVE	12/12/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,780	44.73	\$71,556	\$4,214	\$75,786	\$83,241	0.910
052-240-034-30	127 BRIAR HILL ST	05/17/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,810	43.63	\$91,614	\$3,643	\$101,357	\$110,101	0.921
052-240-050-50	716 ERIE AVE	06/19/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,710	44.28	\$97,423	\$6,635	\$103,365	\$112,223	0.921
052-430-031-00	611 ADAMS ST	07/19/24	\$147,040	WD	03-ARM'S LENGTH	\$147,040	\$62,940	42.80	\$125,880	\$9,318	\$137,722	\$145,885	0.944
052-400-022-00	615 N SIXTH ST	07/10/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$55,005	\$1,089	\$63,911	\$67,479	0.947
052-430-017-00	504 ADAMS ST	11/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,780	42.29	\$139,559	\$5,167	\$159,833	\$168,200	0.950
052-260-031-00	1015 ERIE AVE	05/23/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,210	41.86	\$54,411	\$2,935	\$62,065	\$63,629	0.975
052-028-011-00	621 E SUPERIOR AVE	07/24/23	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$54,990	40.88	\$109,984	\$6,630	\$127,870	\$129,354	0.989
052-019-031-00	409 KREMPASKY RD	10/26/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$53,240	40.99	\$106,487	\$6,331	\$123,569	\$123,802	0.998
052-301-019-00	338 LINCOLN AVE	09/30/24	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$38,300	39.28	\$76,595	\$4,784	\$92,716	\$89,876	1.032
052-240-046-50	824 ERIE AVE	12/10/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,400	39.37	\$74,802	\$3,352	\$91,648	\$88,319	1.038
052-430-056-00	612 LOGAN ST	03/12/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,340	36.87	\$62,683	\$5,405	\$79,595	\$71,687	1.110
052-322-005-50	128 BRISTOL ST	08/14/23	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$28,960	36.25	\$57,912	\$3,595	\$76,305	\$67,141	1.136
052-160-380-00	200 N SIXTH ST	08/02/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,380	35.73	\$110,759	\$5,600	\$149,400	\$129,986	1.149
~	~	Totals:	\$3,160,840	~	~	\$3,160,840	\$1,479,080	~	\$2,958,147		\$3,001,589	\$3,449,887	~
~	~	~	~	~	~	~	Sale. Ratio =>	43.74	~	~	~	E.C.F. =>	0.870
~	~	~	~	~	~	~	Std. Dev. =>	7.23	~	~	~	Ave. E.C.F. =>	0.871

Commerical & Superior Sales Front Foot

2026 Assessment Roll - Sales Study From 4/1/2023-03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	TCV Building	Actual Front	\$/FF	Land Table
002-262-040-00		45019	04/03/23	\$14,900	75										200.0	\$75	COMMERCIAL\INDUSTRIAL
052-028-016-50			12/21/23	\$5,000											110.0	\$45	COMMERCIAL\INDUSTRIAL
052-100-027-00	328 SUPERIOR AVE	09/11/23	\$65,000	WD	30	\$140									30.0	\$2,167	COMMERCIAL\INDUSTRIAL
052-100-106-00	MARQUETTE AVE	12/21/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$5,760	288.00	\$11,513	\$5,760	\$5,620	\$11,233	0.16		50.0	\$40	COMMERCIAL\INDUSTRIAL
052-160-325-00		45119	07/12/23	\$8,000	59										135.0	\$59	RESIDENTAL
052-380-001-00			08/30/24	\$10,000											431.0	\$23	RESIDENTAL
052-430-013-00	509 WAGNER ST		04/17/24	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$21,550	33.20	\$43,090	\$7,206	\$57,694	\$44,911	1.28	125.0	\$519	RESIDENTAL
Totals:			\$728,200			\$565,340	\$209,440		\$418,850	\$80,359	\$508,401	\$368,794	7.22		1,267.0	\$418	~
~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
																Avg FF Commerical	\$418

Commerical/Industrial Vacant Land Values

2023 Assessment Roll - Sales Study From 4/1/2023-3/31/2025

Parcel No#	Date	Sale Price	Acres	\$ per Acre
002-318-027-00	9/28/2023	\$5,000	0.86	\$ 5,814
D003-412-014-00R	1/13/2025	\$2,000	0.41	\$ 4,843
D053-479-021-06	1/15/2024	\$8,500	1.83	\$ 4,650
D001-400-001-00R	7/26/2023	\$16,000	2.82	\$ 5,674
005-105-001-10R	10/31/2023	\$2,500	4	\$ 6,150
004-151-008-00	2/1/2024	\$34,000	5.4	\$ 6,296
004-377-001-75	3/27/2024	\$23,000	5.4	\$ 4,259
002-327-010-00	8/2/2024	\$26,000	6.9	\$ 3,768
001-019-054-10	10/10/2023	\$30,000	7.6	\$ 3,947
004-007-015-00R	11/8/2024	\$15,000	8	\$ 1,875
002-275-030-00R	12/8/2023	\$25,000	9.8	\$ 2,551
002-264-013-00	7/30/2024	\$25,000	10	\$ 2,500
I001-011-006-10R	1/29/2025	\$24,252	11.38	\$ 2,131
I002-260-010-00R	4/8/2024	\$25,000	12	\$ 2,083
D002-183-008-00R	6/18/2024	\$35,000	19	\$ 1,842
H013-181-001-60R	1/25/2024	\$30,000	20	\$ 1,500
H014-329-006-00R	8/4/2023	\$28,650	20	\$ 1,433
H009-077-403-55R	8/16/2023	\$42,000	28	\$ 1,500
001-018-013-00	12/19/2024	\$48,000	31	\$ 1,548
007-091-006-00	7/13/2023	\$54,000	37.5	\$ 1,440
I003-214-017-00	5/29/2024	\$25,715	37.5	\$ 686
I042-723-003-00R	10/8/2024	\$32,000	39	\$ 821
001-005-002-00	11/27/2024	\$45,000	40	\$ 1,125
001-260-040-00	1/24/2024	\$80,000	40	\$ 2,000
002-054-006-00	8/29/2024	\$48,000	40	\$ 1,200
D005-111-009-00R	8/15/2023	\$50,000	40	\$ 1,250
I003-223-010-00R	2/15/2024	\$31,750	40	\$ 793
I003-157-001-00R	11/25/2024	\$66,000	77	\$ 857
D006-001-011-0R	7/12/2024	\$50,000	80	\$ 625
D007-027-008-00 & -011R	8/31/2023	\$75,000	102	\$ 735
I004-001-011-00R	6/12/2024	\$135,000	160	\$ 844

Parcel Size	Price (\$A/C)
0 to <5 Acres	\$5,426
5 to <10 Acres	\$3,361
10 to <20 Acres	\$2,019
20 to <30 Acres	\$1,495
30 to <40 Acres	\$982
40 to <50 Acres	\$1,333
50 to <100 Acres	\$765

Acers	Acreage Table	Acers	Acreage Table
1 ACRE	\$5,426	10 ACRE	\$20,190
1.5 ACRE	\$5,888	15 ACRE	\$22,847
2 ACRE	\$6,350	20 ACRE	\$24,670
2.5 ACRE	\$7,769	25 ACRE	\$27,065
3 ACRE	\$9,189	30 ACRE	\$29,460
4 ACRE	\$12,028	40 ACRE	\$53,320
5 ACRE	\$14,867	50 ACRE	\$66,650
7 ACRE	\$17,329	100 ACRE	\$76,500

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	ASD when sold	ASD/ADJ Sale	Cur. App	Land + Yard	Bldg Residual	Cost Man. \$	E.C.F.
053-005-016-00	147 E MAIN ST	45618	WD	220000	59040	26.84	93125	7656	212344	113656	1.868
053-104-007-00	43 SECOND ST	45350	WD	85000	34020	40.02	108071	7894	77106	100177	0.77
053-107-004-00	4 ELMWOOD	45623	WD	103500	45860	44.31	53567	2000	101500	68573	1.48
053-107-013-00	17 CENTER AVE	45163	WD	70000	46380	66.26	108791	10804	59196	113938	0.52
053-109-001-00	22 N FIRST ST	45622	WD	140000	31610	22.58	55840	3125	136875	70100	1.953
053-109-004-00	26 CENTER AVE	45694	WD	97850	35980	36.77	94077	5880	91970	88197	1.043
053-115-005-00	42 OAKWOOD	45450	WD	92597	43290	46.75	81057	9956	82641	82676	1
053-202-021-00	30 NOWICKI RD	45279	WD	41000	22110	53.93	69151	6840	34160	72455	0.471
~	~	Totals:	~	=AVERAGE(E5:E12)	=AVERAGE(F5:F12)	~	=AVERAGE(H5:H12)	~	=SUM(J5:J12)	=SUM(K5:K12)	~
~	~	~	~	~	Sale. Ratio =>	=AVERAGE(G5:G12)	~	~	~	E.C.F. =>	=J13/K13