

Commerical/Industrial Vacant Land Values

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    |
| 001-005-002-00          | 11/27/2024 | \$45,000   | 40    | \$ 1,125    |
| 001-018-013-00          | 12/19/2024 | \$48,000   | 31    | \$ 1,548    |
| 001-019-054-10          | 10/10/2023 | \$30,000   | 7.6   | \$ 3,947    |
| 001-260-040-00          | 1/24/2024  | \$80,000   | 40    | \$ 2,000    |
| 002-054-006-00          | 8/29/2024  | \$48,000   | 40    | \$ 1,200    |
| 002-264-013-00          | 7/30/2024  | \$25,000   | 10    | \$ 2,500    |
| 002-275-030-00R         | 12/8/2023  | \$25,000   | 9.8   | \$ 2,551    |
| 002-327-010-00          | 8/2/2024   | \$26,000   | 6.9   | \$ 3,768    |
| 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    |
| 007-091-006-00          | 7/13/2023  | \$54,000   | 37.5  | \$ 1,440    |
| D001-400-001-00R        | 7/26/2023  | \$16,000   | 2.82  | \$ 5,674    |
| D005-0105-001-10R       | 10/31/2023 | \$2,500    | 4     | \$ 6,150    |
| D005-111-009-00R        | 8/15/2023  | \$50,000   | 40    | \$ 1,250    |
| D007-027-008-00 & -011R | 8/31/2023  | \$75,000   | 102   | \$ 735      |
| H009-077-403-55R        | 8/16/2023  | \$42,000   | 28    | \$ 1,500    |
| H013-181-001-60R        | 1/25/2024  | \$30,000   | 20    | \$ 1,500    |
| H014-329-006-00R        | 8/4/2023   | \$28,650   | 20    | \$ 1,433    |
| 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    |
| I003-157-001-00R        | 11/25/2024 | \$66,000   | 77    | \$ 857      |
| I003-214-017-00         | 5/29/2024  | \$25,715   | 37.5  | \$ 686      |
| I003-223-010-00R        | 2/15/2024  | \$31,750   | 40    | \$ 793      |
| I004-001-011-00R        | 6/12/2024  | \$135,000  | 160   | \$ 844      |
| I042-723-003-00R        | 10/8/2024  | \$32,000   | 39    | \$ 821      |

| Parcel Size      | Price (\$A/C) |
|------------------|---------------|
| 0 to <5 Acres    | \$5,879       |
| 5 to <10 Acres   | \$3,887       |
| 10 to <20 Acres  | \$2,107       |
| 20 to <30 Acres  | \$1,495       |
| 30 to <40 Acres  | \$1,237       |
| 40 to <50 Acres  | \$1,333       |
| 50 to <100 Acres | \$812         |

| Acres    | Price    | Acres2   | Price3   |
|----------|----------|----------|----------|
| 1 ACRE   | \$5,879  | 10 ACRE  | \$21,070 |
| 1.5 ACRE | \$6,115  | 15 ACRE  | \$22,847 |
| 2 ACRE   | \$6,350  | 20 ACRE  | \$24,670 |
| 2.5 ACRE | \$7,769  | 25 ACRE  | \$30,886 |
| 3 ACRE   | \$9,189  | 30 ACRE  | \$37,103 |
| 4 ACRE   | \$12,028 | 40 ACRE  | \$53,327 |
| 5 ACRE   | \$14,867 | 50 ACRE  | \$66,658 |
| 7 ACRE   | \$17,329 | 100 ACRE | \$81,200 |