

Commercial Vacant Land Analysis 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
09 032 038 00	11991 S TELEGRAPH RD	01/11/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$195,300	21.70	\$442,993	\$703,582	\$246,575	0.0	0.0	36.00
09 033 001 30	S TELEGRAPH RD	01/11/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$195,300	21.70	\$442,993	\$703,582	\$246,575	0.0	0.0	36.00
09 130 274 00	LAPLAISANCE RD	10/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$35,400	11.24	\$70,838	\$315,000	\$65,938	0.0	0.0	1.00
09 130 274 10	13472 LAPLAISANCE RD	10/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$35,400	11.24	\$70,838	\$315,000	\$65,938	0.0	0.0	1.00
Totals:			\$2,430,000			\$2,430,000	\$461,400		\$1,027,662	\$2,037,164	\$625,026	0.0		73.99
								Sale. Ratio =>	18.99	Average				Average
								Std. Dev. =>	6.04	per FF=>		#DIV/0!	per Net Acre=>	

After Analysis, and analysis of outside the township Sales, used 7% increase in Commercial Land

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character
