

**CASNOVIA TOWNSHIP
COMMERCIAL/INDUSTRIAL LAND ANALYSIS
DATES ANALYZED: April 1, 2019 - March 31, 2021**

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	CURRENT TCV (LAND)
07-031-200-0016-00 & -0018-00	2875 Whitehall Rd	9/9/2020	\$31,900	1.73 A				\$1,386	2 parcels	\$28,588
07-029-300-0011-00 & 10	W McMillan Rd	5/4/2020	\$40,000	28.86 A				\$1,386	2 parcels - some rear Ag	\$110,142

EXTRACTED

07-035-100-0037-10	2669 Holton Rd	2/22/2021	\$147,000	.36 A	(TYPICAL)	\$144,004	\$2,996	\$8,322	125 Loc	\$12,500
11-015-200-0007-10	571 N Maple Island	4/21/2020	\$37,000	1.36 A		\$11,215	\$25,785	\$18,960		\$19,368
06-122-400-0006-00	4195 N Weber Rd	2/6/2020	\$142,000	.31 A	(TYPICAL)	\$126,493	\$15,507	\$50,023		\$10,000
11-023-100-0002-00	7265 Hall Rd	10/7/2019	\$115,000	3.13 A		\$77,910	\$37,090	\$11,850		\$35,655
44-844-004-0005-00	19 Railroad St	8/8/2019	\$187,000	.93 A	(EX LARGE)	\$158,729	\$28,271	\$30,399		\$14,000

LAND SALES OUTSIDE ANALYZED TIME FRAME

11-023-300-0004-00	S Maple Island Rd	12/22/2017	\$24,900	1.81 A				\$13,757		\$24,100
07-025-100-0028-00	3343 Holton Rd	7/20/2017	\$35,000	2.95 A				\$11,864		\$34,500
15-102-300-0040-00	2550 Hts Ravenna Rd	7/5/2017	\$60,000	3.99 A				\$15,038		\$59,925
11-031-200-0017-30	Northwoods Dr	6/15/2016	\$15,000	5.40 A				\$2,778		\$46,400
02-016-300-0007-00	US 31	11/14/2016	\$17,500	8.15 A				\$2,147		\$54,683
02-016-200-0018-00	4075 Fruitvale Rd	11/13/2015	\$40,000	8.44 A				\$4,739		\$49,824
07-030-400-0015-00	3270 Whitehall Rd	11/7/2018	\$70,000	14.57 A				\$4,804		\$74,538
04-031-300-0001-00	W White Lake Dr	10/25/2017	\$70,000	19.00 A				\$3,684		\$90,000
11-014-100-0003-10	N Maple Island Rd	1/7/2019	\$100,000	19.12 A				\$5,230		\$91,656
11-031-200-0015-00	E Evanston Ave	5/2/2016	\$40,000	22.45 A				\$1,782		\$99,900
11-031-400-0004-00	4545 E Evanston Ave	9/30/2016	\$275,000	54.60 A				\$5,037		\$140,976

EXTRACTED

07-032-100-0003-00	447 W McMillan	12/31/2018	\$83,385	.30 A	(TYPICAL)	\$75,513	\$6,872	\$22,907	75% Location	\$7,500
11-014-100-0003-20	278 N Maple Island Rd	5/7/2018	\$59,000	2.86 A		\$28,395	\$30,605	\$10,701		\$33,600
05-032-300-0010-10	Holton Rd	9/20/2018	\$100,000	3.46 A		\$40,989	\$59,011	\$17,055		\$37,300
07-013-200-0011-15	5334 Holton Rd	12/31/2018	\$275,000	7.45 A		\$201,337	\$73,663	\$9,888		\$53,050

LAND VALUE TABLE

1 ACRE	20,000	3 ACRE	26500	10 ACRE	50,000	30 ACRE	117,900
1.5 ACRE	21,500	4 ACRE	27500	15 ACRE	68,700	40 ACRE	149,400
2 ACRE	23,000	5 ACRE	29000	20 ACRE	87,000	50 ACRE	177,500
2.5 ACRE	24,500	7 ACRE	36400	25 ACRE	103,375	100 ACRE	337,500
ATYPICAL	8000	TYPICAL	10000	LARGE	12000	EX LARGE	14000