

PRIME COMMERCIAL/INDUSTRIAL VACANT LAND VALUES 2024

04/01/2022 - 03/31/2024

SALE DATE	PARCEL NUMBER	TERMS OF SALE	LIBER/PAGE	ADJUSTED SALE PRICE	TOTAL ACRES	NET ACRES	FRONT FOOT	DOLLARS/ACRE	DOLLARE/FF	PROPERTY CLASS	COMMENTS
9/10/2023	001-059-001-10	ARM'S LENGTH	2023R-03762	50,000.00	3.65	0.00	302.00	#DIV/0!	166	202	URBAN
1/2/2024	001-066-002-04	ARM'S LENGTH	2024R-00078	50,000.00	12.48	0.00	1,182.50	#DIV/0!	42	202	URBAN OLD APOSTOLIC CHURCH
11/22/2023	004-182-004-10	ARM'S LENGTH	2023R-05005	150,000.00	13.03	0.00	1,322.00	#DIV/0!	113	201	TOWN IN SIDNAW
11/1/2022	006-124-014-50	ARM'S LENGTH	2022R-05827	150,000.00	62.13	0.00	1,800.00	#DIV/0!	83	202	URBAN BEHIND KPL
4/18/2024	009-108-011-00	ARM'S LENGTH	2024R-01687	20,000.00	0.14	0.00	100.00	#DIV/0!	200	202	TOWN IN DOLLAR BAY HWY
4/25/2024	010-253-403-10	ARM'S LENGTH	2024R-01798	128,000.00	1.15	0.00	176.60	#DIV/0!	725	202	TOWN ACROSS MATTS AUTO GLASS
6/28/2022	014-307-001-75	ARM'S LENGTH	2022R-03493	30,000.00	8.72	0.00	707.60	#DIV/0!	42	202	URBAN NEXT TO KOPPERS
7/18/2024	010-261-100-00	ARM'S LENGTH	2024R-03125	60,000.00	11.03	0.00	852.00	#DIV/0!	70	302	URBAN JUST BEFORE DODGEVILLE ON GREEN ACRES
5/23/2024	011-026-001-15	ARM'S LENGTH	2024R-02274	150,000.00	4.00	0.00	240.00	#DIV/0!	625	202	URBAN BEHIND KPL
8/4/2022	011-026-002-50	ARM'S LENGTH	2022R-04140	335,000.00	16.52	0.00	997.50	#DIV/0!	336	202	URBAN UPPCO
9/13/2023	052-185-005-35	ARM'S LENGTH	2023R-03740	55,000.00	0.54	0.00	145.00	#DIV/0!	379	202	TOWN BY KFC
				1,178,000.00	133.39	0.00	7,825.20	#DIV/0!	151		

\$ 151 / FRONT FOOT

RANGE	42 - 725
MEDIAN	166
AVERAGE	218

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9/10/2023	001-059-001-10	ARM'S LENGTH	2023R-03762	50,000.00	3.65	3.30	0.00	15,152	#DIV/0!	202	URBAN
1/2/2024	001-066-002-04	ARM'S LENGTH	2024R-00078	50,000.00	12.48	11.13	0.00	4,492	#DIV/0!	202	URBAN OLD APOSTOLIC CHURCH
11/22/2023	004-182-004-10	ARM'S LENGTH	2023R-05005	150,000.00	13.03	11.51	0.00	13,032	#DIV/0!	201	TOWN IN SIDNAW
11/1/2022	006-124-014-50	ARM'S LENGTH	2022R-05827	150,000.00	62.13	62.13	0.00	2,414	#DIV/0!	202	URBAN BEHIND KPL
6/28/2022	014-307-001-75	ARM'S LENGTH	2022R-03493	30,000.00	8.72	8.11	0.00	3,699	#DIV/0!	202	URBAN NEXT TO KOPPERS
7/18/2024	010-261-100-00	ARM'S LENGTH	2024R-03125	60,000.00	11.03	10.44	0.00	5,747	#DIV/0!	302	URBAN JUST BEFORE DODGEVILLE ON GREEN ACRES
5/23/2024	011-026-001-15	ARM'S LENGTH	2024R-02274	150,000.00	4.00	4.00	0.00	37,500	#DIV/0!	202	URBAN BEHIND KPL
8/4/2022	011-026-002-50	ARM'S LENGTH	2022R-04140	335,000.00	16.52	15.33	0.00	21,853	#DIV/0!	202	URBAN UPPCO
				975,000.00	131.56	125.95	0.00	7,741	#DIV/0!		

\$ 7741 / ACRE

RANGE	2414 - 37500
MEDIAN	9390
AVERAGE	9444