

2024 Ashley Commercial/Industrial Acre Rate

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
12-027-004-00	Abstraction	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH
12-027-009-00	Abstraction	7890 N ALGER RD	12/27/22	\$145,000	PTA	03-ARM'S LENGTH
52-010-138-00	Abstraction	108 E CENTER ST	11/23/22	\$200,000	WD	03-ARM'S LENGTH
53-860-010-00	Abstraction	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH
51-334-001-15	Vacant Land	550 LUCE	05/18/21	\$70,000	WD	03-ARM'S LENGTH
51-343-507-15	Vacant Land	900 MICHIGAN	10/15/21	\$15,000	WD	03-ARM'S LENGTH
41-100-019-00	Sale	126 S STERLING ST	03/24/23	\$13,500	WD	03-ARM'S LENGTH
52-050-006-00	Vacant Land	160 S CROSWELL RD	05/27/22	\$164,000	WD	03-ARM'S LENGTH
Totals:				\$4,926,000		

2024 Ashley Commercial/Industrial Acre Rate Not Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-300-025-00	395 E MAIN ST	02/03/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000
03-300-025-00	395 E MAIN ST	07/11/22	\$0	QC	09-FAMILY	\$0
41-100-020-00	124 S STERLING ST	06/12/23	\$0	QC	09-FAMILY	\$0
41-100-044-00	201 N STERLING ST	01/20/23	\$1,000	QC	03-ARM'S LENGTH	\$1,000
41-150-036-10	211 W WALLACE ST	07/30/21	#####	WD	03-ARM'S LENGTH	\$2,650,000
Totals:			#####			\$2,691,000

2024 Ashley Commercial/Industrial Acre Rate

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
\$160,000	\$117,200	73.25	\$173,184	\$109,426	\$122,610	5.00	5.00	\$21,885	\$0.50	
\$145,000	\$82,200	56.69	\$127,244	\$25,762	\$8,006	0.24	0.24	\$107,342	\$2.46	
\$200,000	\$152,000	76.00	\$177,919	\$34,724	\$12,643	0.38	0.38	\$91,620	\$2.10	
\$360,000	\$96,100	26.69	\$334,267	\$104,043	\$78,310	2.84	2.84	\$36,635	\$0.84	
\$70,000	\$0	0.00	\$95,099	\$70,000	\$120,829	4.91	4.91	\$14,262	\$0.33	
\$15,000	\$4,400	29.33	\$10,375	\$15,000	\$10,375	0.31	0.31	\$48,387	\$1.11	
\$13,500	\$3,900	28.89	\$8,824	\$8,669	\$8,669	0.05	0.05	\$160,537	\$3.69	
\$164,000	\$71,100	43.35	\$128,598	\$164,000	\$128,598	5.30	5.30	\$30,967	\$0.71	
\$1,127,500	\$526,900		\$1,055,510	\$531,624	\$490,040	19.03	19.03			
Sale. Ratio =>		46.73				Average		Average		
Std. Dev. =>		25.86				per Net Acre=>		27,940.51	per SqFt=>	\$0.64

2024 Village of Ashley Comercial/Industrial Acre Rate \$28,000.00

2024 Ashley Commercial/Industrial Acre Rate Not Used

Asd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
\$33,700	84.25	\$73,695	(\$24,266)	\$9,429	142.9	106.0	0.38	0.38	(\$170)	
\$33,700	#DIV/0!	\$73,695	(\$64,266)	\$9,429	142.9	106.0	0.38	0.38	(\$450)	
\$9,700	#DIV/0!	\$19,484	(\$16,719)	\$2,765	14.9	90.0	0.04	0.04	(\$1,125)	
\$6,000	600.00	\$13,153	\$1,000	\$11,705	62.9	120.0	0.18	0.18	\$16	
\$1,658,000	62.57	\$3,263,013	(\$517,304)	\$95,709	1,127.8	660.0	4.00	1.38	(\$459)	
\$1,741,100		\$3,443,040	(\$621,555)	\$129,037	1,491.3		4.98	2.36		
Sale. Ratio =:		64.70				Average		Average		
Std. Dev. =>		#DIV/0!				per FF=>		(\$416.78)	per Net Acre=>	(124,735.10)

2024 Ashley Commercial/Industrial Acre Rates

28,000 2024 Ashley Commercial/Industrial 1 Acre Rate

28,000

1 Acre	28,000		28,000
1.5 Acre	28,000	14,000	42,000
2 Acre	28,000	28,000	56,000
2.5 Acre	28,000	42,000	70,000
3 Acre	28,000	56,000	84,000
4 Acre	28,000	84,000	112,000
5 Acre	28,000	112,000	140,000
7 Acre	28,000	168,000	196,000
10 Acre	28,000		280,000
15 Acre	28,000		420,000
20 Acre	28,000		560,000
25 Acre	28,000		700,000
30 Acre	28,000		840,000
40 Acre	28,000		1,120,000
50 Acre	28,000		1,400,000
100 Acre	28,000		2,800,000