

2025 COMMERCIAL CLASS

Analysis Time Period

4/1/2022 – 3/31/2024

Downtown	Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Vacant	Net Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Occupancy
Old Lambertville	02 029 022 10	3227 W DEAN	6/3/2022	WD	\$ 181,000	\$ 16,000	Improved	0.5	\$ 32,000.00	\$ 0.73	2023R12177		Dentist Office
Samaria	02 003 051 00	1344 W SAMARIA	8/16/2023	WD	\$ 102,000	\$ 22,000	Improved	0.20	\$ 110,000.00	\$ 2.53	2023R12270		Post Office - Samaria
Old Lambertville	02 029 028 00	8100 SECOR	9/6/2023	WD	\$ 1,000,000	\$ 40,000	Improved	1.59	\$ 25,157.23	\$ 0.58	2023R13392	02 029 028 10	Hardware Store - DoltBest
Ida	08 055 001 00	2883 LEWIS AVE	03/28/23	WD	\$170,000	\$31,704	Improved	0.30	\$105,680	\$2.43	2023R07127	08 045 008 10	mechanic shop
Ida	08 055 007 00	2805 LEWIS AVE	05/11/23	WD	\$95,000	\$10,655	Improved	0.13	\$83,242	\$1.91	2023R07476		pizza
North LaSalle	09 220 018 00	13796 S DIXIE HWY	8/29/2024	WD	\$ 20,000	\$ 20,000	Vacant	0.75	\$ 26,666.67	\$ 0.61	2024R12995		Vacant
Carleton	41 170 019 01	1920 MONROE ST	2/21/2024	LC	80,000	10,000	Improved	0.24	\$ 41,322	0.95	2024R02599		Rotorooter shop

\$150,359 **3.71** **\$40,528.03** **\$0.9304**

\$0.94 APPLIED TO COMMERCIAL SQUARE FOOT RATE

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	Effect. Front	Depth	Acres	Total Acres	Dollar/Acre	Dollar/SqFt	EGF Area	Libert/2/30	Acct Land Table Class							
08 013 009 02	7072 IDA CENTER RD	04/22/22	\$942,000	WD	03-ARM'S LENGTH	\$342,000	\$134,400	39.30	\$331,743	\$53,409	\$33,152	0.0	0.0	1.24	1.24	\$42,933	\$0.99	401.2022R09296	RES 401	401							
08 013 009 30	7100 IDA CENTER RD	05/10/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$0	0.00	\$150,460	\$20,343	\$55,403	0.0	0.0	1.74	1.74	\$17,439	\$0.40	401.2023R07472	RES 401	401							
08 019 009 00	6105 WELLS RD	11/23/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,900	37.38	\$171,121	\$63,951	\$40,072	0.0	0.0	1.78	1.78	\$35,928	\$0.82	401.2022R22842	RES 401	401							
08 022 013 20	6530 LEWIS AVE	09/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,600	46.33	\$122,291	\$7,512	\$29,803	0.0	0.0	1.00	1.00	\$27,512	\$0.63	401.2023R14453	RES 401	401							
08 032 032 16	2530 W RAUCH RD	07/01/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$251,700	41.95	\$604,777	\$17,761	\$22,538	0.0	0.0	1.00	1.00	\$17,761	\$0.44	401.2022R14841	RES 401	401							
08 048 011 00	11500 WELLS RD	06/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,800	47.83	\$248,806	\$22,885	\$31,691	0.0	0.0	0.55	0.55	\$41,690	\$0.96	401.2023R09015	RES 401	401							
08 055 004 00														0.28	0.28	\$50,751	\$0.75	00055-0022R09296	SMALL LOT	401							
Total:																\$3,244,000	\$1,242,200	\$3,213,538	\$441,775	\$472,237	0.0	0.0	14.67	14.67	Average		
																38.30	13.77	Average						per Net Acre=>	32,199.44	per SqFt=>	\$0.74

\$32,000 1 ACRE SITE VALUE
RES, AG, COMM, IND CLASSES

Ida Township Vacant Land Sales
2025 ASSESSMENT ROLL
Vacant Land Less than 20ac

20 acres & under 04/01/2022-03/31/2024 SALE OUT OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre
14 036 093 31	Wells Rd	10/31/2022	\$30,000	1.82	\$16,484
14 095 021 20	15950 Dixon Rd	12/23/2023	\$28,750	1.22	\$23,566
14 125 029 20	Morocco Rd	5/4/2022	\$62,000	1.79	\$34,637
02 033 0936 15	Summerfield Rd	3/10/2023	\$39,900	0.96	\$41,563
08 021 010 10	Douglas Rd	8/12/2022	\$54,000	1	\$54,000
14 130 001 20	Alcott Rd	12/21/2023	\$54,000	2.53	\$21,344
13 236 217 15	Dunbar Lot 4	2/5/2024	\$40,000	2	\$20,000
13 236 217 20	Dunbar Lot 5	2/5/2024	\$40,000	2	\$20,000
14 036 093 31	5 Wells Rd	10/31/2022	\$30,000	1.82	\$16,484
08 030 023 50	Tunicliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 030 023 60	Tunicliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 020 008 30	Ida Center Rd	9/7/2023	\$52,000	2.07	\$25,121
08 023 015 03	6751 Lewis Ave	8/17/2022	\$38,900	2.13	\$18,263
08 030 023 70	Tunicliffe Rd	1/5/2023	\$55,000	2.03	\$27,094
14 110 026 01	4175 Teal Rd	11/30/2023	\$60,000	3.07	\$19,544
08 030 023 10	7041 wells rd	4/23/2022	\$65,000	3.82	\$17,016
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000	3.58	\$18,156
08 030 023 30	Wells Rd	1/5/2023	\$62,000	3.41	\$18,182
14 130 004 20	Todd & Alcott	10/26/2022	\$50,000	4.04	\$12,376
14 111 002 70	Albain Rd	1/20/2022	\$58,519	4.21	\$13,900
14 034 015 30	Dixon Rd	3/30/2022	\$66,500	4.84	\$13,740
14 136 025 10	Summerfield Rd	7/18/2023	\$81,000	8.99	\$9,010
02 026 057 20	Lewis Ave	11/10/2023	80000	6.2	\$12,903
08 030 006 54	Todd Rd	1/12/2024	\$87,500	6.253	\$13,993
09 033 001 00	S Telegraph	4/25/2023	\$85,000	10.24	\$8,301
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000	10	\$11,500
02 002 001 30	Crabb Rd	9/15/2023	129900	10.03	\$12,951
08 028 013 00	Morocco Rd	6/6/2022	\$100,500	10.73	\$9,366
08 023 013 05	6615 Lewis Ave	10/27/2023	\$90,000	11.06	\$8,137
10 025 009 20	Hoffman Rd	4/25/2024	\$92,500	13.71	\$6,747
08 024 001 02	Mink Rd	3/11/2022	\$89,000	12.08	\$7,368
08 002 012 01	Ida East Rd - vacant	5/31/2023	\$149,900	15.61	\$9,603
14 134 027 00	Wells Rd	5/2/2024	\$134,000	24.39	\$5,497
14 125 025 01	Summerfield Rd	3/7/2022	\$134,072	20	\$6,704
14 032 008 00	Braug Rd	12/15/2023	\$160,000	20	\$8,000
14 032 009 00	Braug Rd	12/12/2023	\$160,000	20	\$8,000

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

\$5,200 25 ACRE
\$6,000 30+ ACRE

**2025 Ida Township Land Value Study
Agricultural Vacant Land**

04/01/2022 - 03/31/2024

Parcel Number	Partner Parcel(s) thru Sale	Individual Parcel acres	Date of Sale	Sale Price	OUT OF SALE DATE WINDOW	
					Total Acres Sold	Cost per Acre
08 010 027 00	Lulu Rd	44.06	2/26/2024	\$230,000.00	44.06	\$5,220.15
08 010 033 01	Lewis Ave	60.33	6/28/2023	\$289,600.00	60.33	\$4,800.27
08 014 021 00	Ida Center Rd	34.5	4/18/2024	\$205,000.00	34.5	\$5,942.03
08 030 026 00	Tunncliffe	59.79	4/23/2024	\$450,000.00	59.79	\$7,526.34

OUT OF TOWNSHIP

14 112 007 01	Summerfield Rd	30.14	8/9/2022	\$195,000	30.14	\$6,469.81
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[REDACTED]

[REDACTED]

[REDACTED] Cost per Acre / 4

[REDACTED] Total Sale Price / Total Acres Sold

TILLABLE: \$6000 PER ACRE
WOODS #1: \$6000 PER ACRE
WOODS #2: \$4400 PER ACRE
SWAMP: \$2400 PER ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ask when Sold	Ask/Adj. Sale	Cur. Appraisal	Land + Yrld	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.	
14 102 007 00	16015 IDA WEST RD	1/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000			\$202,650	\$75,000	\$114,000	\$155,000	0.740	13,712	\$17.32	00039	47.9579	COMMERCIAL	\$39,696		COM 201	201	0	
08 010 004 00	3820 LEWIS AVE	01/23/24	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$96,700	32.78	\$89,590	\$57,546	\$237,454	\$166,786	1.424	1,390	\$59.61	201	1.2877	COM 201	\$5,245		COM 201	201	0	
08 055 007 00	2805 LEWIS AVE	05/11/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,500	42.63	\$153,986	\$116,782	\$53,218	\$46,505	1.144	1,872	\$28.43	00050	25.7578	1.75 STORY	\$15,690	08 045 008 10	COM 201	201	45	
08 055 001 00	2883 LEWIS AVE	09/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,500	40.29	\$588,248	\$588,248	\$588,948	\$659,450	0.855		\$37.20		1.1226					201		
			\$800,500			\$800,500	\$278,400	34.78																
Total:																								
												Avg. E.C.F. =>	0.844											
												Std. Dev. =>	17.40											
												Avg. E.C.F. =>	0.944											
												Std. Dev. =>	30.3210											
												Coefficient of Var. =>	32.1154982											

ECF: .950 APPLIED TO COMMERCIAL STRUCTURES IN ALL NEIGHBORHOODS