

2024 PORTLAND TOWNSHIP INDUSTRIAL LAND VALUE STUDY									
County Commercial sales: (1st acre rate)									
Parcel Number	Address	Sale Date	Sale Price	Total Acre	Imprvmts Value	Land Residual	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre
101-051-000-095-00	Jordan Lake St	7/25/23	\$32,000	0.544	0	\$32,000	0.544	\$32,000	\$58,824
021-012-000-345-00	38 S Bridge St	1/5/23	\$150,000	0.566	131582	\$18,418	0.418	\$18,418	\$44,062
020-025-000-100-00	6260 W Portland Rd	9/12/23	\$195,000	0.950	150005	\$44,995	0.741	\$44,995	\$60,722
130-021-000-160-10	5043 N Whites Bridge Rd	8/1/22	\$400,000	1.116	340067	\$59,933	1.005	\$59,933	\$59,635
									\$55,811
									\$55,800 USED (site value rate)
Additional acreage: good sale in Portland Township									
Parcel Number	Address	Sale Date	Sale Price	Land Residual	Total Acre	Adjusted minus 1st acre	Price/acre		
140-010-000-085-00	4901 DIVINE HWY	07/03/24	\$750,000	\$459,710	80	\$ 403,910	\$ 5,113		
							\$5,100	USED (additional acreage)	
***Due to lack of relevant industrial sales, I utilized comparable commercial sales to support values									

[illegible]