

## 2026 Warren Township Land Value Analysis

In this section you will find

1. Vacant Land Sales
2. Land Value Analysis

Warren Township  
2026 Land Value Analysis and Determination

Residential

Parcel	Date of sale	Sale Price	Acreage	\$ Per Acre	Use
160-006-400-154-00	5/14/2020	\$5,000	1.00	\$5,000	Res
160-033-100-175-00	9/30/2020	\$5,000	1.40	\$3,571	Res
160-032-200-140-00	7/11/2022	\$4,000	1.00	\$4,000	Res
Totals		\$14,000	3.40	\$4,118	

use 6,500 -1 acre
use 8,500 - 1.5 acre

Residential Land					
160-032-200-110-00	11/3/2021	\$12,500	2.48	\$5,051	Res
033-100-036,03-3100-034	5/17/2024	\$18,000	2.44	\$7,377	Res
Totals		\$30,500	4.92	\$6,205	

use 10,500- 2 acre site
use 12,500- 2.5 acre site
use 15,000 - 3 acre site
use 20,000 - 4 acre site
use 25,000 - 5 acre site

**Residential Land**

Parcel	Date of sale	Sale Price	Acreage	\$ per Acre	Use
160-034-300-018-00	6/27/2023	40,000	8.99	4449	Res
160-030-400-118-00	11/7/2024	29,000	8	3625	Res
160-034-300-018-00	9/3/2025	60,000	8.99	6674	Res
<b>Totals</b>		<b>129000</b>	<b>25.98</b>	<b>4965</b>	

use 30,000 - 7 acre site
use 40,000 - 10 acre site

160-031-300-100-00	4/20/2021	\$64,000	16	\$4,000	Res
160-031-300-025-00	5/13/2022	\$55,000	20	\$2,750	Res
006-300-500-00, 300-550	4/21/2022	\$94,900	20	\$4,745	Res
160-024-400-131-00	8/15/2023	\$50,000	14.32	\$3,492	Res
<b>Totals</b>		<b>\$263,900</b>	<b>70.32</b>	<b>\$3,753</b>	

use 50,000 - 15 acre site
use 65,000 - 20 acre site
use 75,000 - 25 acre site

**Residential (cont)**

Parcel Number	Date	Sale Price	Acreage	Per acres	Use
160-028-200-155-00	6/22/2022	\$170,000	51.64	\$3,292	Res
160-024-200-010-00 &	3/9/2023	\$323,000	120.00	\$2,692	Res
160-005-400-120-00	9/7/2023	\$120,000	40.00	\$3,000	Res
006-200-026, 200-051-00	9/1/2023	\$86,000	34.40	\$2,500	Res
160-004-100-250-00	4/4/2024	\$215,000	66.80	\$3,219	Res
<b>Totals</b>		<b>\$914,000</b>	<b>312.84</b>	<b>\$2,922</b>	

use 96,000 - 30 acre site
use 120,000 - 40 acre site
use 160,000 - 50 acre site
use 300,000 - 100 acres site

160-005-200-100-00	5/17/2024	142000	40	3550	Land +bldg
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Commercial Land Analysis	Date	Sale Price	Land Resid	Est land value	Effective Frt	NET Acres	\$ Per Ft Ft
29-13-3-16-2108-001	11/18/2020	\$45,000	45000	\$45,000	225	2.98	\$200
29-13-3-27-3002-000	2/4/2021	15,000	15,000	15,000	100	0.7	150
12-022-029-01	8/16/2021	20,000	20,000	22,500	215	2.38	77
		<b>\$80,000</b>	<b>80000</b>		<b>540</b>		<b>148</b>

use 150

use 17,000 - 1 acre
use 23,0000 - 1.5 acre
use 28,000 - 2 acre
use 33,000 - 2.5 acre
use 35,000 - 3 acre
use 38,000 - 4 acre
use 43,000 - 5 acre
use 48,000 - 7 acre

53,000 - 10 acre
57,000 - 15 acre
62,000 - 20 acre
67,000 -25 acre
80,000 - 30 acre
95,000 - 40 acre
120,000 - 50 acre
200,000 - 100 acre

**Industrial Land Analysis**

Industrial V/L Sales	Date	Sale Price	Acreage	Per Acre	Per Sq Ft
03-11-6-35-2108-005	4/16/2020	5000	0.5	\$10,000	0.22
02-13-5-31-3010-006	8/6/2020	\$18,500	2.12	\$8,726	0.2
12-022-029-01	8/16/2021	\$20,000	2.38	\$8,403	0.19
010-026-200-140-00	7/30/2020	\$17,000	2.05	\$8,293	0.19
29-13-3-16-2108-001	11/18/2020	\$55,000	2.98	\$18,456	0.42
Totals		\$115,500	10.03	\$11,515	use .25

use 150 per ft ft

Agricultural Land Analysis

Parcel	Date	Sale \$	Acreage	Per Acre	Soil
<b>Soil #49, #48, #47, #43, #32</b>					
160-025-100-025-00	1/21/2022	\$82,500	21.98	\$3,753	#43
160-024-400-200-00	6/27/2023	\$136,500	38.90	\$3,509	#47 & #43
		<b>\$219,000</b>	<b>60.88</b>	<b>\$3,597</b>	
				<b>Use 3500 per acre</b>	
Soil #62, #59 & 51					
160-035-300-200-00	4/16/2022	\$80,000	16.95	\$4,721	#62
160-036-200-053-00	7/21/2023	\$200,000	48.94	\$4,087	#51
		<b>\$280,000</b>	<b>65.89</b>	<b>\$4,250</b>	

use 4200 per acre