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Bldg. Residual	Cost Manual	ECF	ECF Area	Occupancy	Other Parcels
\$ 114,000	\$ 155,000	0.74	00099	Restaurant	
\$ 751,000	\$ 588,000	1.28	00099	Petersburg Self Storage with Residence on parcel	
\$ 68,500	\$ 108,000	0.63	00099	Golf Driving Range	
\$ 139,000	\$ 274,000	0.51	00099	Golf Driving Range	
\$ 153,000	\$ 205,000	0.75	00099	Fishery	
\$ 40,500	\$ 85,000	0.48	00099	Garage utility bldg	
\$ 144,100	\$ 155,000	0.93	00045	Zorn Garage repair/with house	08 055 001 00
\$ 478,000	\$ 673,000	0.71	01201	Garage/repair shop for semis	
\$ 73,000	\$ 180,000	0.41	3201	Warehouse	
\$ 43,000	\$ 78,000	0.55	00099	Rooster garage/office	41 170 019 01
\$ 2,004,100	\$2,501,000	0.80			

Land Table
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL AND INDUSTRIAL
COMMERCIAL AND INDUSTRIAL
AGRICULTURAL
COMMERCIAL & INDUSTRIAL
201 & 301
COMMERCIAL & INDUSTRIAL

2026 Whiteford Township Land Value Study

Commercial/Industrial Vacant Land 1/1/2021 to 3/31/2025

Parcel Number	Date of Sale	Sale Price	Acres	Frontage	Cost Per Acre	Cost/FF
15-036-007-00	6/11/2021	\$110,000		4.20	\$26,190.48	
15-011-004-10	4/9/2024	\$115,000		12.01	\$9,575.35	
15-033-011-10, -20	12/31/2024	\$420,000		31.05	\$13,528.31	
Total Cost:		\$645,000				
Total AC:			47.26			
Ave Price/Acre:					\$13,649.06	

Whitford Township Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Vacant?	Net Acres	Dollars/Acre
15 011 004 10	ST ANTHONY RD	4/9/2024	WD	\$ 115,000	\$ 115,000	Vacant	12	\$ 9,583
15 011 004 20	5325 ST ANTHONY RD	4/9/2024	WD	\$ 214,500	\$ 102,500	Improved	13.949	\$ 7,348
15 033 011 10	MEMORIAL HWY	12/30/2024	WD	\$ 420,000	\$ 420,000	Vacant	31.046	\$ 13,528
					\$ 637,500		56.995	\$ 11,185.19

Dollars/SqFt	Chart Adj	\$/SqFt	Liber/Page	Other Parcels in Sale	Occupancy
\$ 0.22	\$	0.76	2024R06060		Vacant
\$ 0.17	\$	0.63	2024R06061		Closed Driving Range
\$ 0.31	\$	1.73	2025R00085	15 033 011 20	Vacant
\$ 0.26					