

*Land Value Study 2023*

014-021-047-00 /	\$420,000	157 acres	1/6/2021	2657/acre	ag land	Ag	with house and 40 acres woods
014-028-014-00 /	\$496,690	97 acres	3/31/2021	\$4225/acre	ag land	Ag	\$5120/acre gross
014-019-003-04	144,000	30.10 acres	5/17/2021	\$4784/acre	ag/res land	Ag	
014-019-003-02	\$87,200	20 acres	6/1/2021	\$4360/acre	ag land	Ag	
014-019-003-03	87,200	20 acres	6/1/2021	4360/acre	ag land	Ag	
014-019-003-05	\$225,000	51 acres	8/20/2021	\$4411/acre	ag land	Ag	
014-025-011-00	\$325,000	80 acres	9/27/2021	\$4062/acre	gross: ag land	Ag	\$3300/acre without buildings. Hc
014-028-011-00	\$61,670	6.09 acres	10/14/2021	\$10,126/acre	ag land	Ag	adjacent to church, church bought
014-033-035-42	\$66,900	2.68 acres	7/23/2021	\$24,962 / acre	res land	Christine Estates	
014-033-035-36	\$145,403	6.19 acres	7/23/2021	\$23,489 / acre	res land	Christine Estates	
014-033-001-42	\$73,253	2.71 acres	7/23/2021	\$27,030 /acre	res land	Christine Estates	
014-033-001-32	59,900	3.10 acre	9/23/2021	19,322 /acre	res land	Christine Estates	
014-300-004-00	\$16,000	lot	9/28/2020	\$128 / ff	res lot	Maple Glen	
014-029-054-50 /	58,800	10.09 acres	4/15/2021	\$5880/acre	res land	Metes & Bounds	odd shape 125 equiv frontage
014-005-008-10	\$70,000	10.07 acres	10/14/2020	\$7,000/acre	res land	Metes & Bounds	Adjacent landowner bought
014-019-001-60	\$30,000	5.65 acres	2/9/2021	\$5309/acre	res land	Metes & Bounds	
014-031-008-00	\$25,000	.653 acre	8/5/2021	\$122/ff	res lot	Metes & Bounds	
014-030-021-00	75,000	13.39 acres	11/29/2021	\$5601/acre	ag land	Metes & Bounds	likely to develop
014-004-012-00	\$20,000	1.02 acre	5/22/2020	\$20,000/acre	res lot	N Daley E of 24	
014-001-002-00	\$12,000	4 acres	10/27/2020	\$3,000/acre	res lot	N Daley E of 24	
014-011-002-10	\$75,000	10 acres	11/5/2020	\$7500/acre	res lot	N Daley E of 24	
014-016-004-00	\$110,000	20.03 acres	2/19/2021	\$5500/acre	res land	N Daley E of 24	
014-004-022-00	\$164,000	35 acres	2/22/2021	\$4685/acre	res land	N Daley E of 24	
014-014-033-20	\$52,900	4.36 acres	5/14/2021	\$12,116/acre	res land	N Daley E of 24	
014-452-028-00	\$32,000	.708 acre/lot	7/7/2021	\$195/ff	res lot	Rulane Estates	
014-027-003-07	\$30,000	12.16 acres	5/13/2020	2467/acre	ag land???	S of Daley E of 24	
014-027-008-51	\$80,000	10 acres	12/23/2020	\$8,000/acre	res lot	S of Daley E of 24	
014-033-014-00	\$25,000	.47 acre	10/15/2021	\$250 / ff	res lot	S of Daley E of 24	
014-036-034-02 -	\$108,000	11.52 acres	10/20/2021	9193/acre	res land	S of Daley E of 24	
014-036-034-01	84,500	10.12 acres	2/28/2022	\$8350/acre	res land	S of Daley E of 24	
014-350-003-10	\$17,500	2.18 acres	8/6/2020	8027/acre	res lot	Village of Millville	
014-553-002-00-1	\$414,000	lots	3/4/2020	\$23,000/lot	res lot	Westbrooke Condo	
014-555-007-00	\$32,000	2.67 acres	8/19/2020	11985/acre	res lot	Whispering Pines	
014-555-010-00	\$47,000	5.86 acres	4/19/2021	\$8020/acre	res land	Whispering Pines	

*\$4500/acre*

*\$25,000/acre*

*\$6,000/acre 5+*

*old poor barn 10-20 \$7000/acre*

*10-20 \$8,000/acre*

*Woodbridge Park 32,000 per lot*  
*20,000/acre 5-3*  
*17,000/acre 3-5*  
*41 12,000/acre*  
*42 22,000/acre*

Cash for Axes \$120/55  
Orestwood \$120/55

180/55 Premium subs  
160/55 regular 1'

*Historical Land Values*

2015 Vacant land sales	Sale Price	Size	Date	Unit	Comments	Land Table
014-021-003-20	\$75,000	19.67 acres	4/15/2016	\$3812 / acre		Ag
014-026-004-10	\$76,720	5.22 acres	6/15/2016	\$14,697/acre	nice pole barn	Ag
014-001-020-02	\$153,400	38.26 acres	11/18/2016	\$4009/acre		Ag
014-027-003-20	\$77,000	22.89 acres	11/12/2018	\$3364/acre	ag land	Ag
014-001-004-02	\$145,000	39.58 acres	5/28/2019	\$3625/acre	ag land	Ag
014-009-026-00	\$121,000	27.3 acres	7/18/2019	\$4432/acre	ag land/res	Ag
014-009-019-01	\$116,366	28.04 acres	8/23/2019	4150/acre	ag land/res	Ag
014-030-018-00	\$125,000	33.88 acres	10/25/2019	3698/acre	ag land	Ag
014-021-047-00 / 044-20 / 022-	\$420,000	157 acres	1/6/2021	2657/acre	ag land	Ag
014-028-014-00 / 003-00	\$496,690	97 acres	3/31/2021	\$4225/acre	ag land	Ag
014-019-003-04	144,000	30.10 acres	5/17/2021	\$4784/acre	ag/res land	Ag
014-019-003-02	\$87,200	20 acres	6/1/2021	\$4360/acre	ag land	Ag
014-019-003-03	87,200	20 acres	6/1/2021	4360/acre	ag land	Ag
014-019-003-05	\$225,000	51 acres	8/20/2021	\$4411/acre	ag land	Ag
014-025-011-00	\$325,000	80 acres	9/27/2021	\$4062/acre gross	ag land	Ag
014-028-011-00	\$61,670	6.09 acres	10/14/2021	\$10,126/acre	ag land	Ag
014-033-035-75	\$40,000	2.35 acres	12/19/2017	17,021/acre	christine dr	Christine Estates
014-033-035-42	\$66,900	2.68 acres	7/23/2021	\$24,962 / acre	res land	Christine Estates
014-033-035-36	\$145,403	6.19 acres	7/23/2021	\$23,489 / acre	res land	Christine Estates
014-033-001-42	\$73,253	2.71 acres	7/23/2021	\$27,030 /acre	res land	Christine Estates
014-033-001-32	59,900	3.10 acre	9/23/2021	19,322 /acre	res land	Christine Estates
014-033-035-43	\$79,900	9.76 acres	4/18/2022	\$8186/acre	res land poor wate	Christine Estates
014-555-016-00	\$49,900	2.66 acres	5/23/2022	\$18,759/acre	res land	Christine Estates
014-033-035-50	\$52,000	2.770 acres	6/24/2022	\$18,772/acre	res land	Christine Estates
014-033-001-42	75,000	2.71 acres	8/11/2022	\$27,675/acre	res land	Christine Estates
014-033-035-42	\$69,900	2.68 acres	8/24/2022	\$26,082/acre	res land	Christine Estates
014-033-035-12	\$54,900	1.44 acres	11/9/2022	\$39,214/ acre	res land	Christine Estates
014-021-017-10	\$52,000	5.10 acres	3/13/2017	\$10,000/acre	commercial	Comm M-24 Front
014-028-023-01	\$152,500	2.098 acres	9/20/2019	\$617/ff	commercial	Comm M-24 Front
014-031-030-20	\$125,000	1.01 acre	3/23/2018	1087/ff	commercial	Comm Sec 31 & 32
014-028-023-00	\$190,000	20 acres	6/27/2019	\$9500/acre	commercial	Commercial
014-028-023-04	\$170,000	255 ff	4/22/2022	\$666/ff	Commercial	Commercial 24 front
014-028-023-05	\$100,000	165 ff	7/6/2022	\$606/ff	Comm land	Commercial 24 front

014-112-025-00	\$10,000	100 x 210	10/6/2016	\$100 / #			Crestwood
014-130-006-00	\$7,000	113 x 200	8/3/2018	\$62/ff	adj owner bought		Curt Lane Est
014-014-013-40	\$18,000	1.45 acres	5/25/2017	\$12,413/acre	res bldng lot		Fawn Glen Estates
014-165-017-00	\$15,000	.49 acre	8/1/2017	\$15,000/lot	res bldng lot		Fawn Glen Estates
014-165-016-00	\$15,000	.46 acre	8/1/2017	\$15,000/lot	res bldng lot		Fawn Glen Estates
014-165-010-00	\$13,750	.604 ac	2/15/2019	\$13,750/lot	fawn glen lot		Fawn Glen Estates
014-300-004-00	\$16,000	lot	9/28/2020	\$128 / #	res lot		Maple Glen
014-320-003-00	\$9,400	80*319	4/5/2016	\$117.5/ff	low, no perc?		Mary Carroll I
014-029-054-50 / -60	58,800	10.09 acres	4/15/2021	\$5880/acre	res land		Metes & Bounds
014-020-029-00	\$27,500	4.16 acres	5/12/2016	\$6610/acre			Metes & Bounds
014-020-002-00	\$18,000	1.00 acre	4/13/2017	\$18,000/acre	res		Metes & Bounds
014-019-016-20	\$20,500	1.901 acres	5/31/2017	\$10/783/acre	res bldng lot		Metes & Bounds
014-008-001-90	\$20,000	2.00 acres	9/1/2017	\$10,000/acre	res		Metes & Bounds
014-325-005-00	\$15,900	0.69 acre	11/10/2017	\$15,900/lot	site condo lot		Metes & Bounds
014-020-002-00	\$14,000	1 acre	11/2/2018	\$14,00/acre	or per lot res old b		Metes & Bounds
014-029-011-10	\$45,000	8.24 acres	1/18/2019	\$461/acre	res land		Metes & Bounds
014-031-008-00	\$20,000	.653 acre	3/15/2019	\$164/ff	res lot		Metes & Bounds
014-019-001-10	\$50,000	10.73 acres	4/26/2019	\$5,000/acre	res lot		Metes & Bounds
014-007-013-00	\$54,900	10.10 acres	5/6/2019	\$5,490/acre	res lot		Metes & Bounds
014-019-001-40 / -50	\$60,000	11.30 acres	8/30/2019	\$5309/acre			Metes & Bounds
014-030-022-30	\$113,000	13.61 acres	12/19/2019	\$8302/acre	res land		Metes & Bounds
014-005-008-10	\$70,000	10.07 acres	10/14/2020	\$7,000/acre	res land		Metes & Bounds
014-019-001-60	\$30,000	5.65 acres	2/9/2021	\$5309/acre	res land		Metes & Bounds
014-031-008-00	\$25,000	.653 acre	8/5/2021	\$122/ff	res lot		Metes & Bounds
014-030-021-00	75,000	13.39 acres	11/29/2021	\$5601/acre	ag land		Metes & Bounds
014-029-011-10	\$61,500	8.243 acres	9/29/2022	\$7460/acre	res land		Metes & Bounds
014-031-008-00	\$22,750	1.12 acres	11/28/2022	\$20,312/acre	res land		Metes & Bounds
014-023-021-25	\$25,000	5.50 acres	10/5/2016	\$4545 / acre			N Daley E of 24
014-002-014-00	\$45,000	10.19 acres	6/8/2017	\$4500/acre			N Daley E of 24
014-023-021-00	\$57,000	12.00 acres	6/23/2017	\$4750/acre			N Daley E of 24
014-023-008-20	\$45,000	5.01 acres	8/1/2017	\$9000/acre			N Daley E of 24
014-015-026-00	\$47,000	5.11 acres	9/1/2017	\$9197/acre			N Daley E of 24
014-004-022-00	\$164,000	35.00 acres	12/20/2017	4685/acre	old pole barn		N Daley E of 24
014-014-038-30 - 50	\$30,000	10 acres	4/27/2018	\$3,000/acre	low sales		N Daley E of 24

155/45

014-009-019-10	\$19,900	4.00 acres	8/15/2018	\$4975/acre	N Daley E of 24
014-009-001-70	\$24,500	5.988 acres	8/16/2018	\$4091/acre	N Daley E of 24
014-004-007-60	\$35,500	5.35 acres	8/20/2018	6635/acre	N Daley E of 24
014-001-003-20	\$35,000	5.16 acres	10/15/2018	6782/acre	N Daley E of 24
014-022-019-30	\$150,000	64.96 acres	5/13/2019	\$2307/acre	N Daley E of 24
014-023-021-15	\$25,000	5.60 acres	9/20/2019	4464/acre	N Daley E of 24
014-004-012-00	\$20,000	1.02 acre	5/22/2020	\$20,000/acre	N Daley E of 24
014-001-002-00	\$12,000	4 acres	10/27/2020	\$3,000/acre	N Daley E of 24
014-011-002-10	\$75,000	10 acres	11/5/2020	\$7500/acre	N Daley E of 24
014-016-004-00	\$110,000	20.03 acres	2/19/2021	\$5500/acre	N Daley E of 24
014-004-022-00	\$164,000	35 acres	2/22/2021	\$4685/acre	N Daley E of 24
014-014-033-20	\$52,900	4.36 acres	5/14/2021	\$12,116/acre	N Daley E of 24
014-375-001-00	\$61,000	4.01 acres	10/11/2022	\$15,211/acre	N Daley E of 24
014-009-019-11	\$45,000	6.61 acres	10/31/2022	\$6807/acre	N Daley E of 24
014-433-060-00	\$14,000	lot	11/10/2017	\$111/foot	Ponderosa
014-032-033-20/30	\$97,500	6.81 acres	7/12/2018	14317/acre	Rulane Estates
014-452-038-00	\$21,500	151 x 214	7/24/2019	21,500/lot	Rulane Estates
014-452-028-00	\$32,000	.708 acre/lot	7/7/2021	\$195/ff	Rulane Estates
014-033-005-90	\$19,925	3.26 acres	3/10/2017	\$6,112/aces	S of Daley E of 24
014-405-001-00	\$27,500	1.09 acre	9/29/2017	25,229/acre	S of Daley E of 24
014-036-025-30	\$16,000	2.49 acres	4/27/2018	6425/acre	S of Daley E of 24
014-027-019-10	\$39,000	4.55 acres	6/27/2018	8571/acre	S of Daley E of 24
014-027-008-75	\$45,000	6.77 acres	9/5/2018	6646/acre	S of Daley E of 24
014-027-012-00	\$39,900	10.00 acres	12/3/2018	3990/acre	S of Daley E of 24
014-028-036-10	\$52,500	.716 acre	6/21/2019		with pole barn
014-033-003-00 / -50	\$43,500	11.8 acres	9/23/2019	3686/acre	S of Daley E of 24
014-027-003-07	\$30,000	12.16 acres	5/13/2020	2467/acre	S of Daley E of 24
014-027-008-51	\$80,000	10 acres	12/23/2020	\$8,000/acre	S of Daley E of 24
014-033-014-00	\$25,000	.47 acre	10/15/2021	\$250 / ff	S of Daley E of 24
014-036-034-02 - 03	\$108,000	11.52 acres	10/20/2021	9193/acre	S of Daley E of 24
014-036-034-01	84,500	10.12 acres	2/28/2022	\$8350/acre	S of Daley E of 24
014-027-008-75	\$57,500	6.77 acres	6/24/2022	\$8493/acre	S of Daley E of 24
014-460-007-00	\$18,000	.463 acre	11/1/2019	\$160/ff	S of Daley E of 24
014-515-001-00	\$7,650	.81 acre	1/19/2017	\$9444/acre	Sandhurst Thomas Meadows

014-532-018-00	\$15,000	134ff	12/30/2022	\$112/f	res land	Tin-Dall
014-350-003-10	\$17,500	2.18 acres	8/6/2020	8027/acre	res lot	Village of Millville
014-553-002-00-010-00/13-21	\$414,000	lots	3/4/2020	\$23,000/lot	res lot	Westbrooke Condo
014-555-014-00	\$49,900	2.47 acres	6/28/2016	20,200/acre		Whispering Pines
014-555-003-00	\$32,900	1.93 acres	10/28/2016	17,046/acre		Whispering Pines
014-555-004-00	\$39,900	1.98 acres	11/3/2016	20,151/acre		Whispering Pines
014-004-015-20	\$44,900	4.00 acres	3/2/2017	\$11,000/acre		Whispering Pines
014-004-015-50	\$35,900	4.00 acres	7/14/2017	\$8,975/acre	res bldng lot	Whispering Pines
014-555-008-00	\$70,000	2.68 acres	8/17/2018	\$26,119/acre		Whispering Pines
014-555-002-00	\$34,900	1.55 acres	5/28/2019	22,500/acre	res lot	Whispering Pines
014-555-007-00	\$32,000	2.67 acres	8/19/2020	11985/acre	res lot	Whispering Pines
014-555-010-00	\$47,000	5.86 acres	4/19/2021	\$8020/acre	res land	Whispering Pines
014-004-015-40	49,900	4.00 acres	6/27/2022	12475/acre	res land	Whispering Pines
014-004-015-40	49,900	4.00 acres	6/27/2022	\$12,475/acre	res land	Whispering Pines
014-004-015-20	49,900	4.00 acres	6/28/2022	\$12,475/acre	res land	Whispering Pines
014-008-001-00	\$34,000	2.00 acres	11/19/2018	\$17,000/acre	res lot	Whispering Pines