

## Land Rate Curves for Tillable Land, By Acre and Neighborhood

Appendix 4 of Review of Indiana County, Pennsylvania, Reassessment

5 January 2015

Almy, Gloudemans, Jacobs & Denne

The following graphs allow the reader to visualize the underlying scaling in the progression of total value estimates with parcel size for each of three types of vacant or agricultural land before additional adjustments for factors such as view, topography and the like (see section 3.4 of this report or EST's Neighborhood Data Sheets) are brought into play.

Each page displays land rate curves for each district. The district codes and their names are given in the following table. The lines in the graphs display land rate curves for neighborhoods, the code numbers for which are listed outside the upper-right corner of each graph.

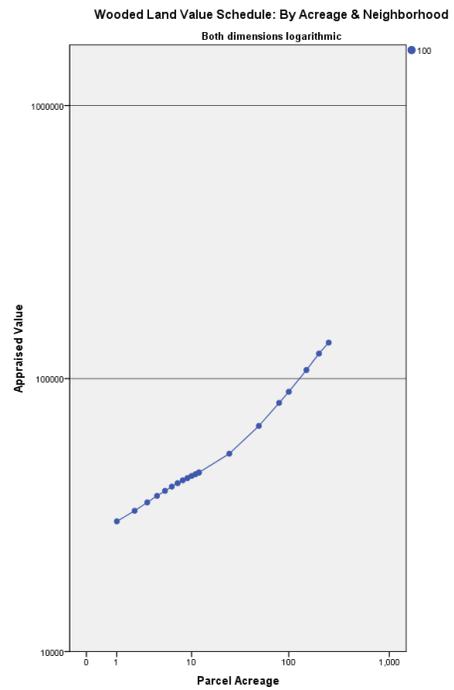
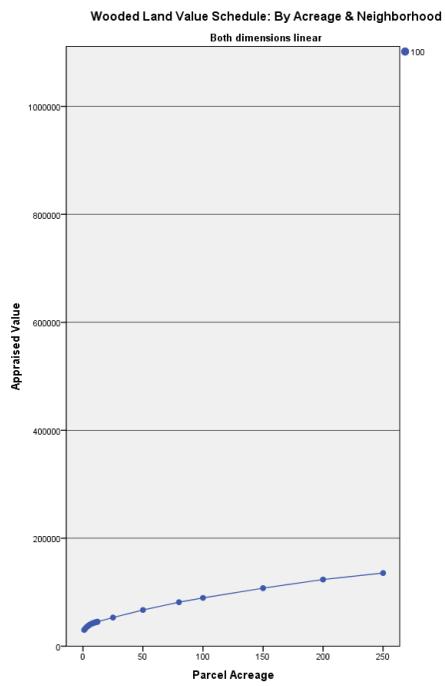
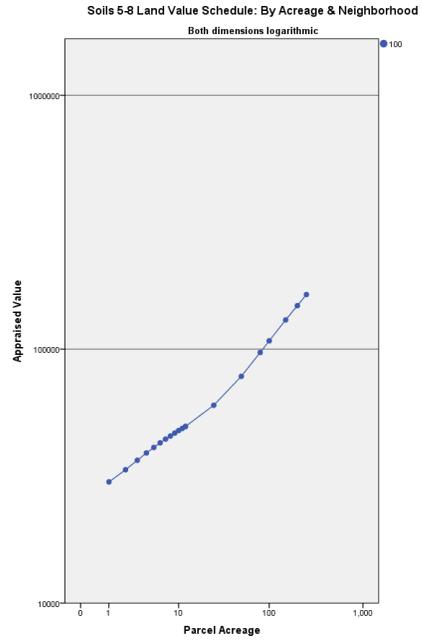
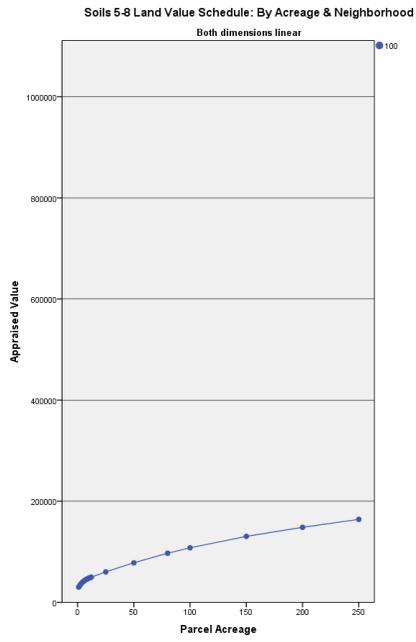
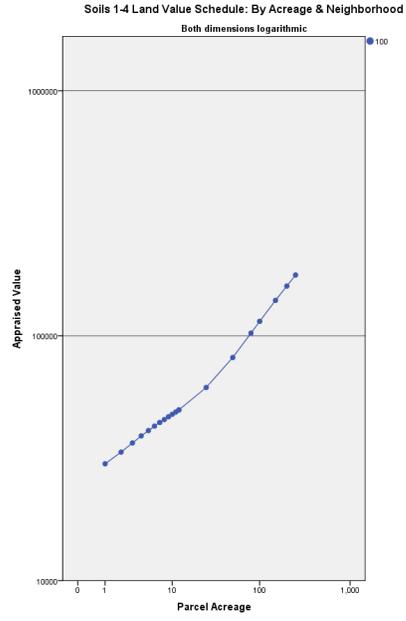
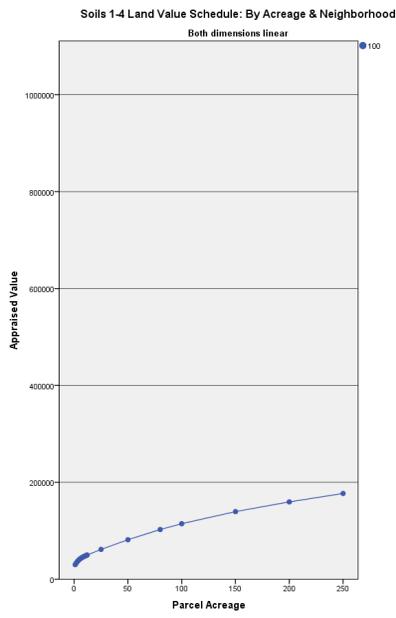
01 ARMAGH BORO	16 CONEMAUGH TWP	31 MARION CENTER BORO
02 ARMSTRONG TWP	17 CREEKSIDE BORO	32 MONTGOMERY TWP
03 BANKS TWP	18 GLEN CAMPBELL BORO	33 PINE TWP
04 BLACKLICK TWP	19 GRANT TWP	34 PLUMVILLE BORO
05 BLAIRSVILLE BORO I	20 GREEN TWP	35 RAYNE TWP
06 BLAIRSVILLE BORO II	21 HOMER CITY BORO	36 SALTSBURG BORO
07 BLAIRSVILLE BORO III	22 INDIANA BORO I	37 SHELOCTA BORO
08 BRUSHVALLEY TWP	23 INDIANA BORO II	38 SMICKSBURG BORO
09 BUFFINGTON TWP	24 INDIANA BORO III	39 WASHINGTON TWP
10 BURRELL TWP	25 INDIANA BORO IV	40 EAST WHEATFIELD TWP
11 CANOE TWP	27 EAST MAHONING TWP	41 WEST WHEATFIELD TWP
12 CENTER TWP	28 NORTH MAHONING TWP	42 WHITE TWP
13 CHERRYHILL TWP	29 SOUTH MAHONING TWP	43 YOUNG TWP
14 CHERRY TREE BORO	30 WEST MAHONING TWP	44 ERNEST BORO
15 CLYMER BORO		

The three types of land for which such curves are defined are open1 (including soil types 1-4), open2 (including soil types 5-8), and wooded land. The graphs are presented using two scalings. The left hand column shows plots scaled linearly, with total value varying by acreage up to 250 acres. Acres above 200 are not subject to diminishing marginal utility, so the last line segment could be extended as a straight line as far as need, since all curvature ends. The right hand column shows the same plots scaled logarithmically on both axes to enhance the detail for smaller sized parcels.

It is also worth mentioning that not all points on the curves are represented by actual parcels. For example neighborhood numbers ending in 99 denote mobile-home parks, and the curves will indicate total values for parks far beyond any actually so sized. Although EST populates tables for each land type in each neighborhood, not all neighborhoods contain parcels that are actually as described in each schedule. This is especially true of residential subdivisions. Finally, many larger parcels represent a mixture of types, both soil types and open vs. wooded types. The CAMA machinery makes it possible to blend the separate rates described here to determine a total value estimate for any given parcel. But the reverse process, requiring an "unblending" of the sold parcels to enable their prices to be plotted on curves of this nature to determine how well the curves represent the actual scaling of value by size, neighborhood, and type, as they purport to do, is more problematic.<sup>1</sup> They nevertheless may be of some assistance in reviewing the relative values of neighborhoods and parcel sizes as part of a land rate review if one is to be undertaken. Neighborhoods are reported within districts, which are shown below in numerical order as indicated in the table above. The range of neighborhood value schedules both within and among districts is quite striking.

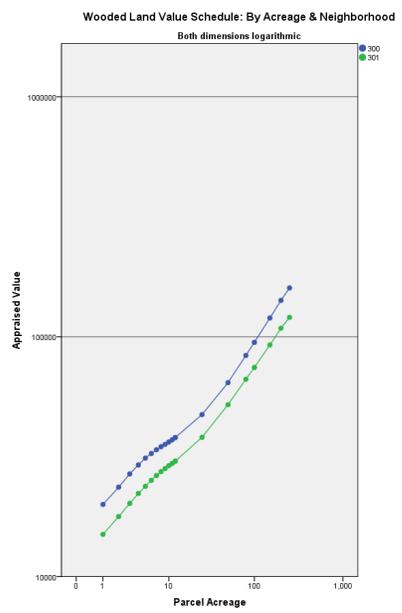
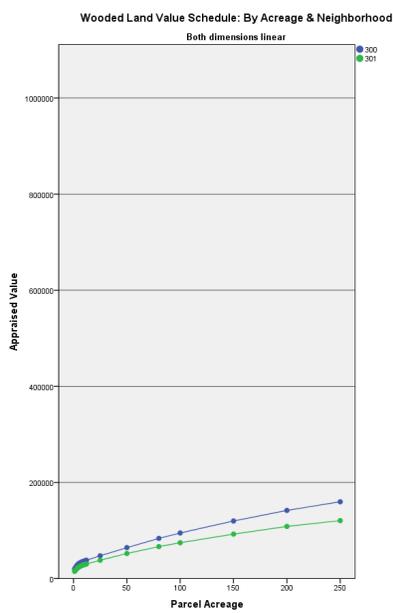
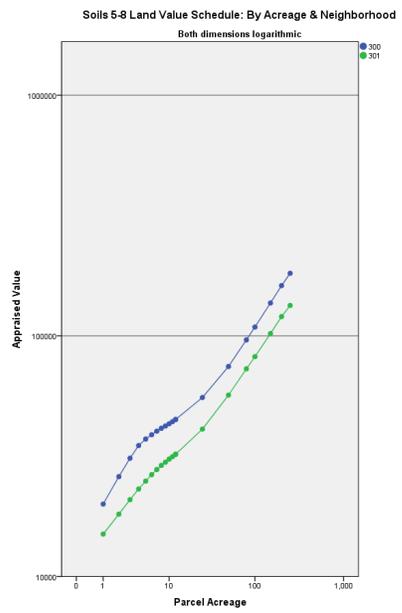
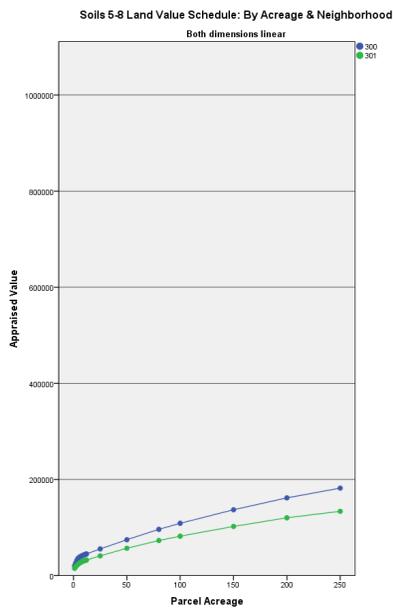
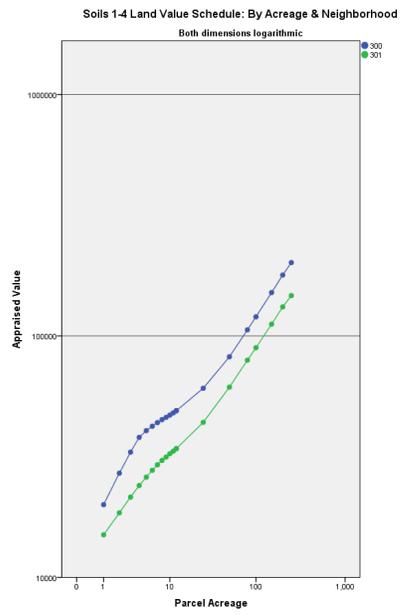
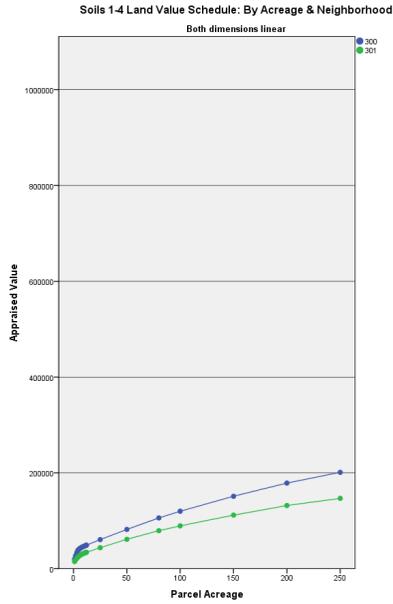
<sup>1</sup> Statistical procedures such as multiple regression analysis can make the problem more tractable, although they do not lend themselves to simple visual displays such as the following.

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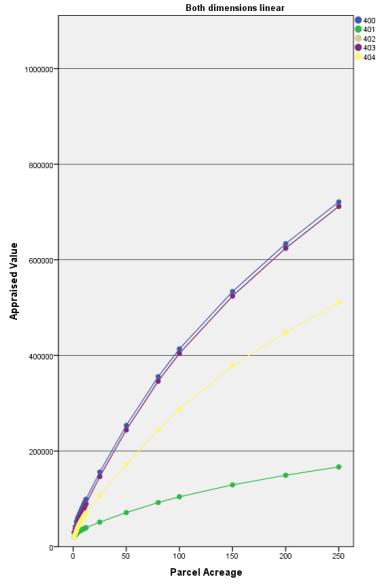


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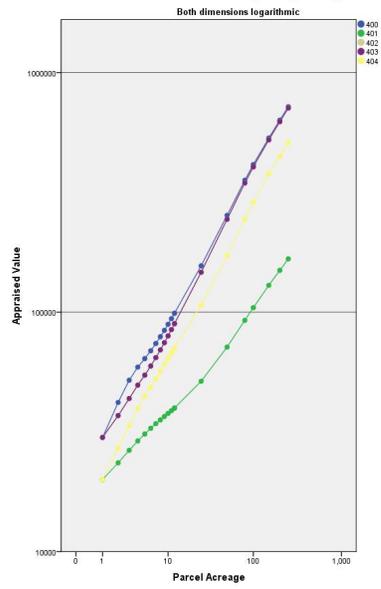


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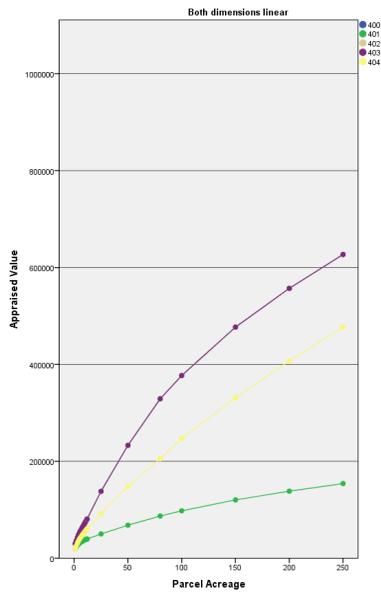
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



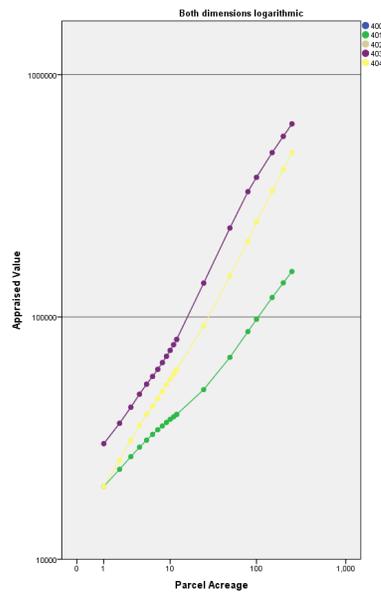
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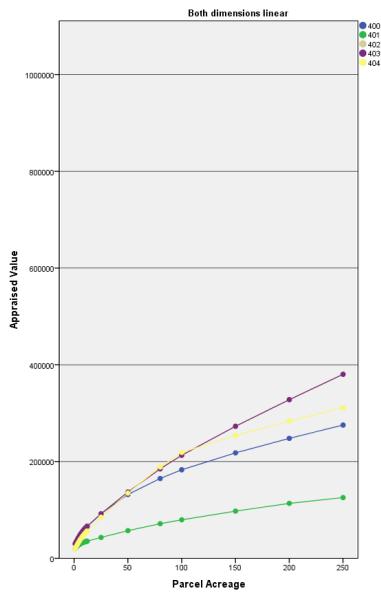
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



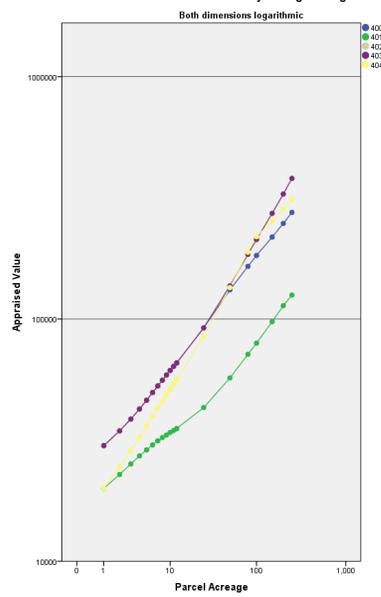
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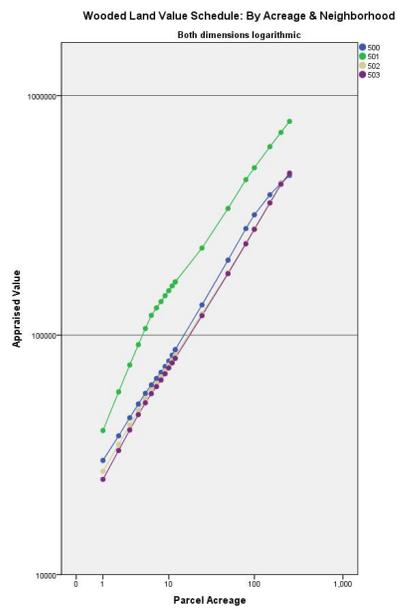
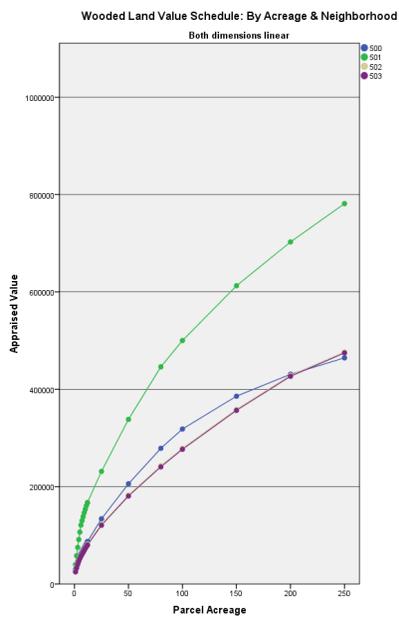
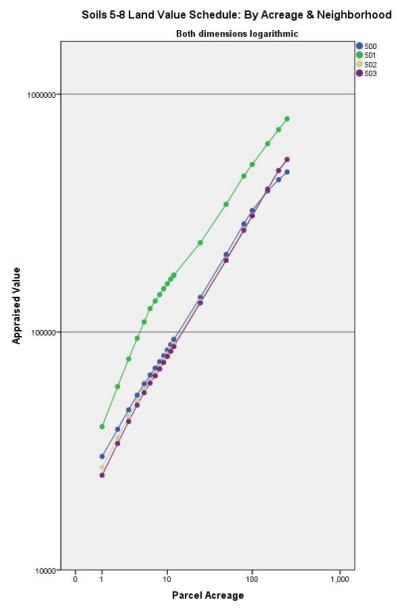
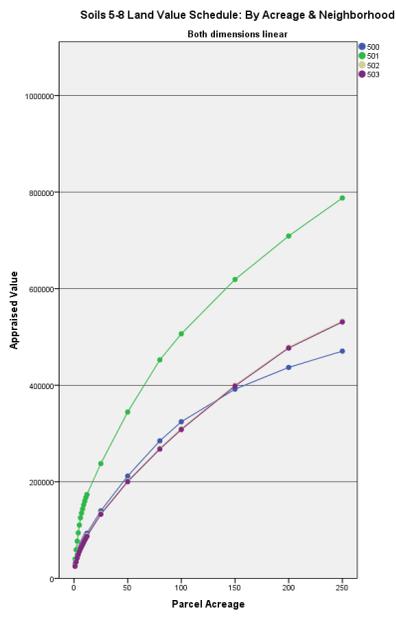
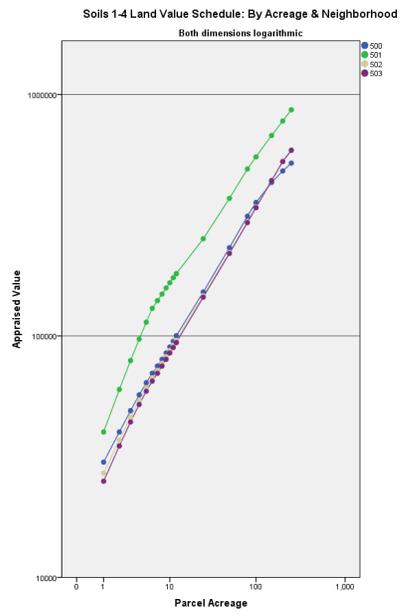
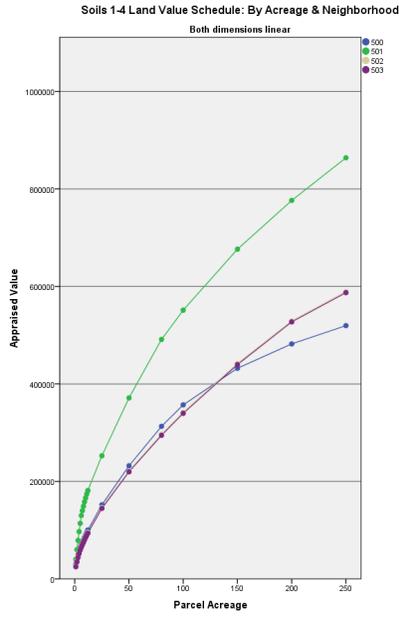
Wooded Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

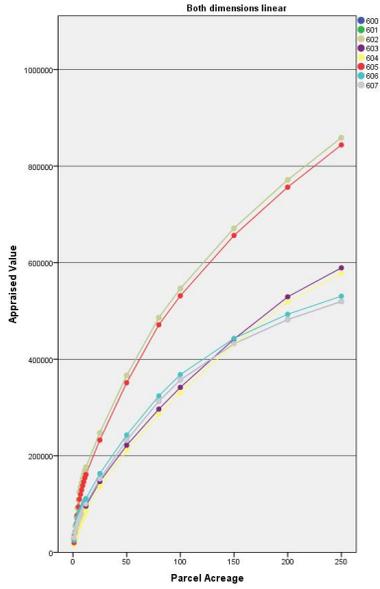


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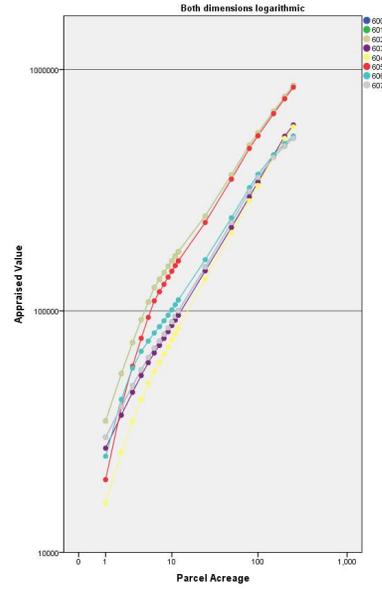


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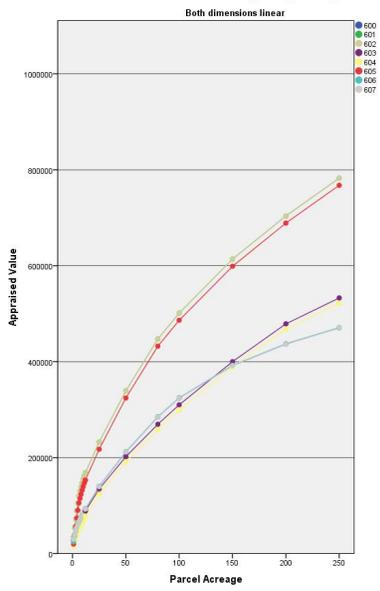
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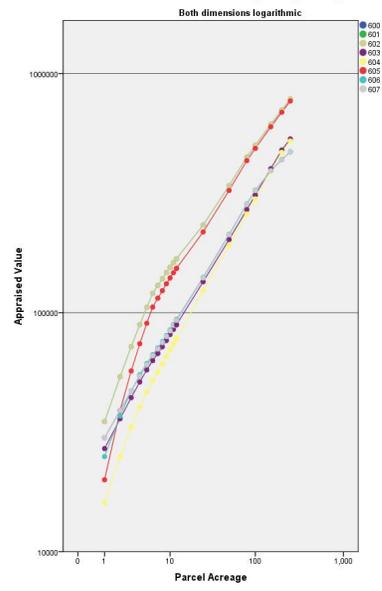
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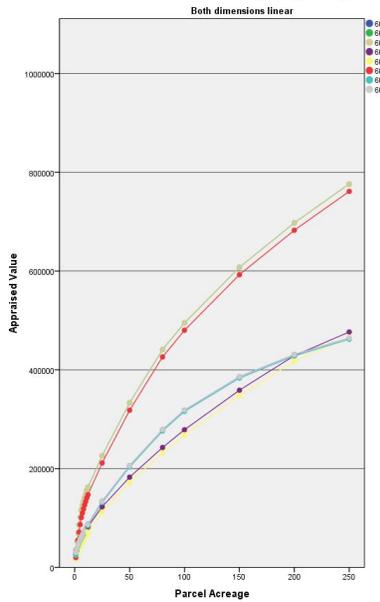
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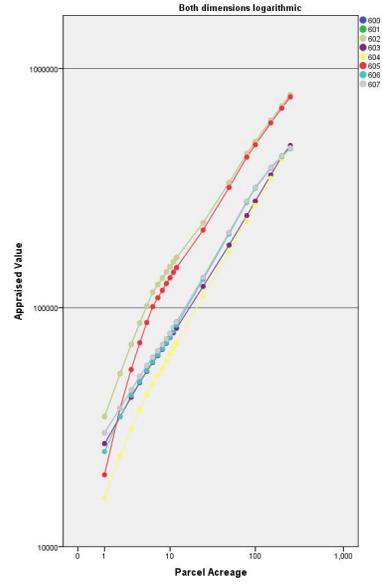
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Wooded Land Value Schedule: By Acreage & Neighborhood

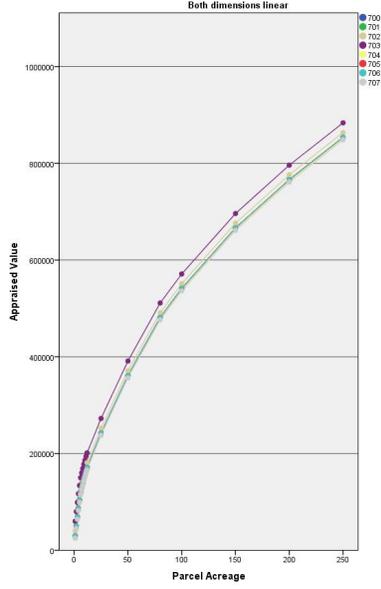


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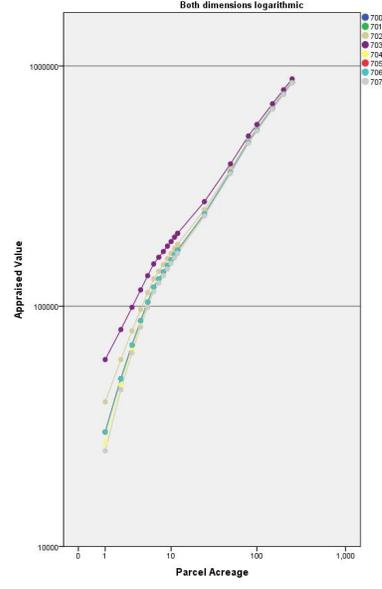


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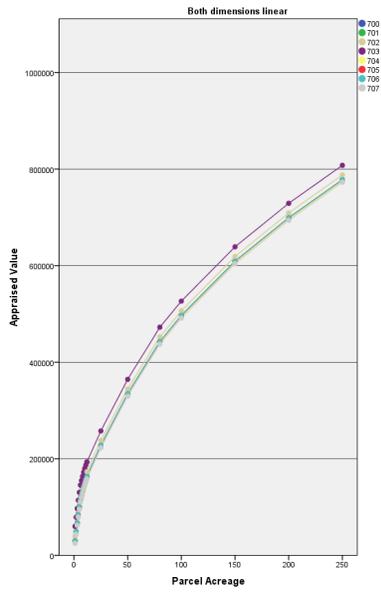
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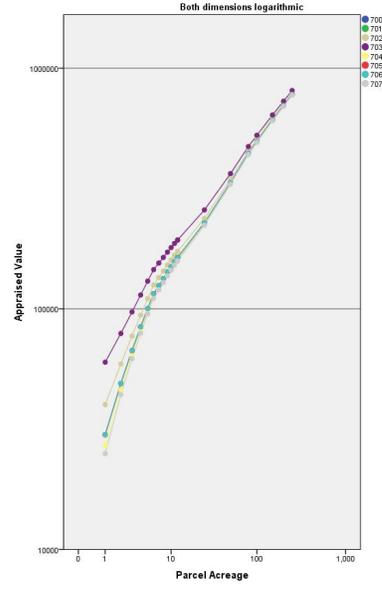
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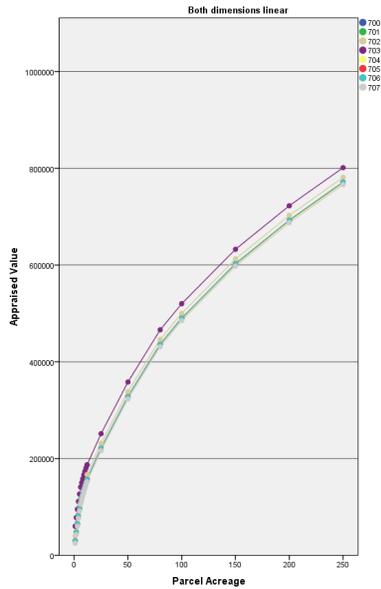
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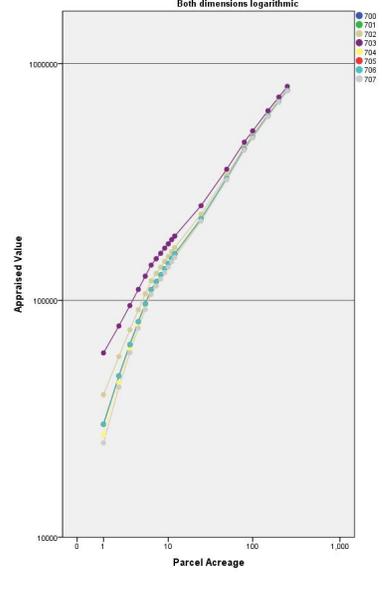
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Wooded Land Value Schedule: By Acreage & Neighborhood

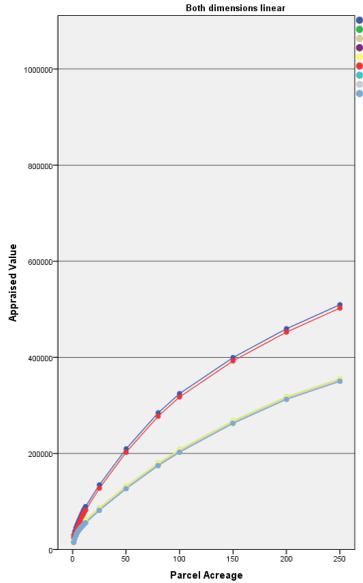


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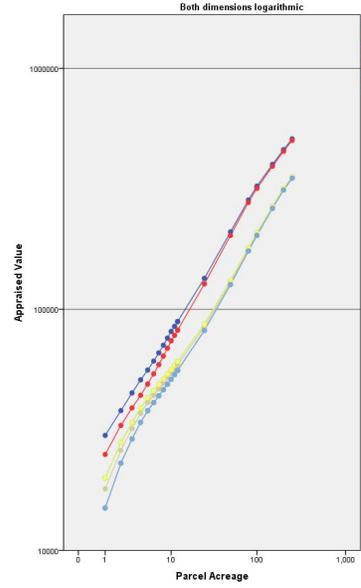


# 08 BRUSHVALLEY TWP

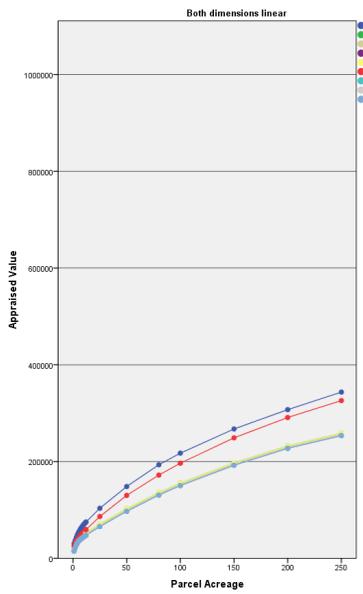
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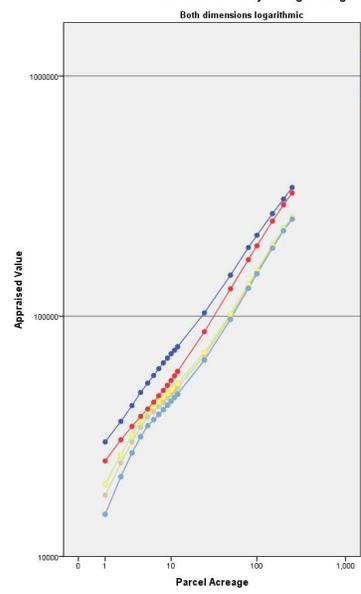
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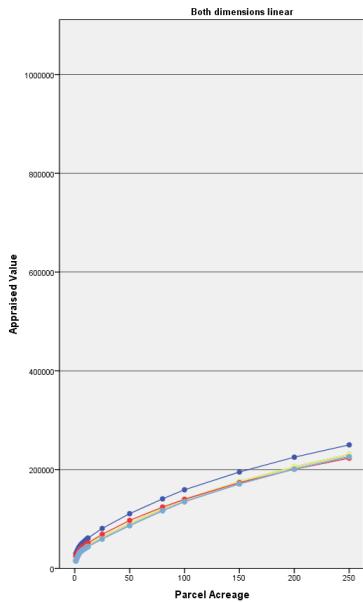
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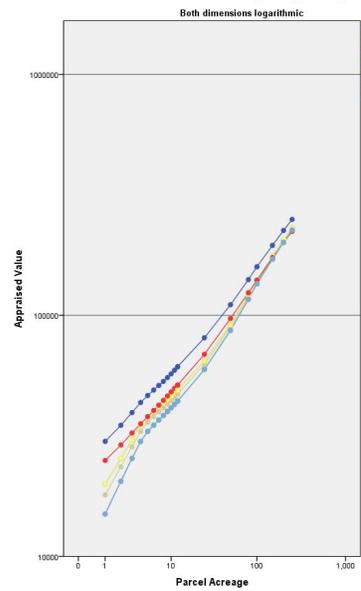
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

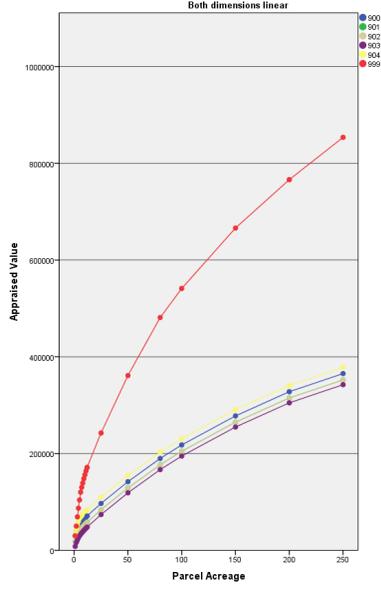


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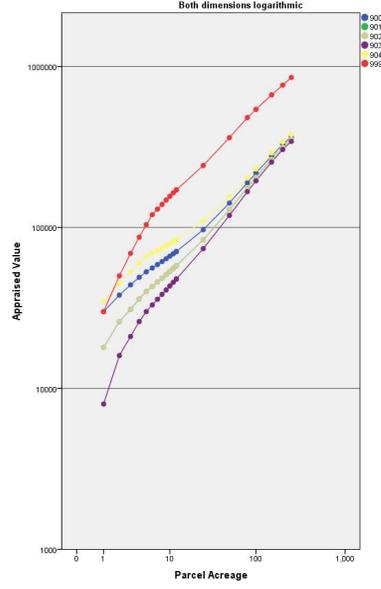


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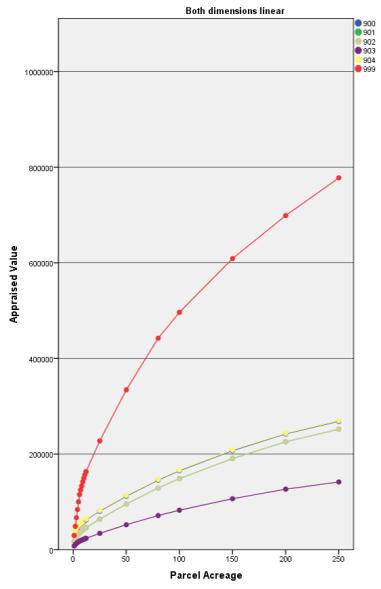
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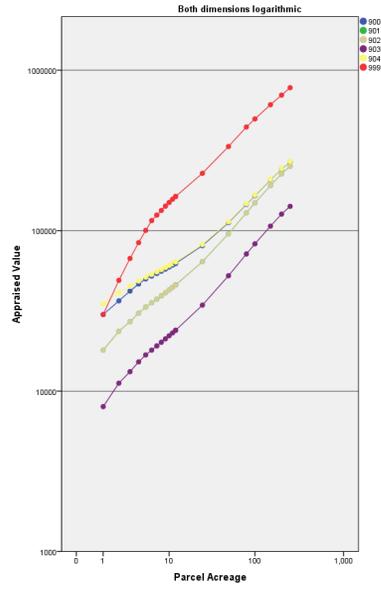
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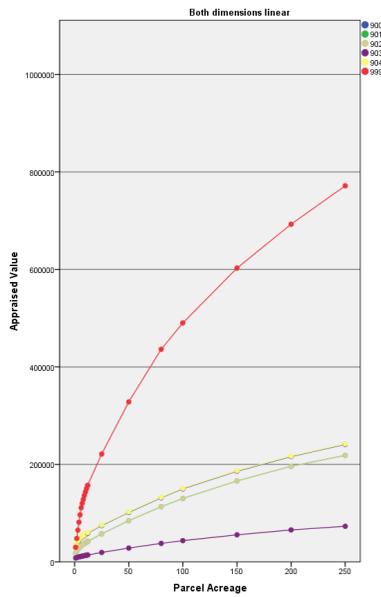
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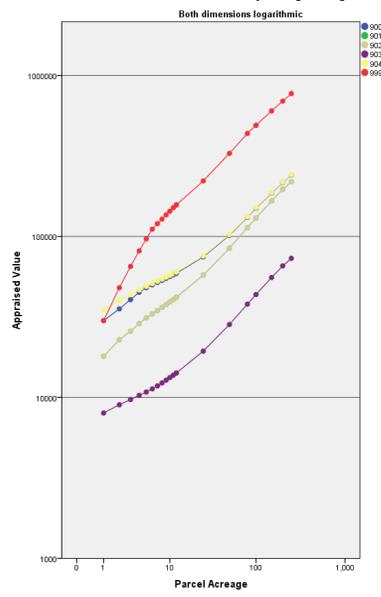
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

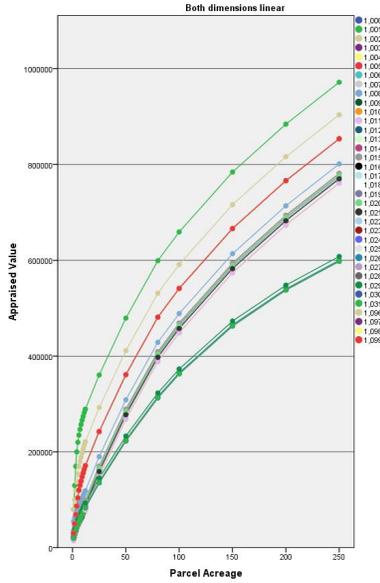


Wooded Land Value Schedule: By Acreage & Neighborhood

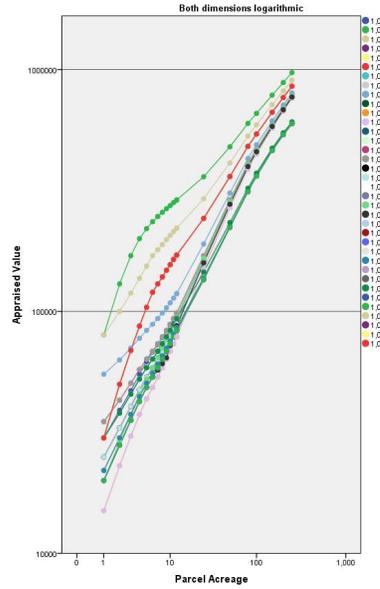


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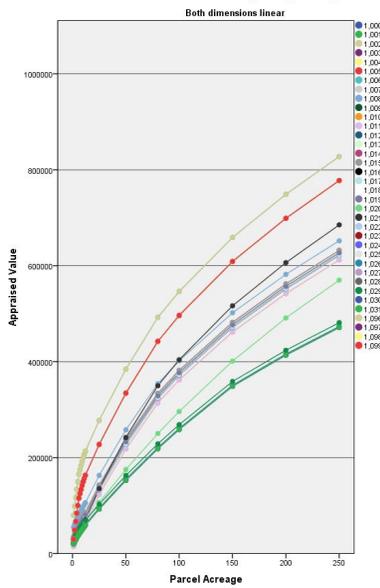
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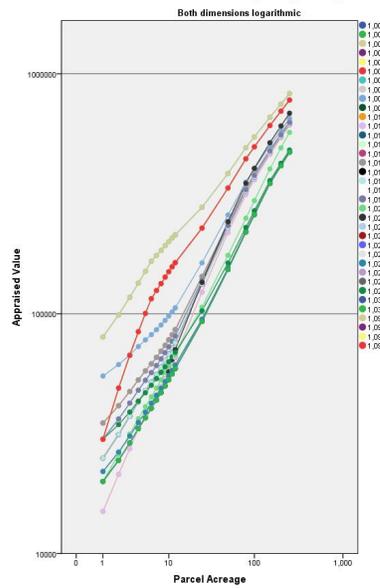
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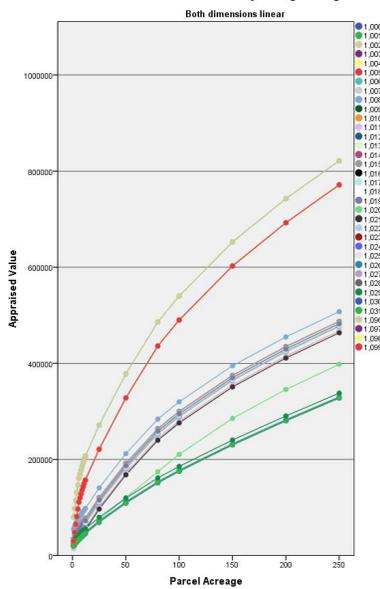
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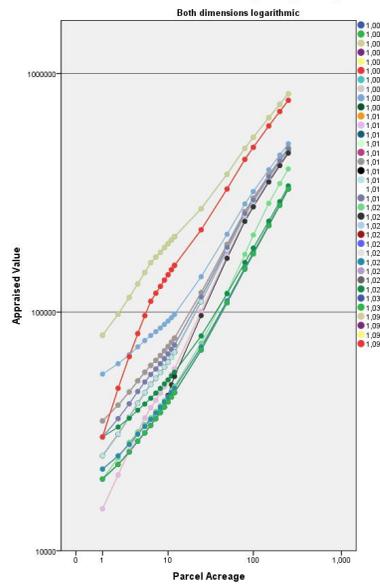
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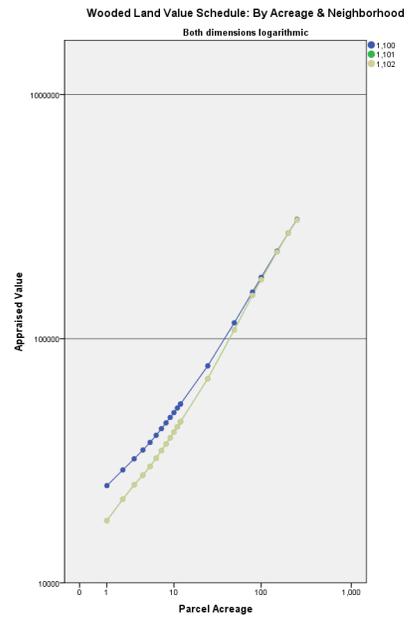
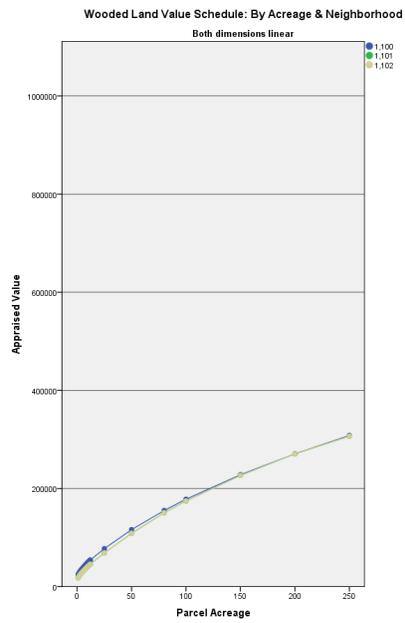
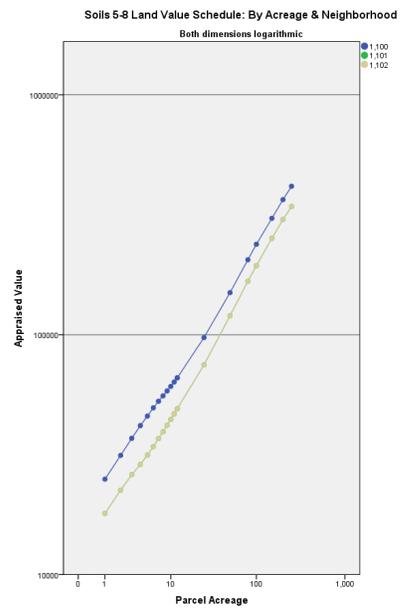
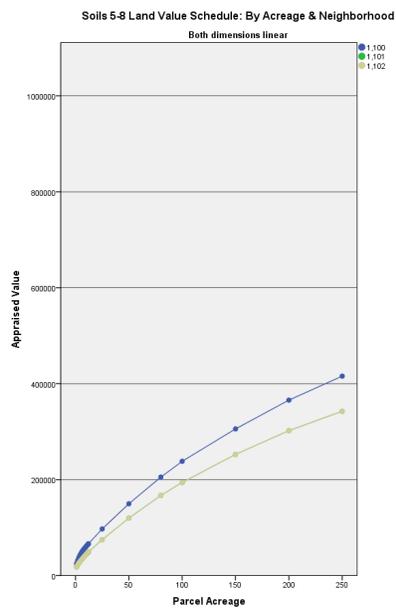
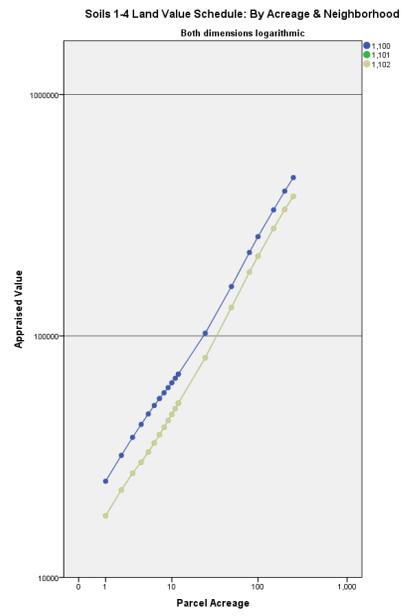
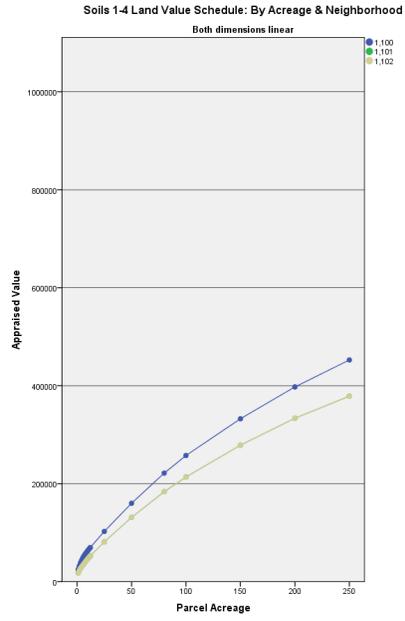
Wooded Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

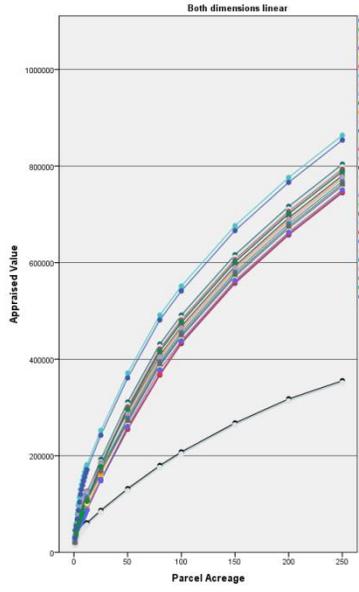


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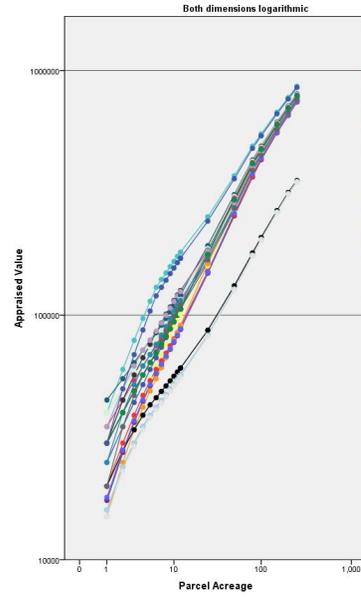


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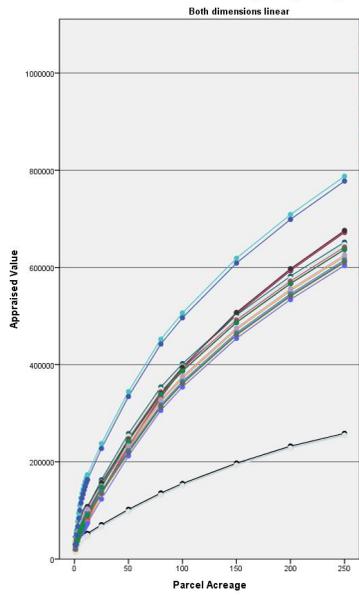
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



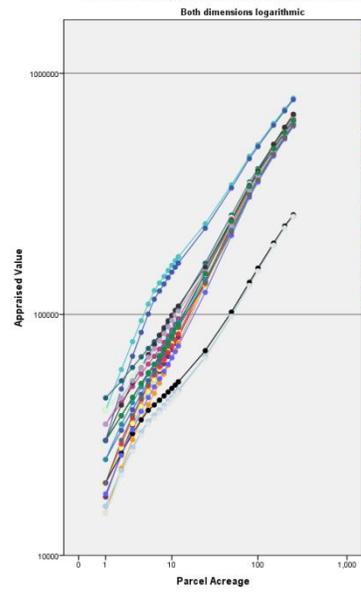
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



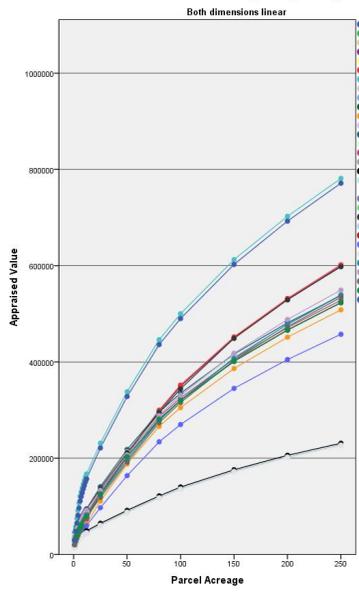
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



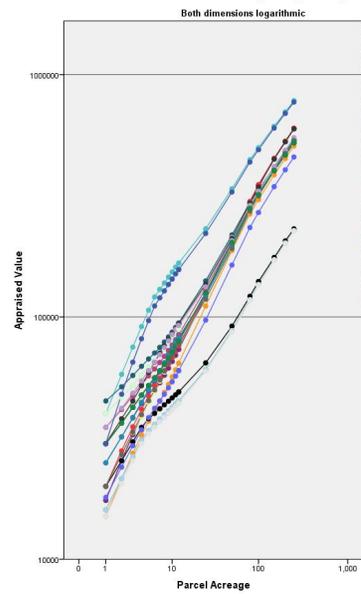
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

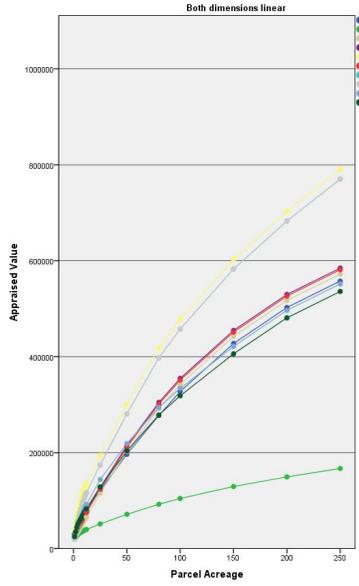


Wooded Land Value Schedule: By Acreage & Neighborhood

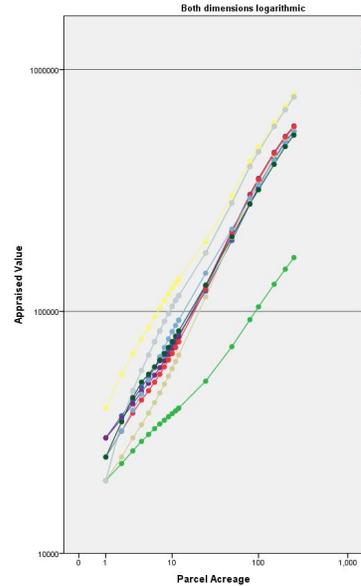


# 13 CHERRYHILL TWP

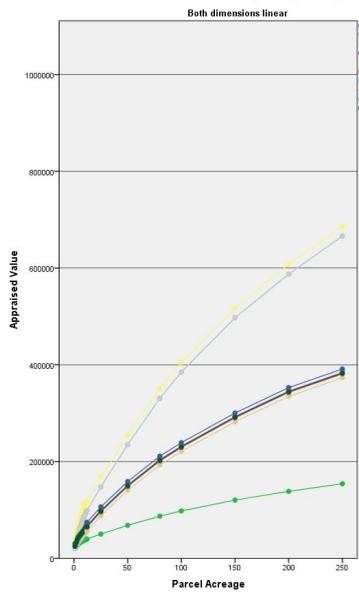
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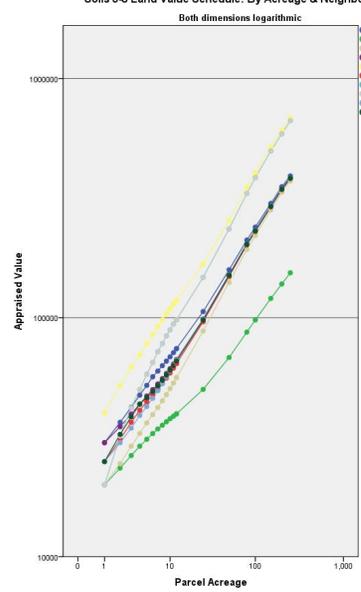
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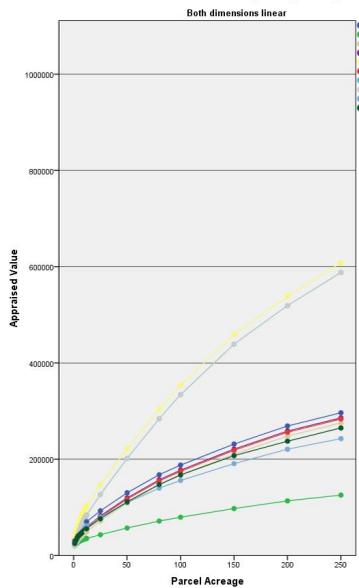
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



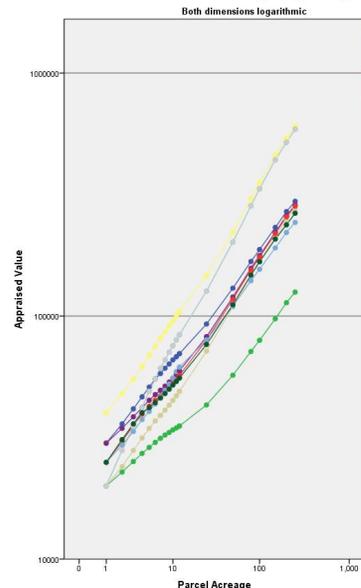
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

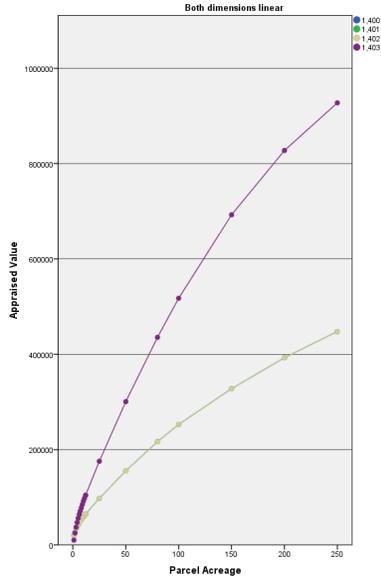


Wooded Land Value Schedule: By Acreage & Neighborhood

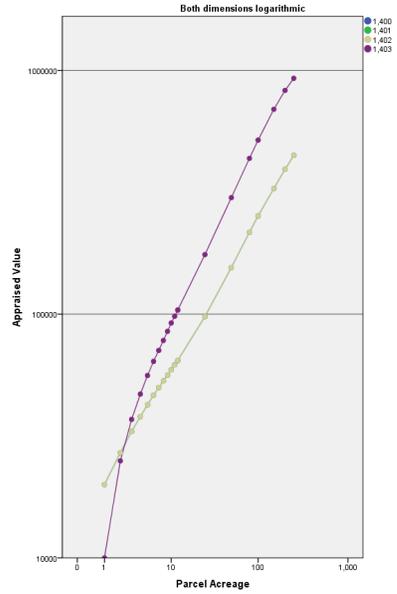


# 14 CHERRY TREE BORO

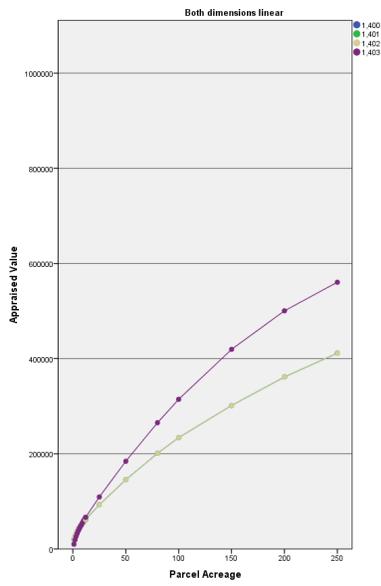
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



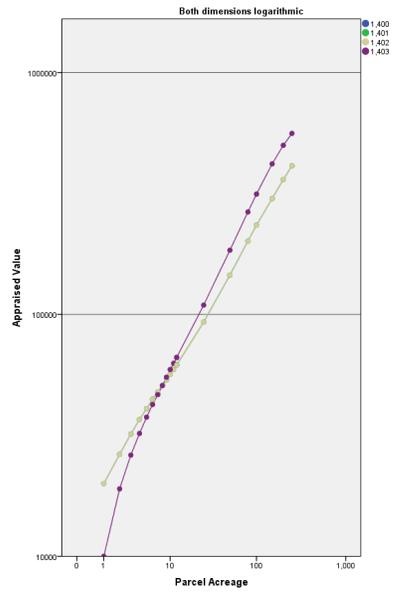
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



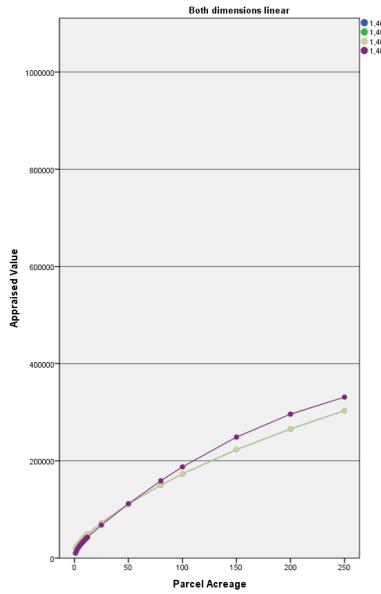
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



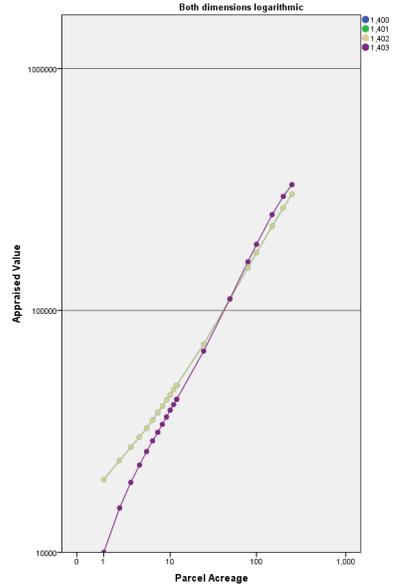
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



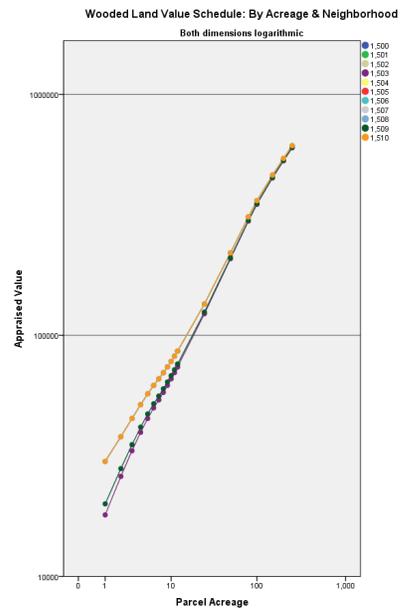
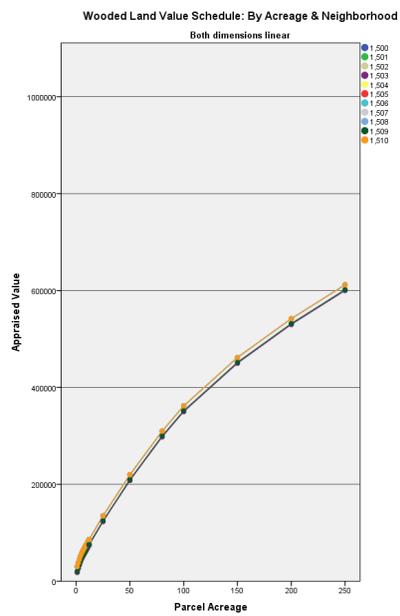
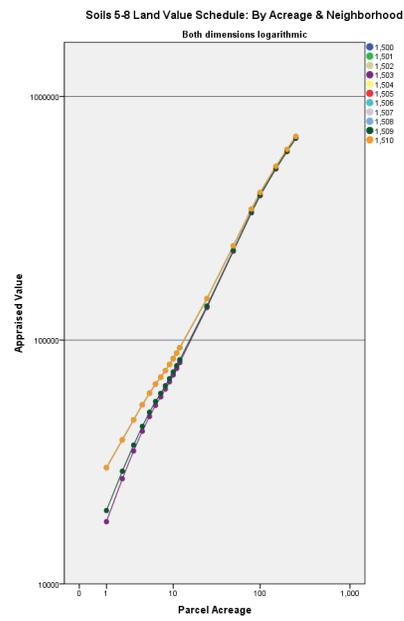
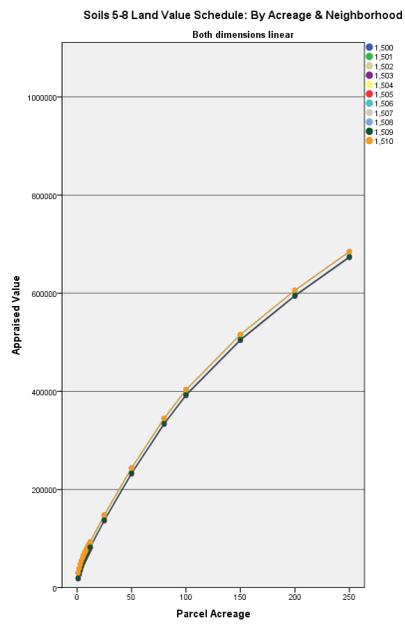
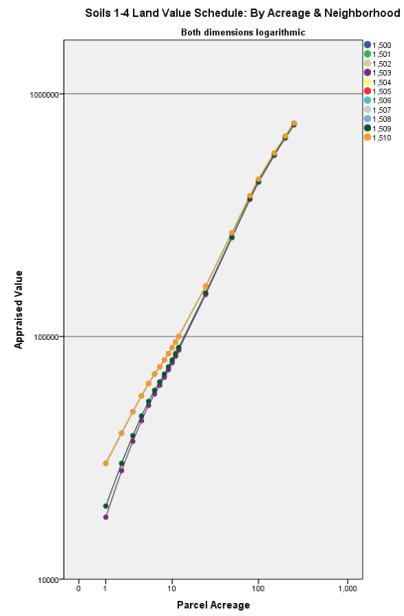
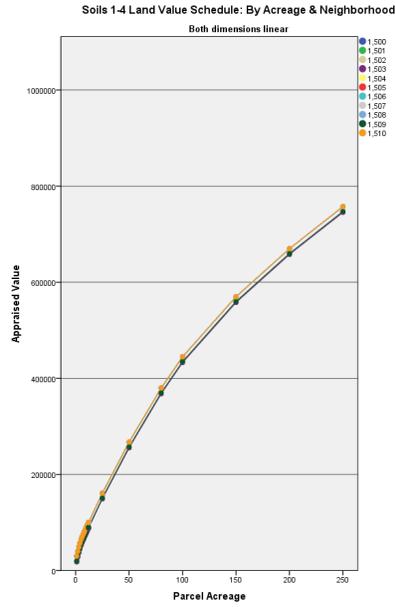
Wooded Land Value Schedule: By Acreage & Neighborhood



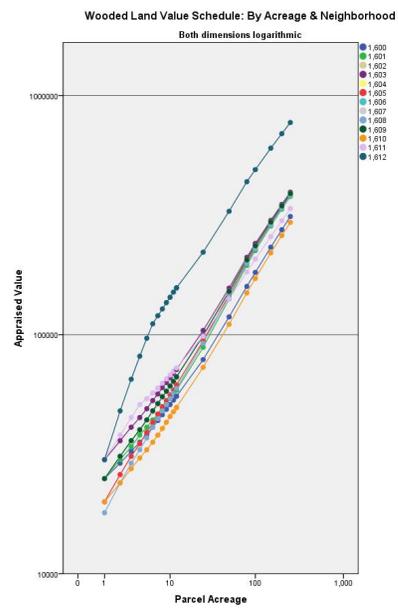
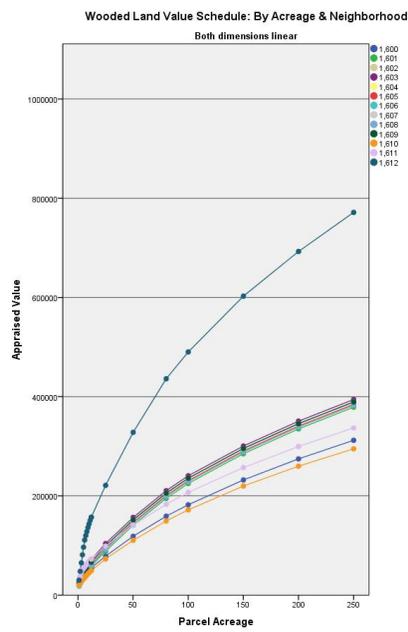
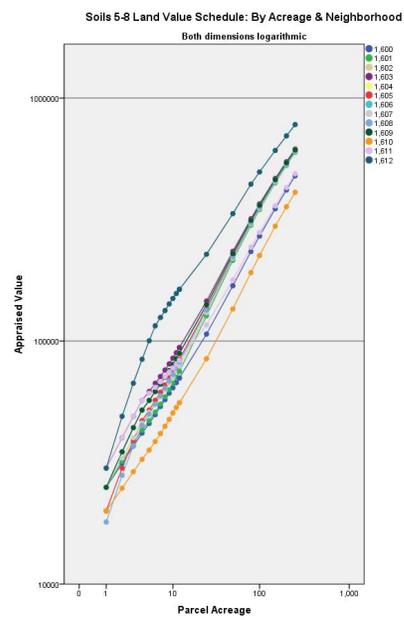
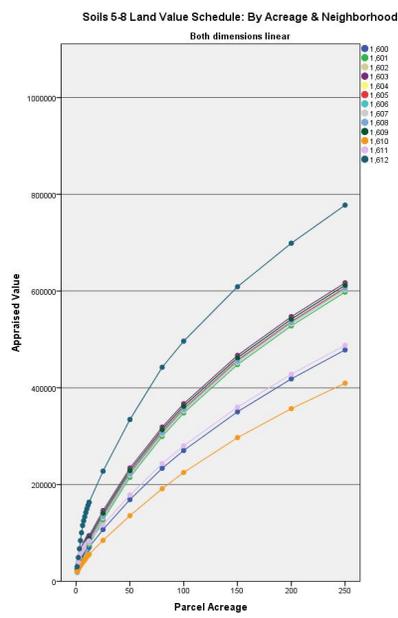
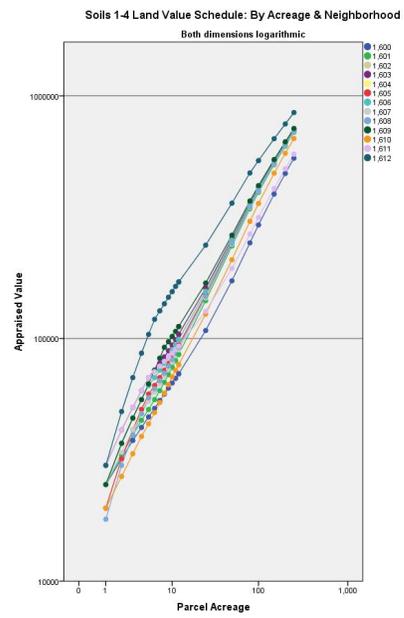
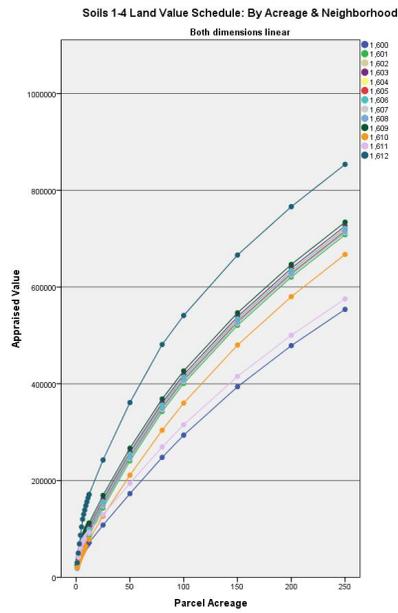
Wooded Land Value Schedule: By Acreage & Neighborhood



# 15 CLYMER BORO

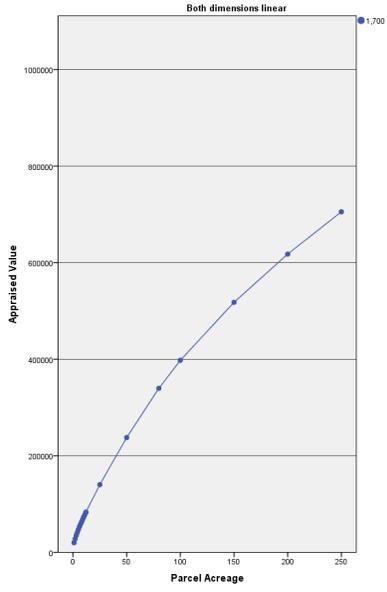


# 16 CONEMAUGH TWP

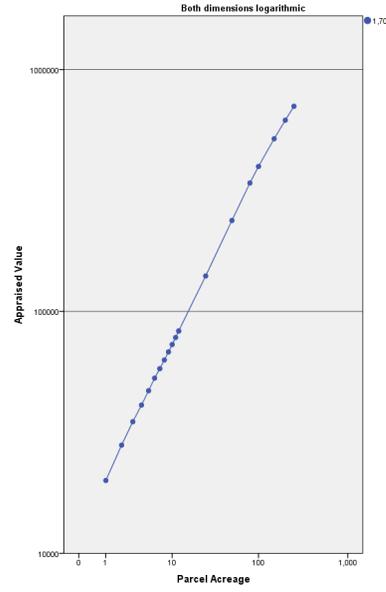


# 17 CREEKSIDE BORO

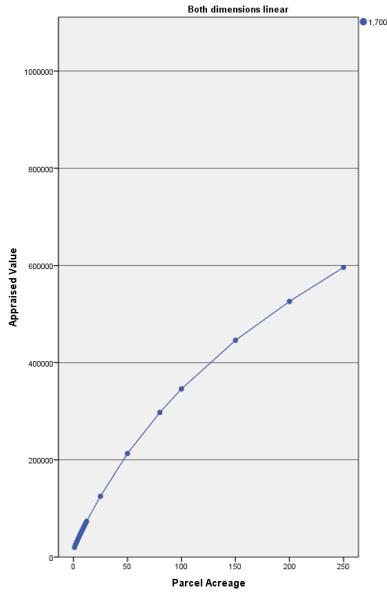
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



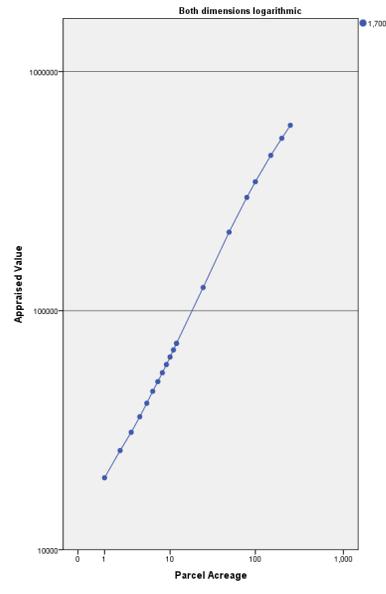
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



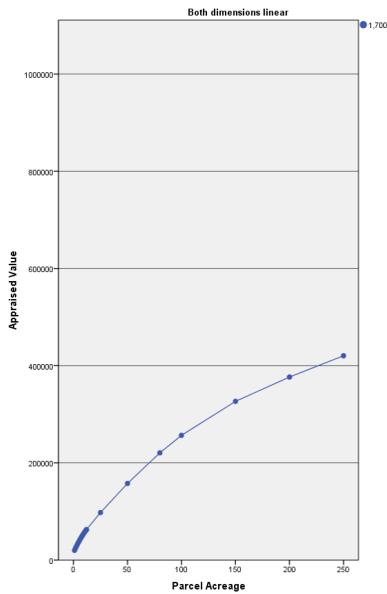
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



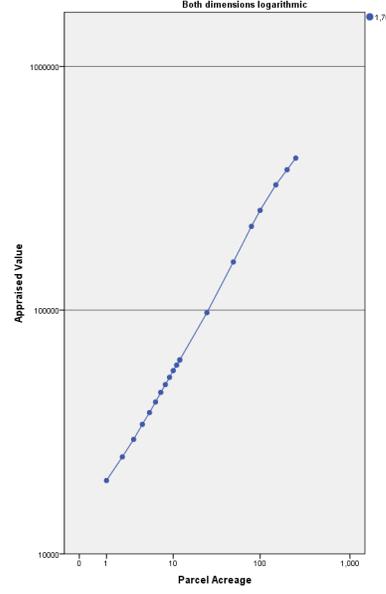
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



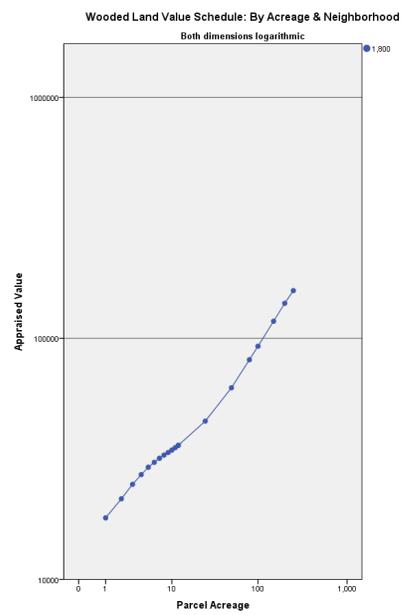
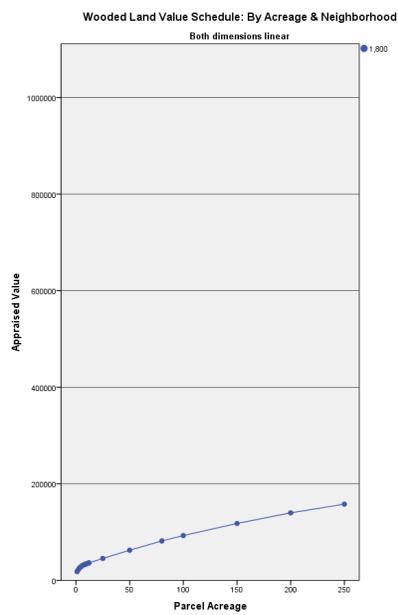
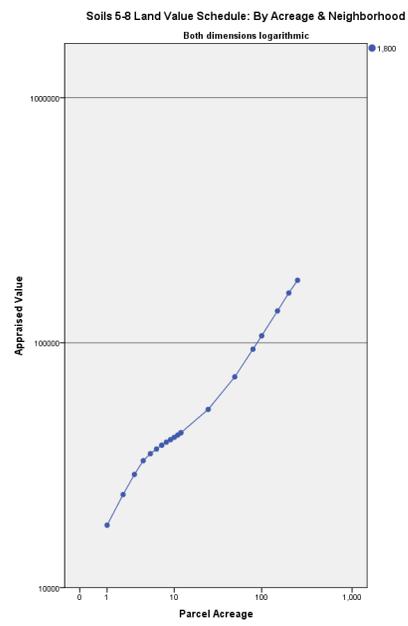
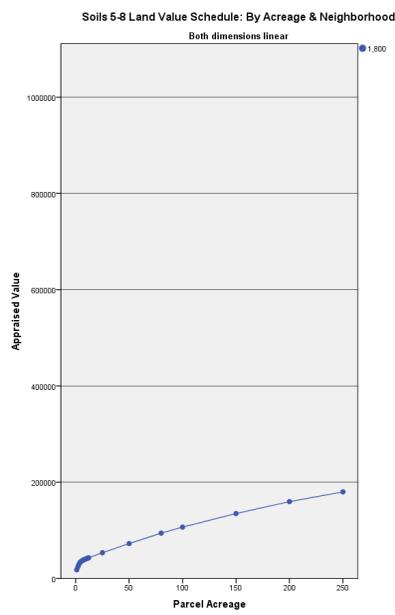
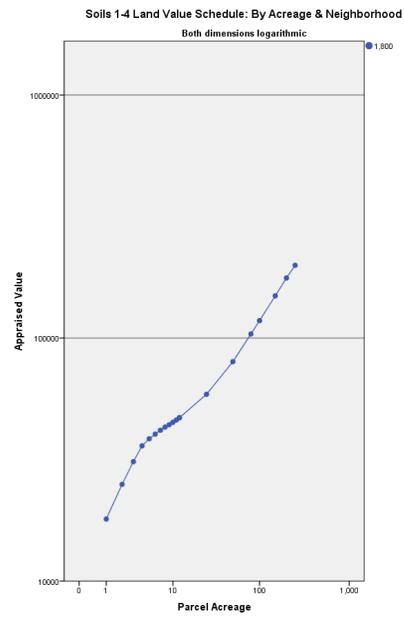
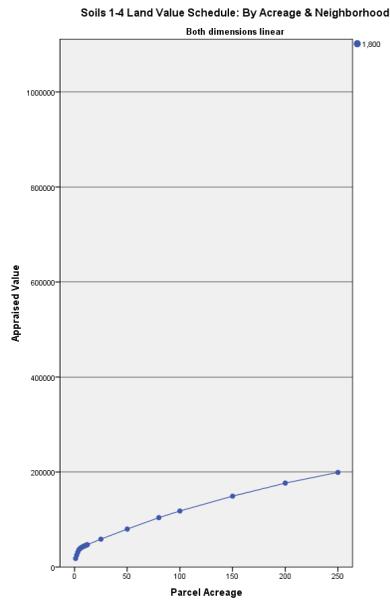
Wooded Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

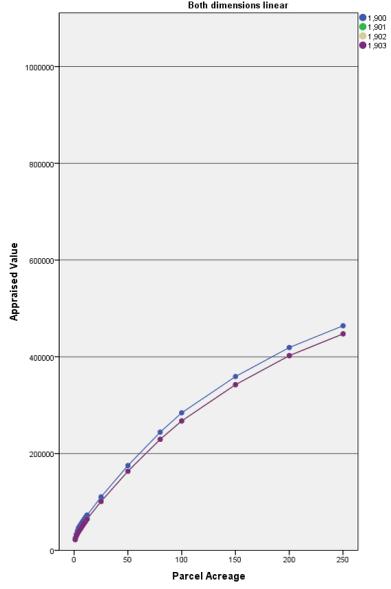


# 18 GLEN CAMPBELL BORO

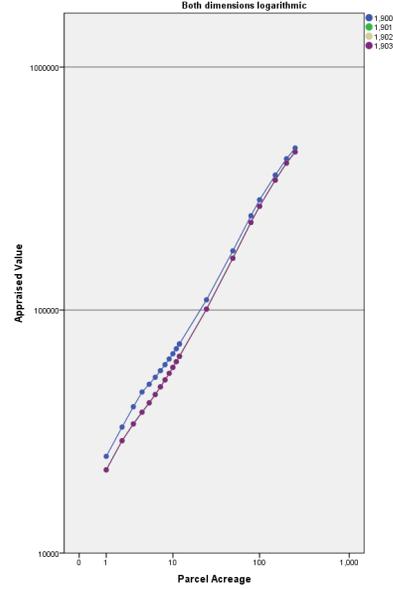


# 19 GRANT TWP

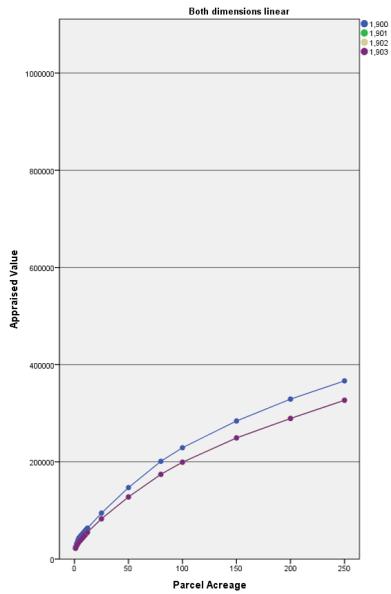
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



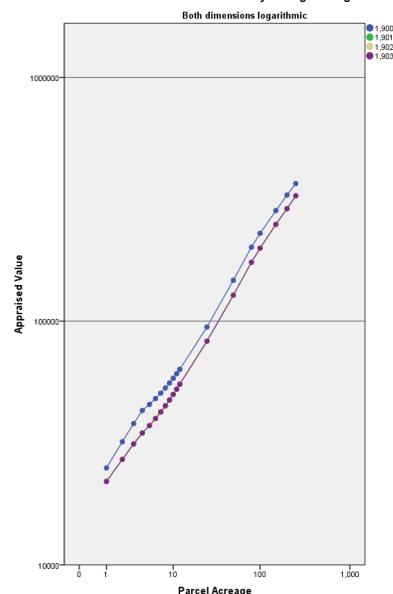
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



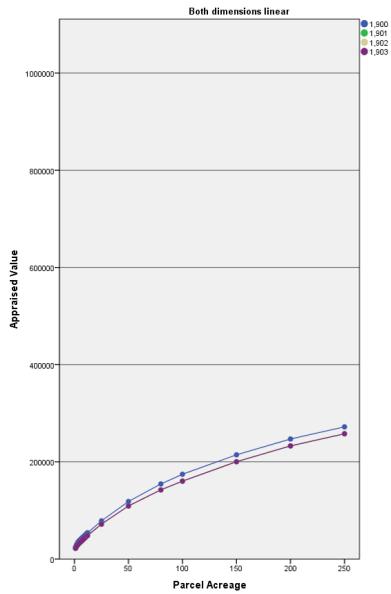
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



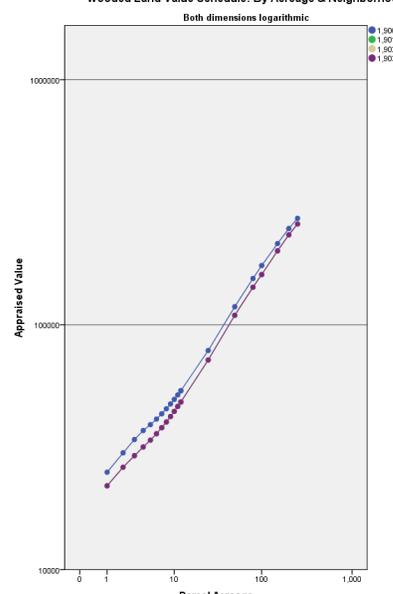
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

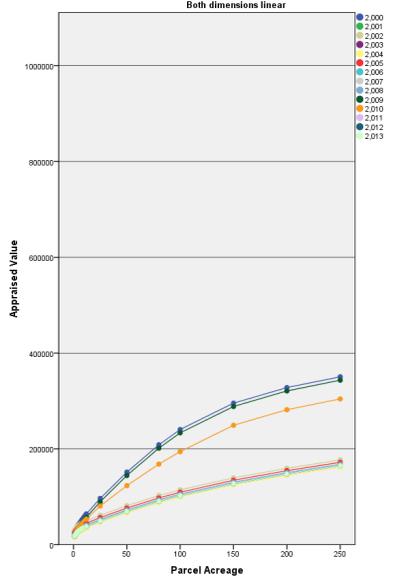


Wooded Land Value Schedule: By Acreage & Neighborhood

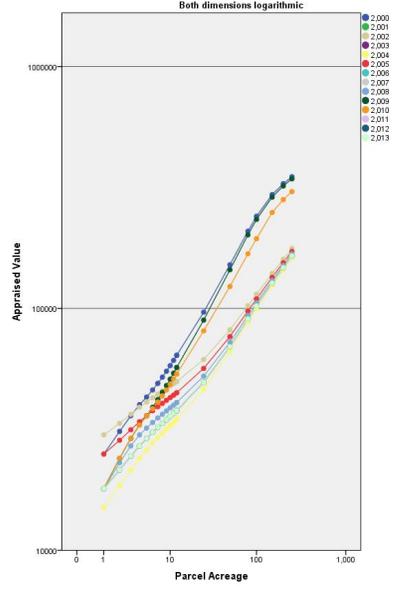


# 20 GREEN TWP

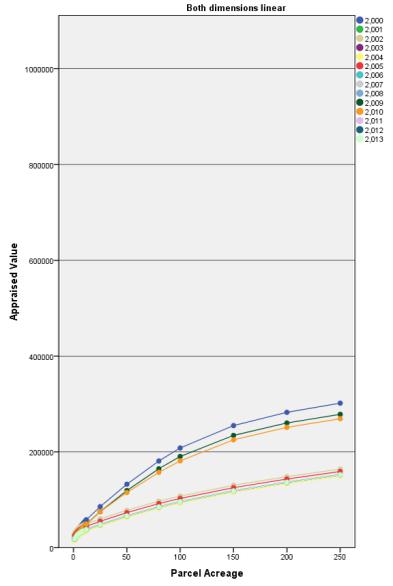
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



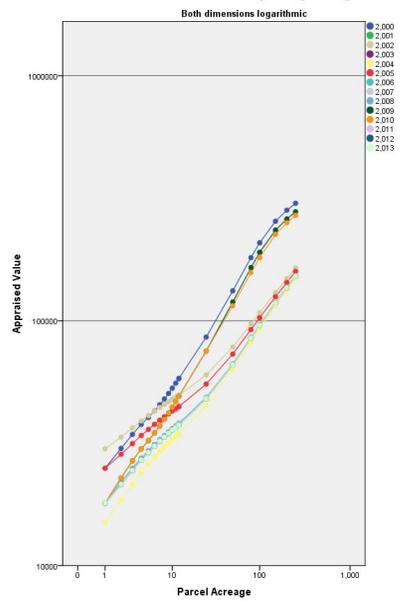
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



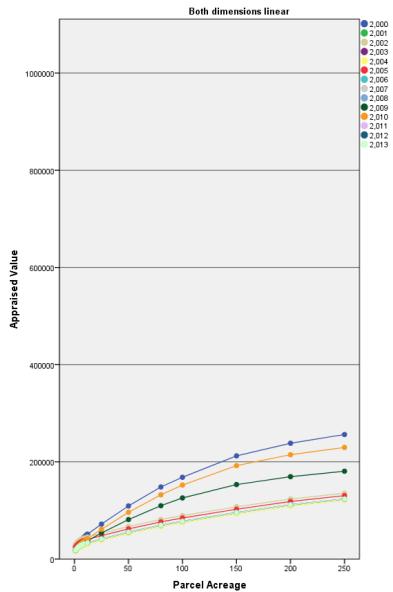
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



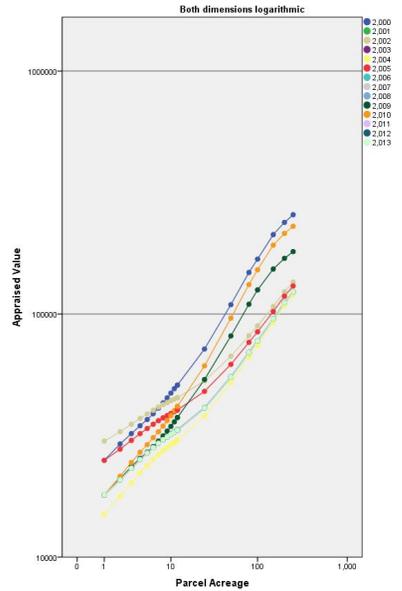
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



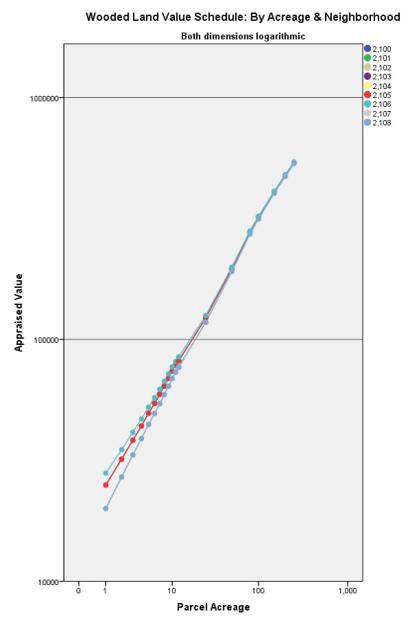
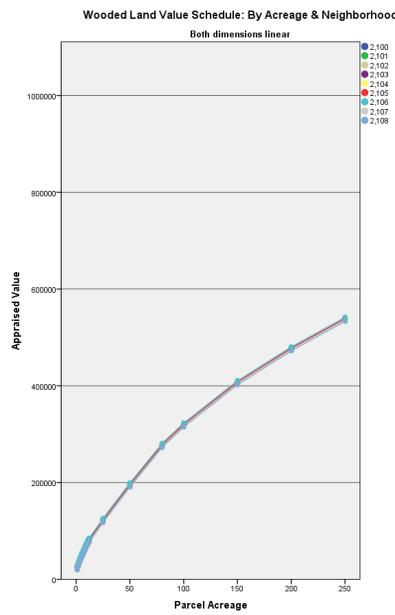
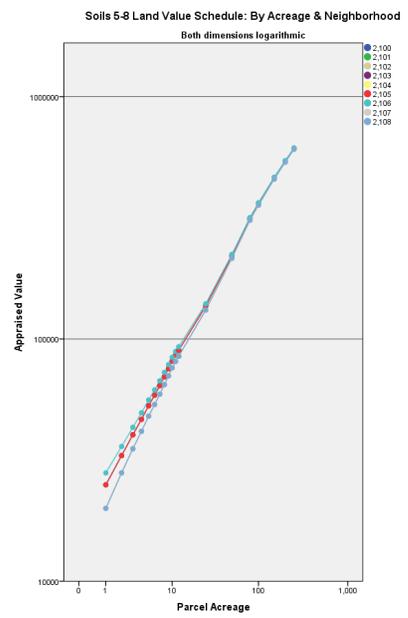
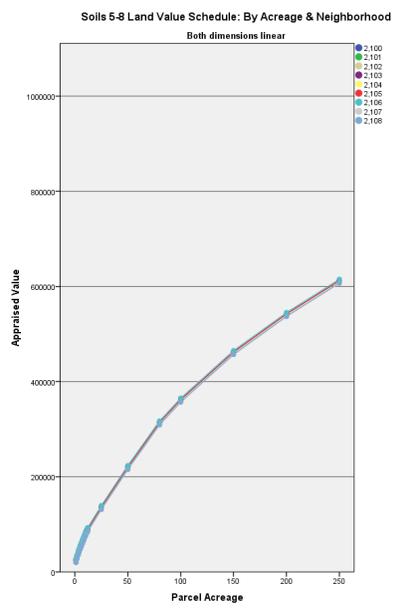
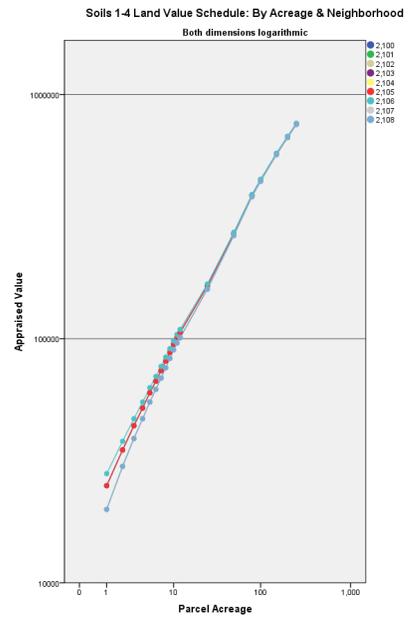
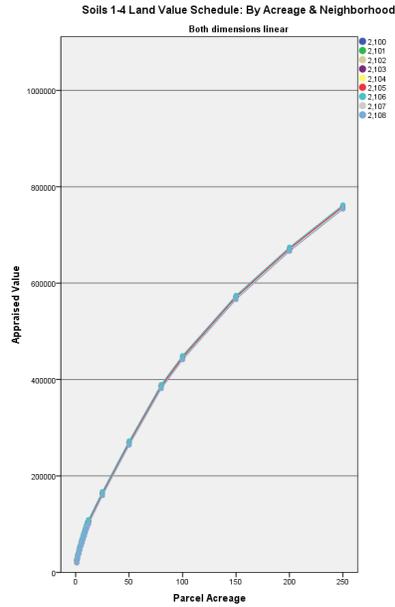
Wooded Land Value Schedule: By Acreage & Neighborhood



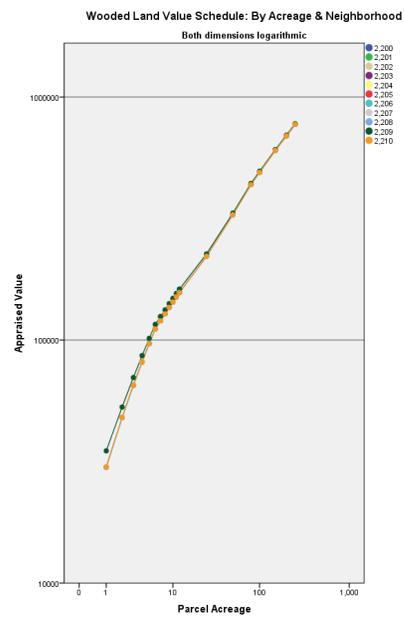
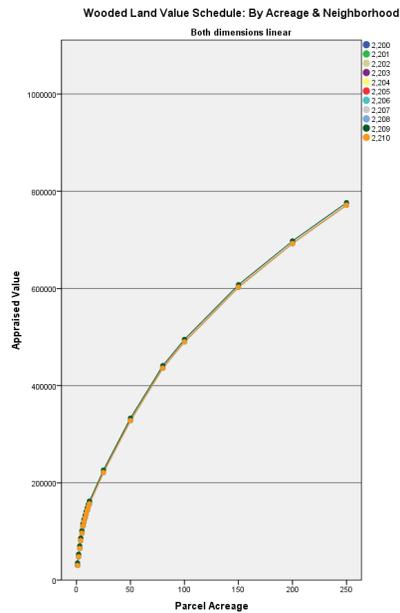
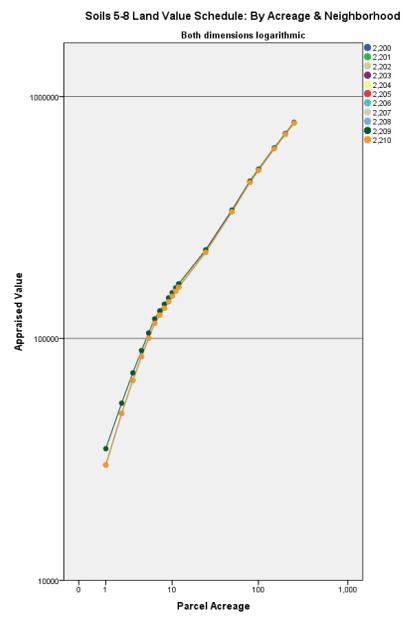
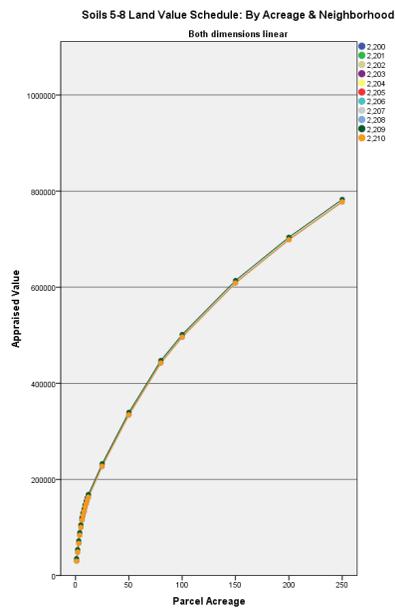
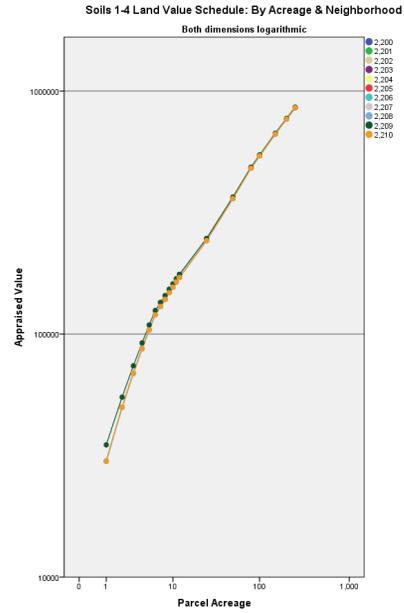
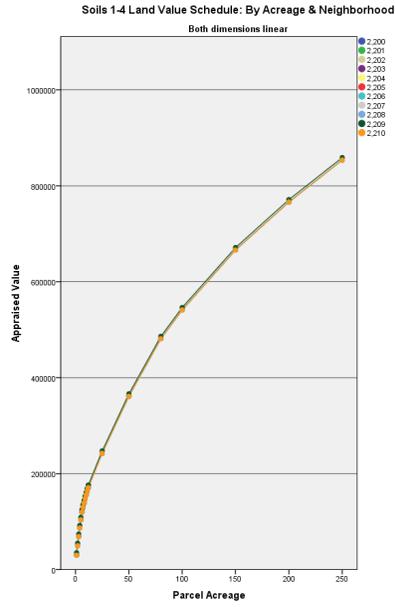
Wooded Land Value Schedule: By Acreage & Neighborhood



# 21 HOMER CITY BORO

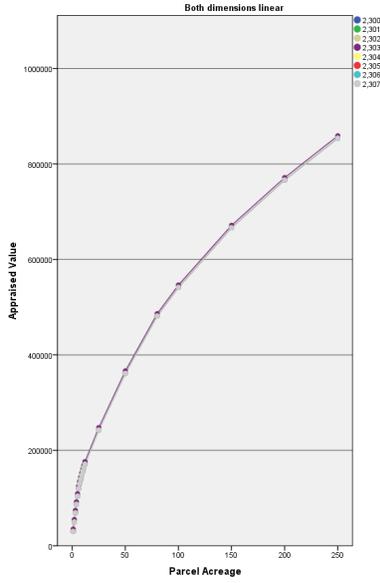


# 22 INDIANA BORO I

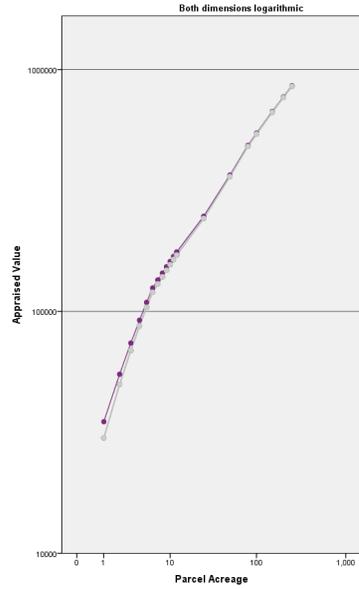


# 23 INDIANA BORO II

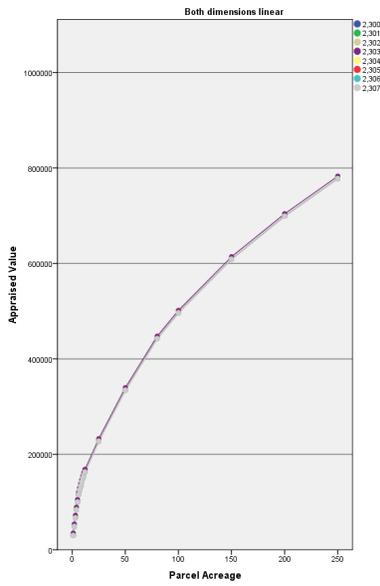
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



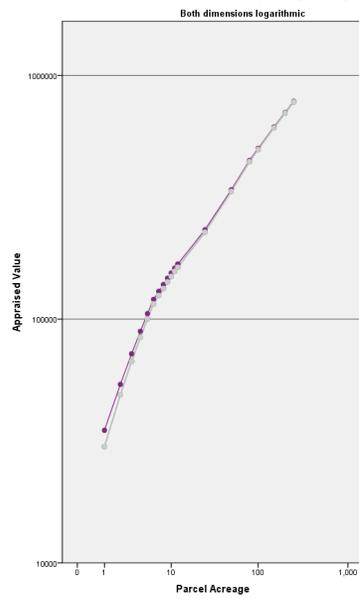
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



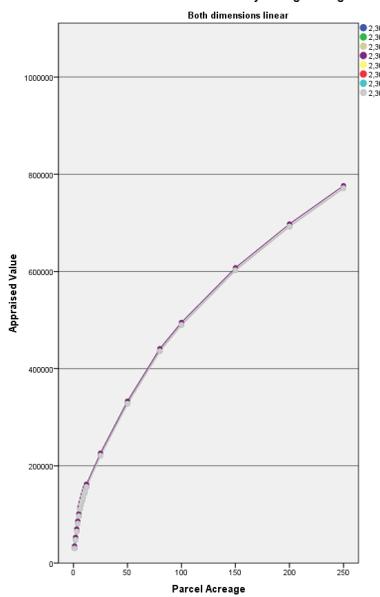
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



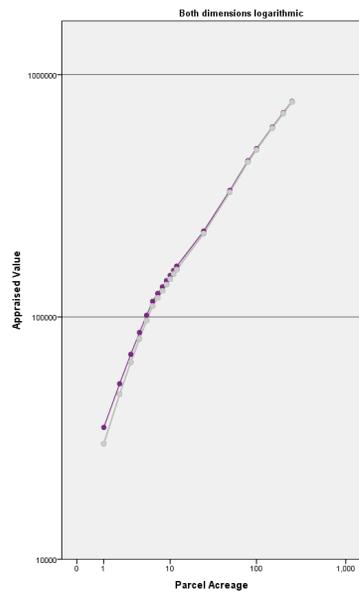
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

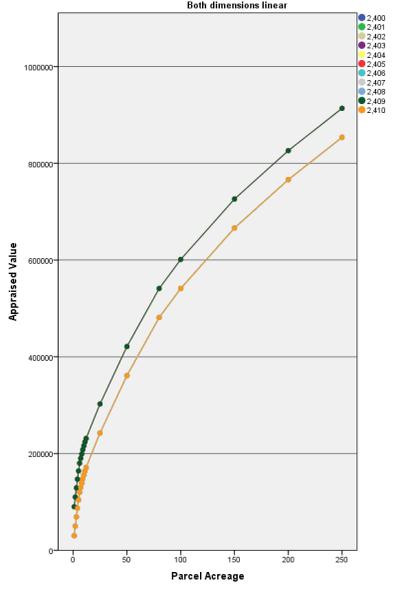


Wooded Land Value Schedule: By Acreage & Neighborhood

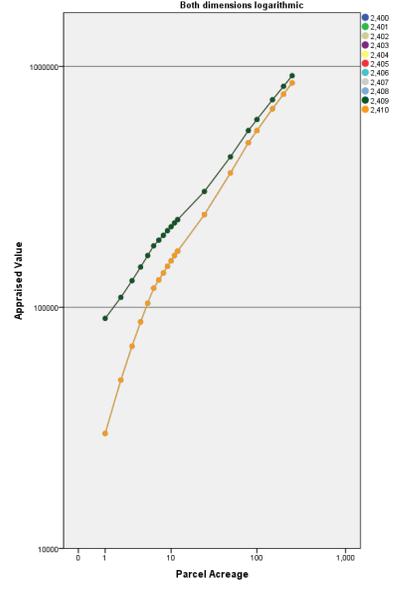


# 24 INDIANA BORO III

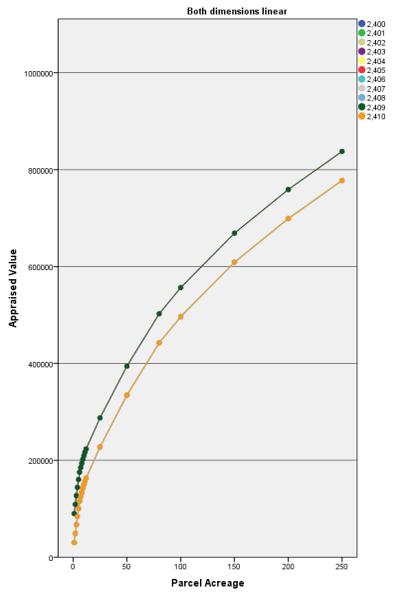
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



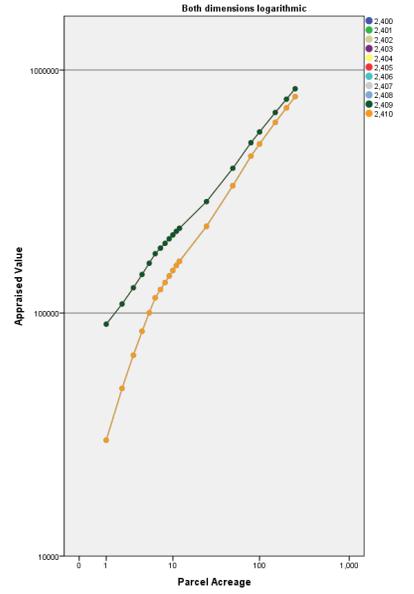
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



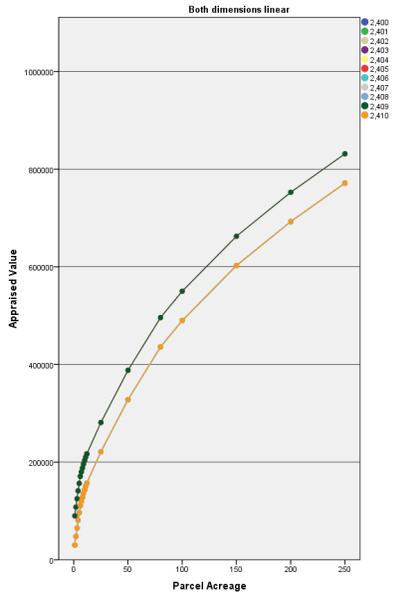
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



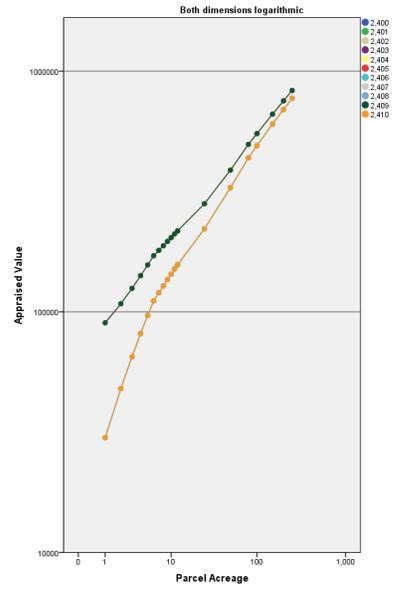
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

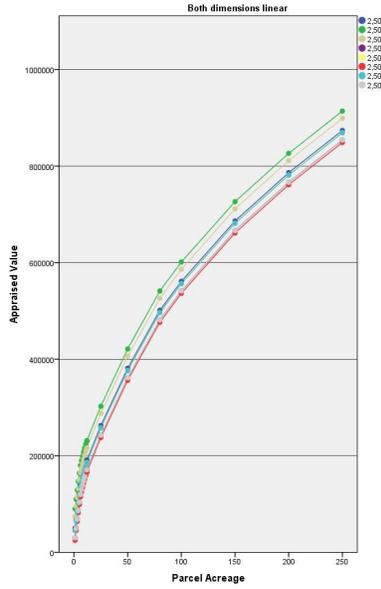


Wooded Land Value Schedule: By Acreage & Neighborhood

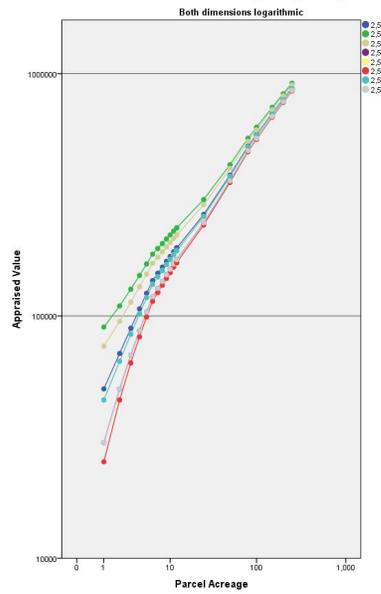


# 25 INDIANA BORO IV

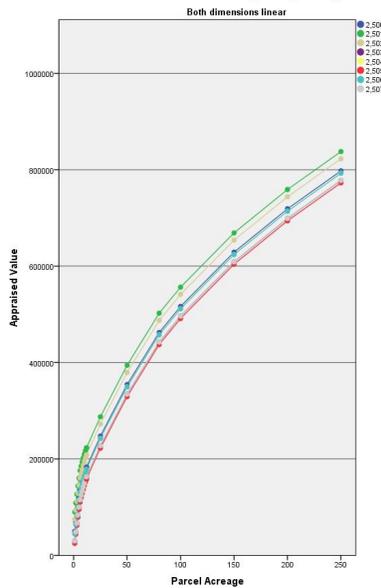
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



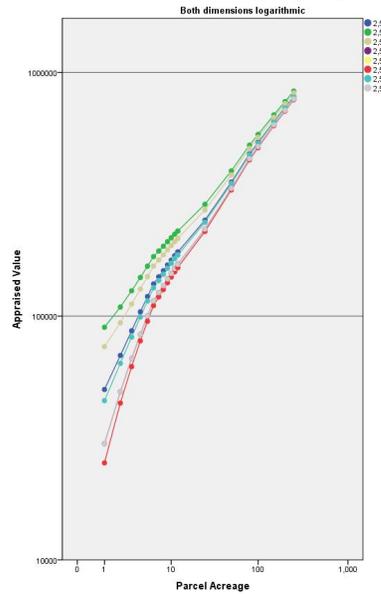
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



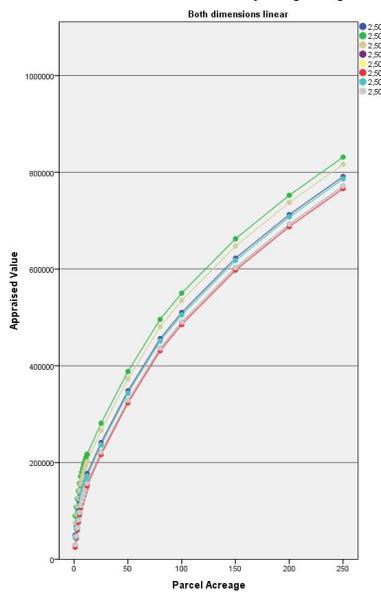
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



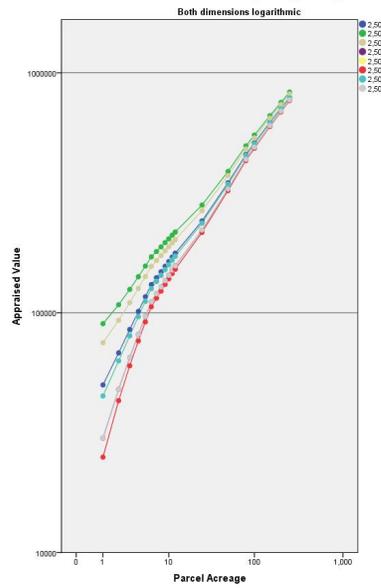
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

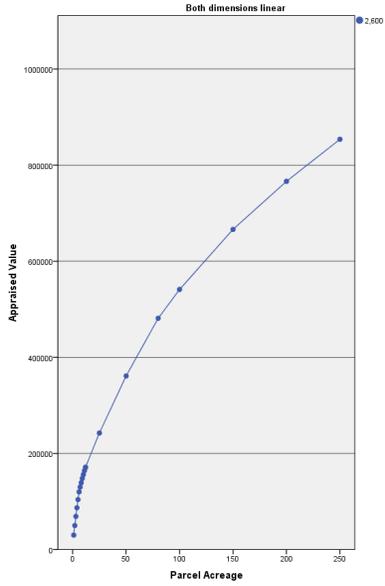


Wooded Land Value Schedule: By Acreage & Neighborhood

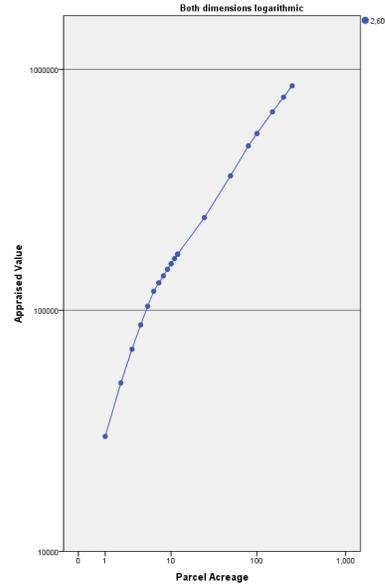


# 26 {Obsolete}

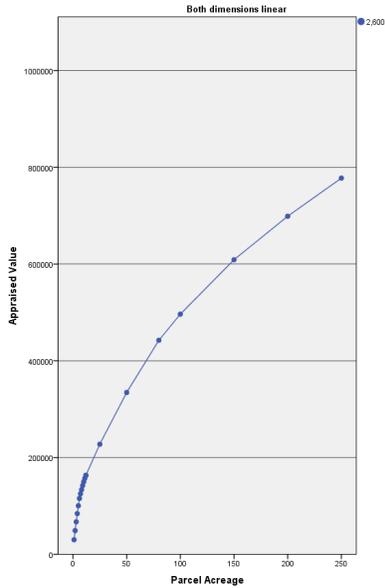
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



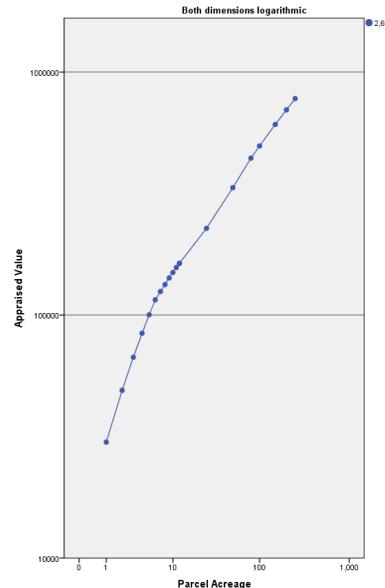
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



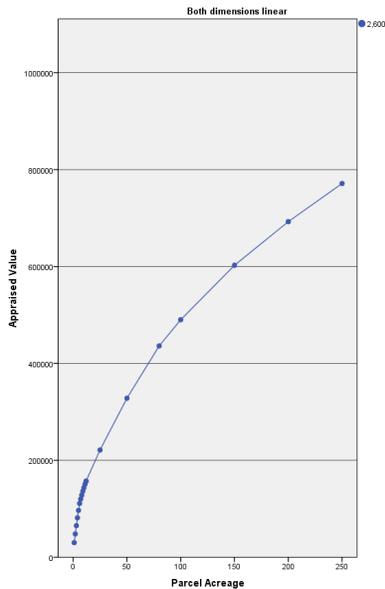
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



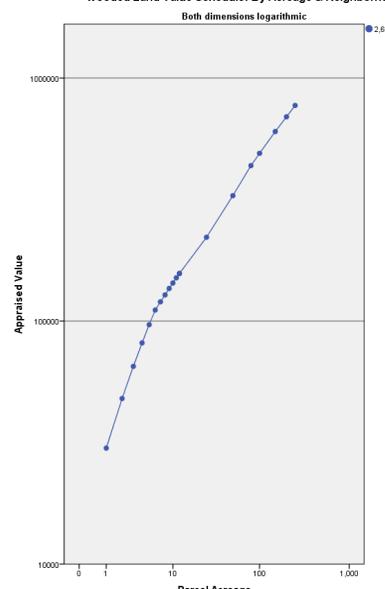
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



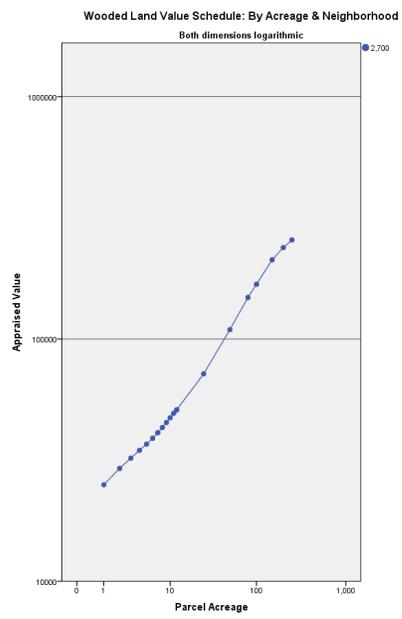
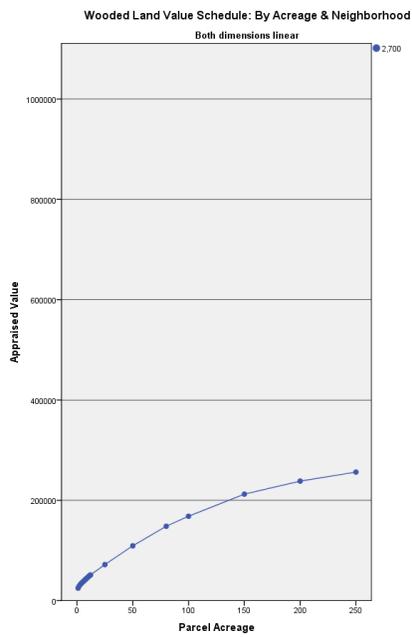
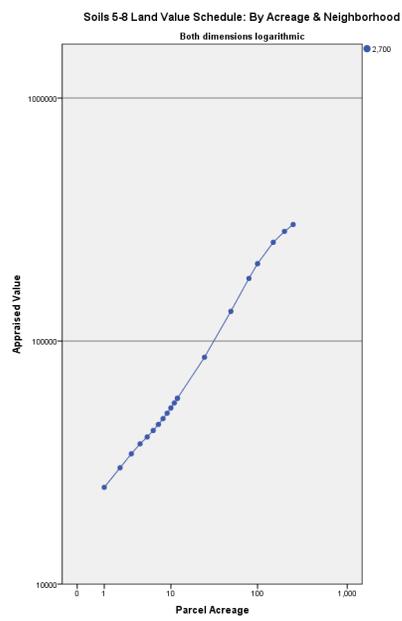
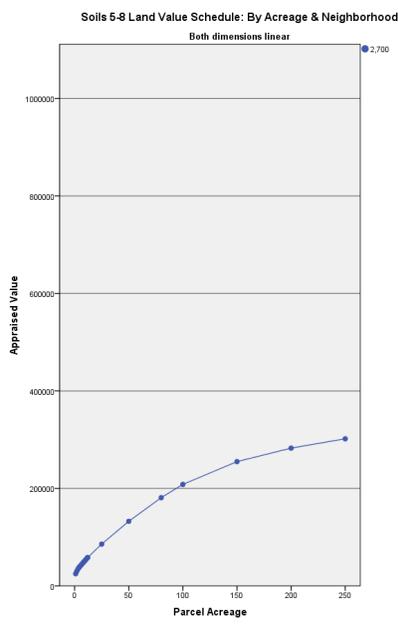
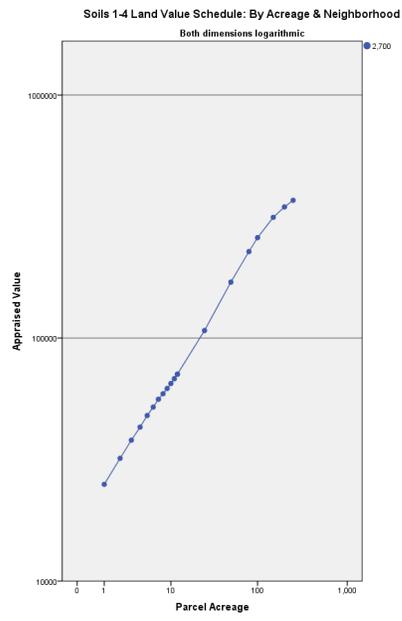
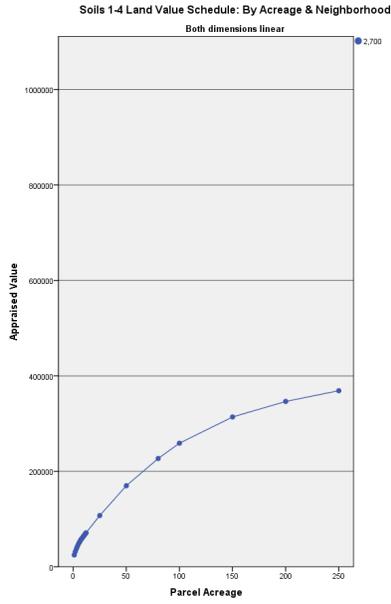
Wooded Land Value Schedule: By Acreage & Neighborhood



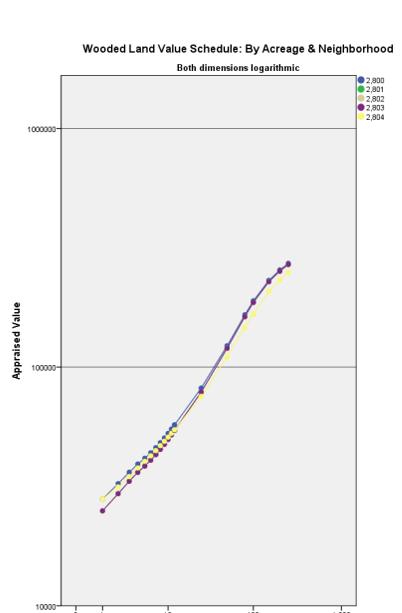
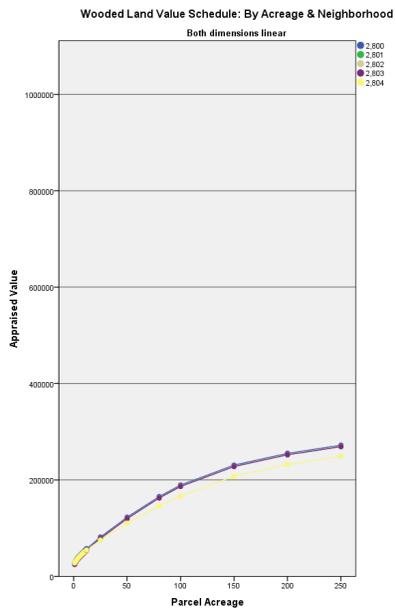
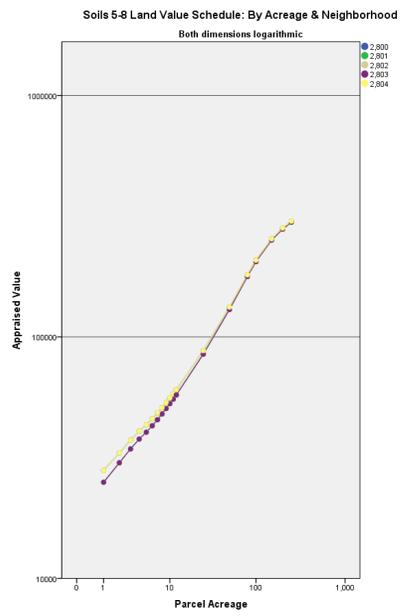
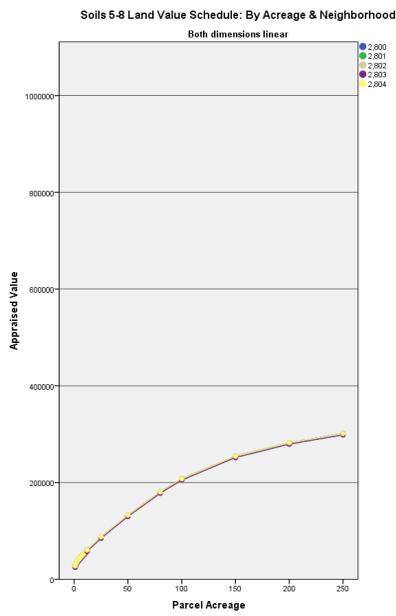
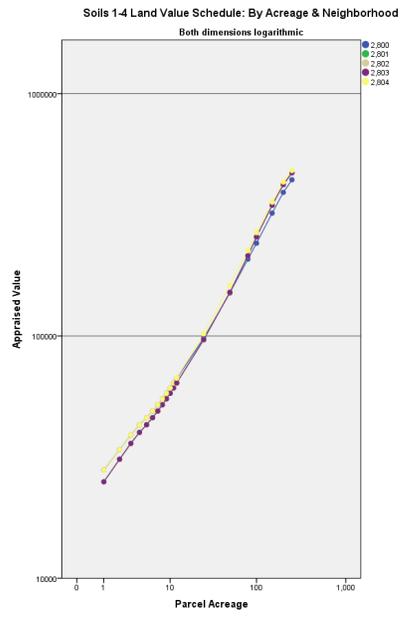
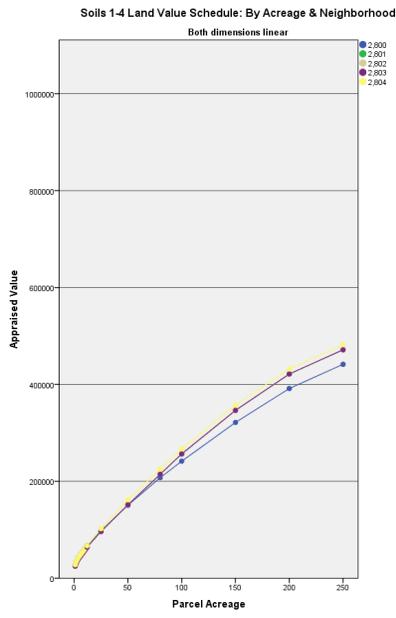
Wooded Land Value Schedule: By Acreage & Neighborhood



# 27 EAST MAHONING TWP

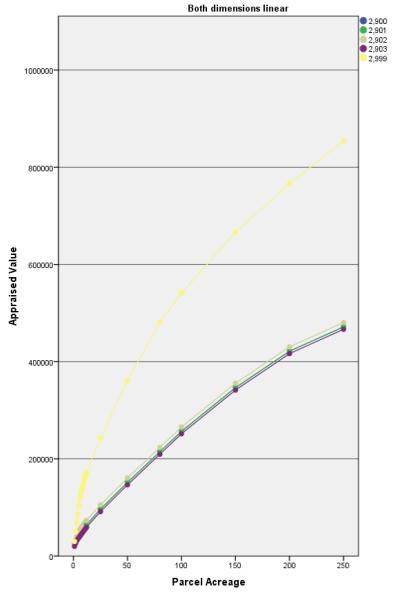


# 28 NORTH MAHONING TWP

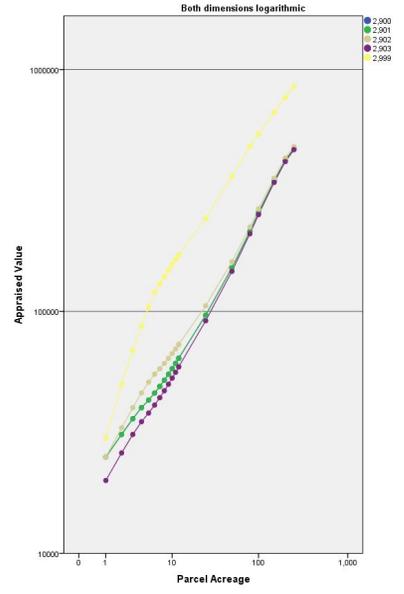


# 29 SOUTH MAHONING TWP

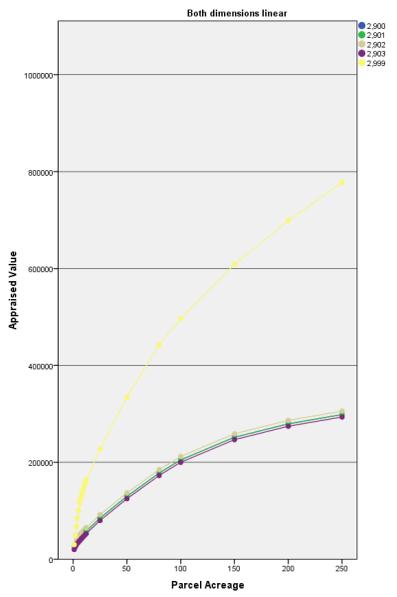
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



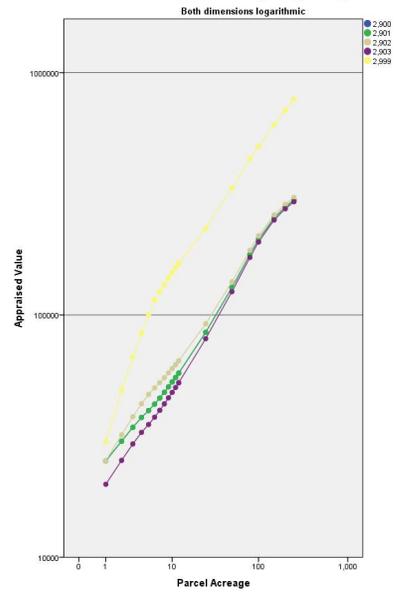
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



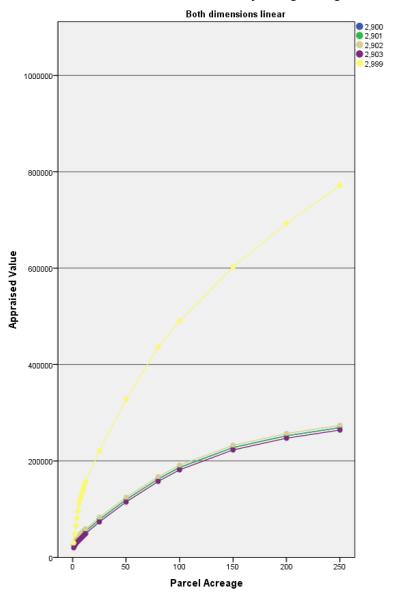
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



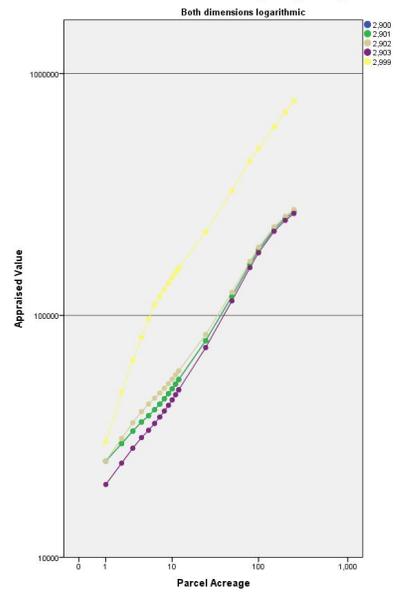
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

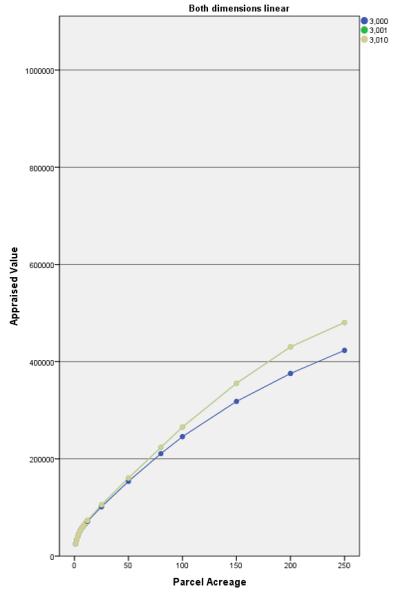


Wooded Land Value Schedule: By Acreage & Neighborhood

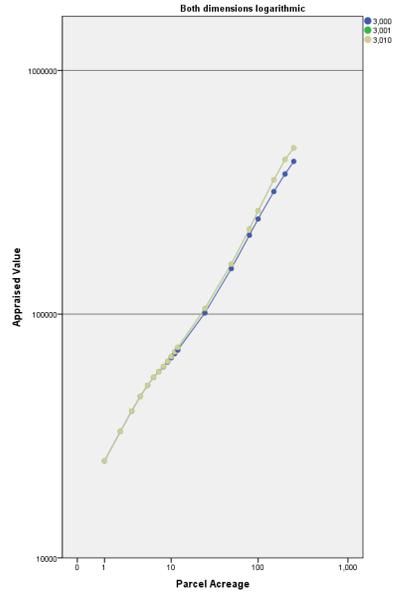


# 30 WEST MAHONING TWP

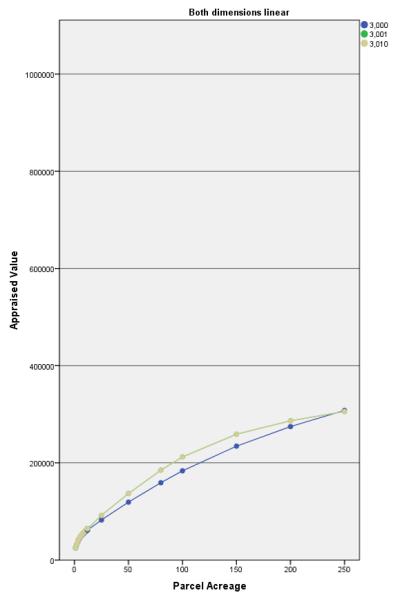
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



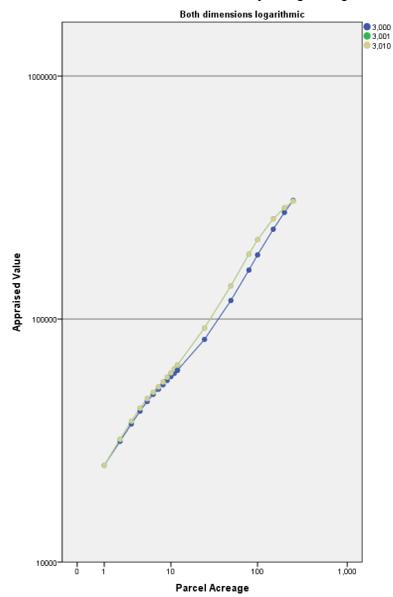
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



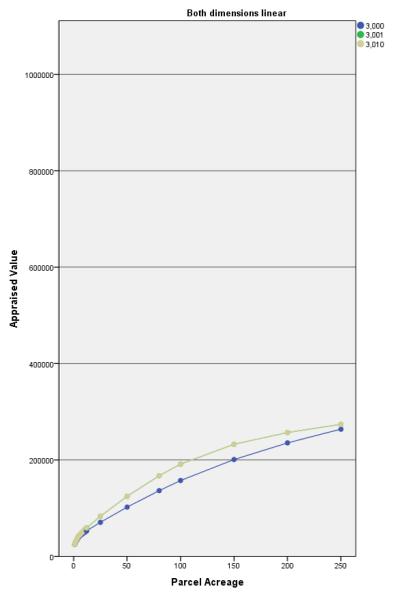
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



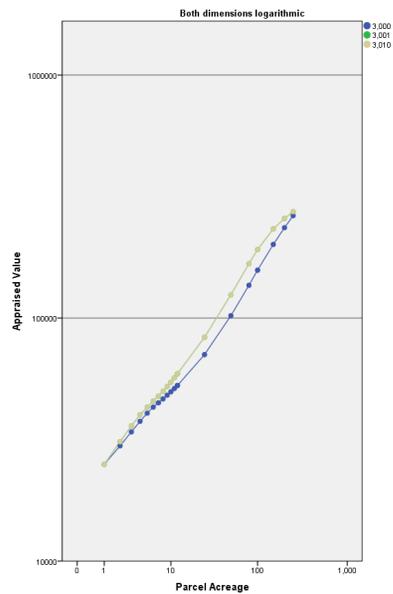
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

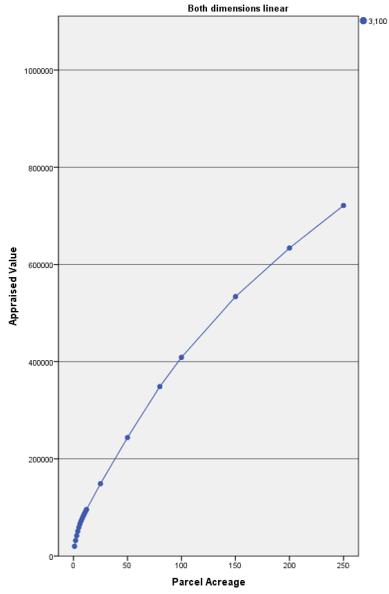


Wooded Land Value Schedule: By Acreage & Neighborhood

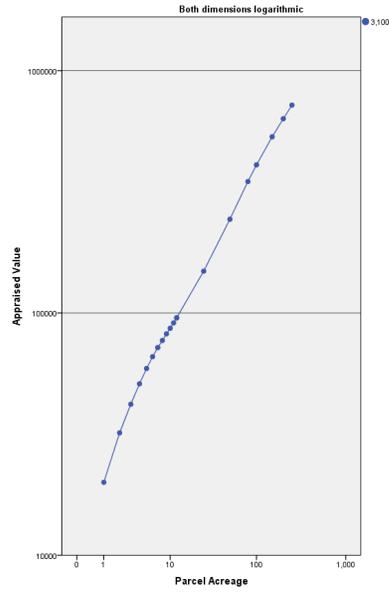


# 31 MARION CENTER BORO

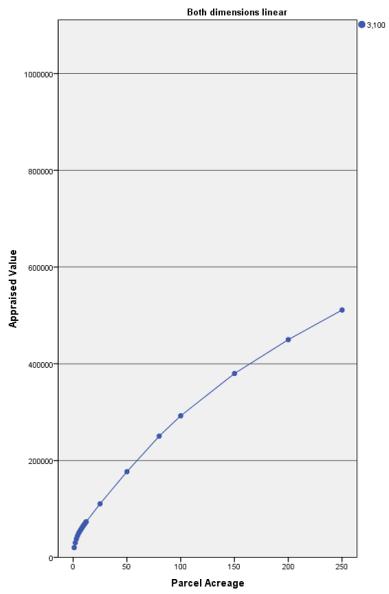
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



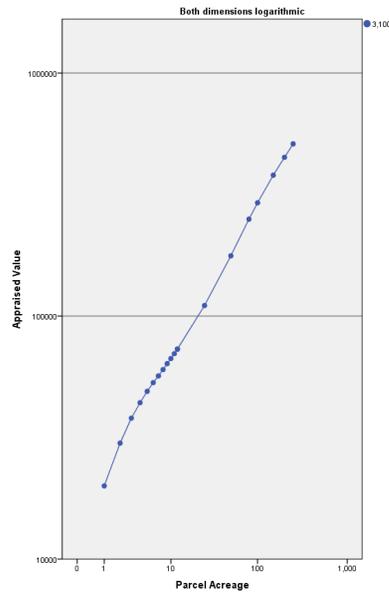
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



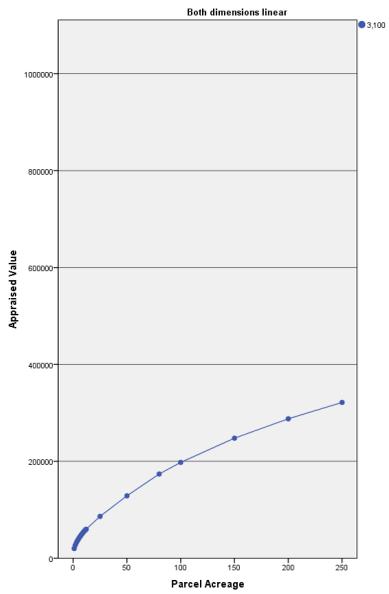
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



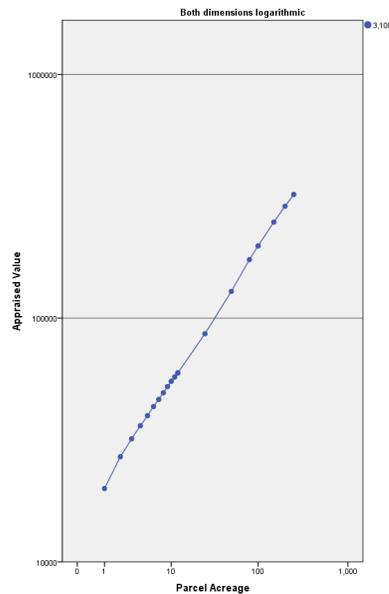
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

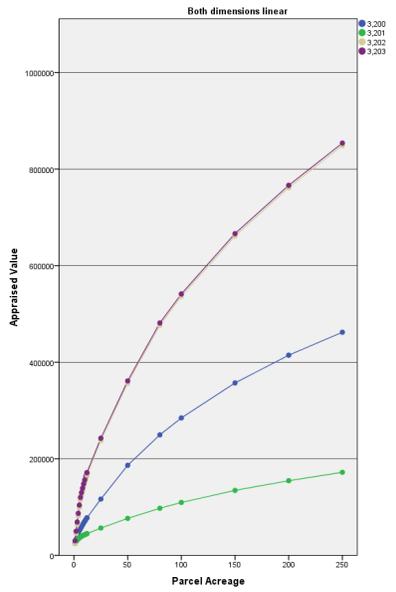


Wooded Land Value Schedule: By Acreage & Neighborhood

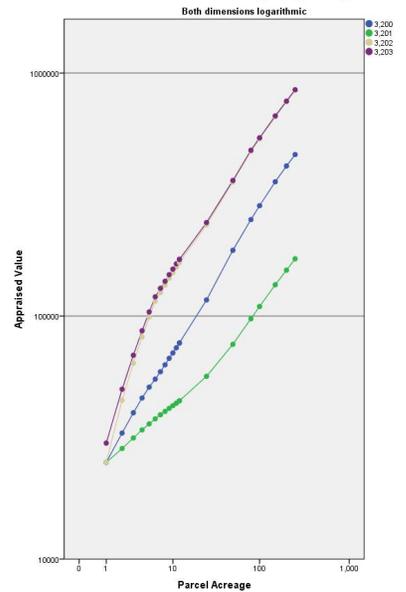


# 32 MONTGOMERY TWP

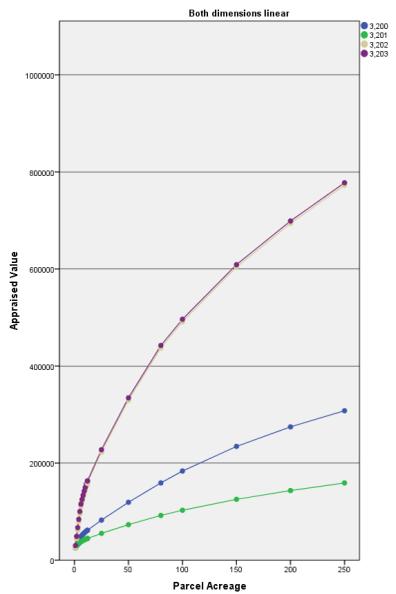
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



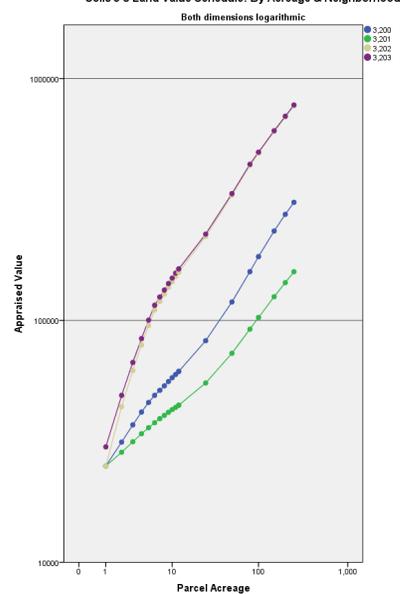
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



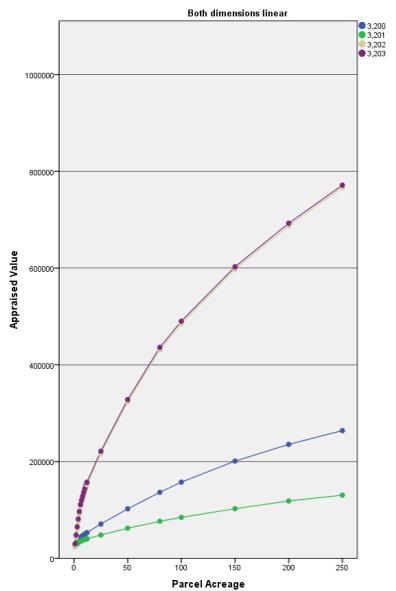
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



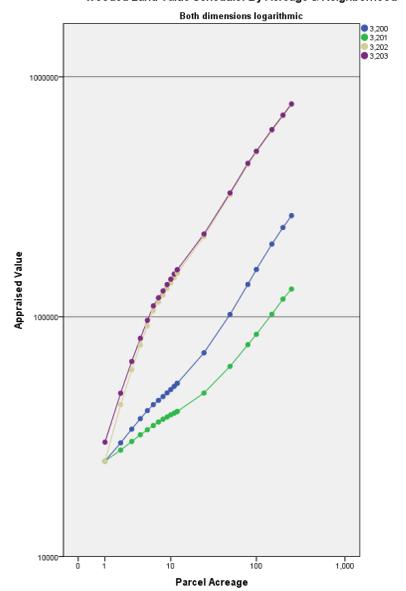
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



Wooded Land Value Schedule: By Acreage & Neighborhood

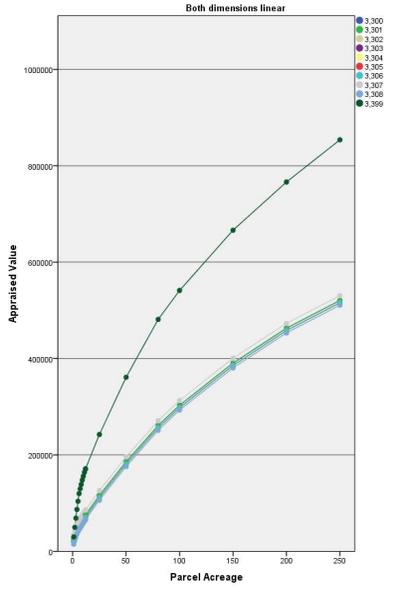


Wooded Land Value Schedule: By Acreage & Neighborhood

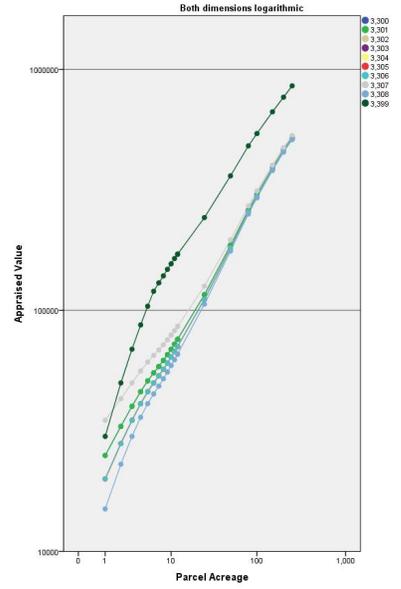


# 33 PINE TWP

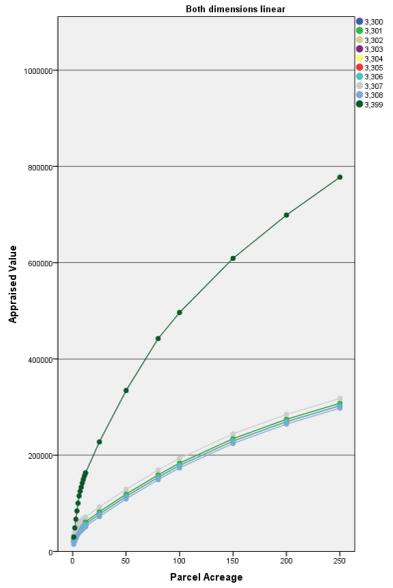
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



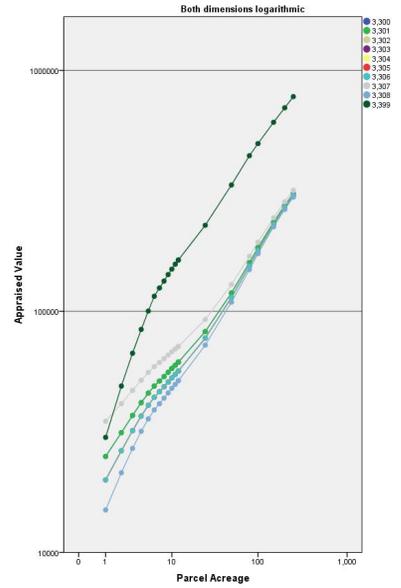
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



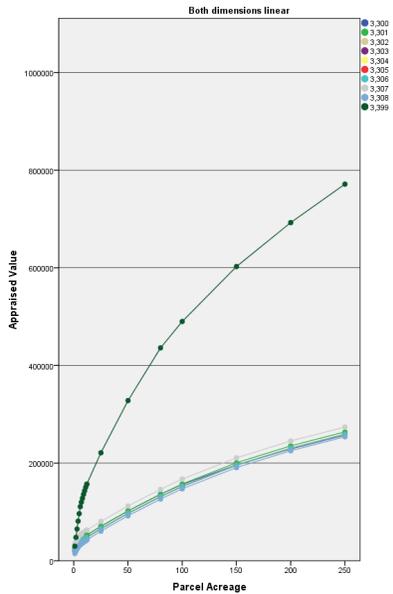
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



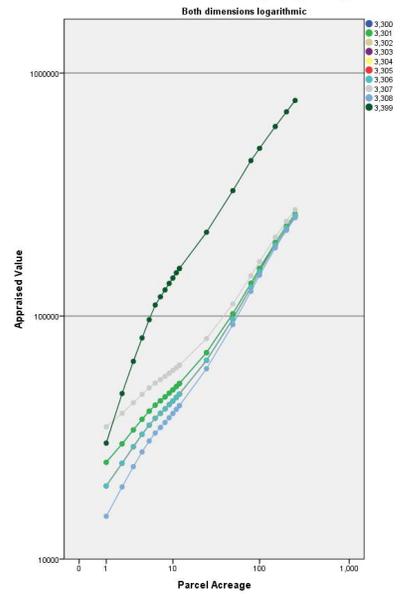
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



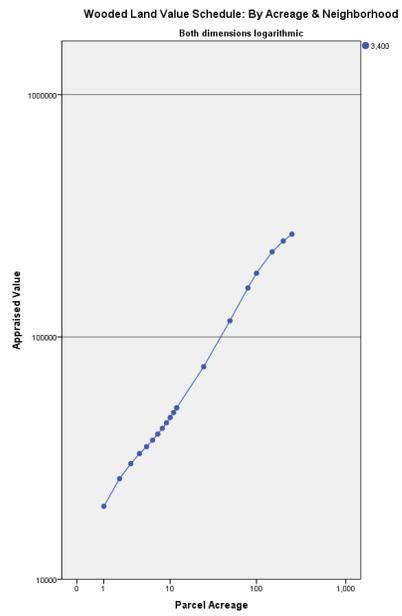
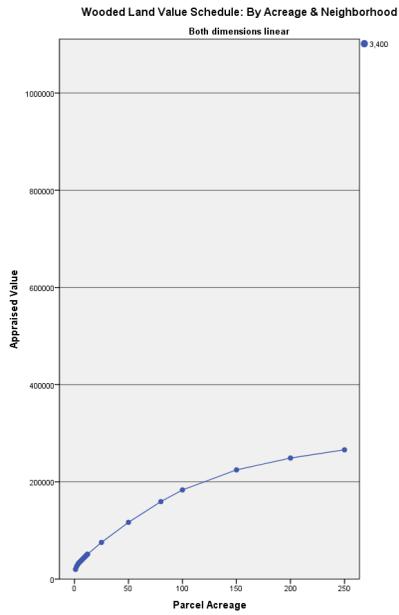
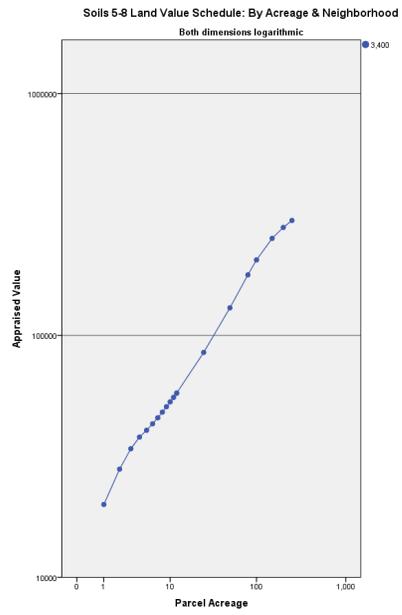
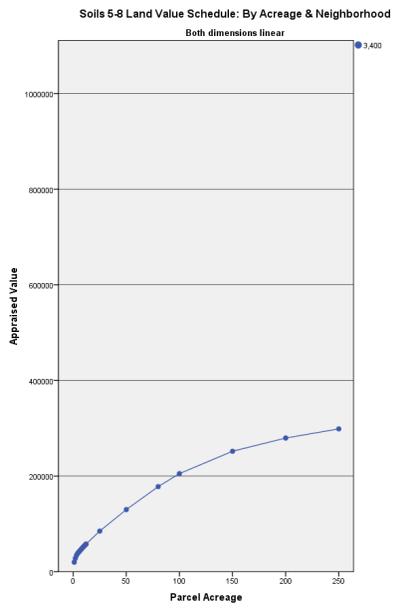
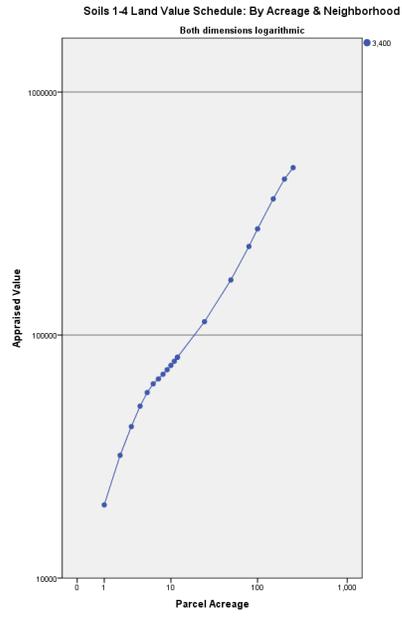
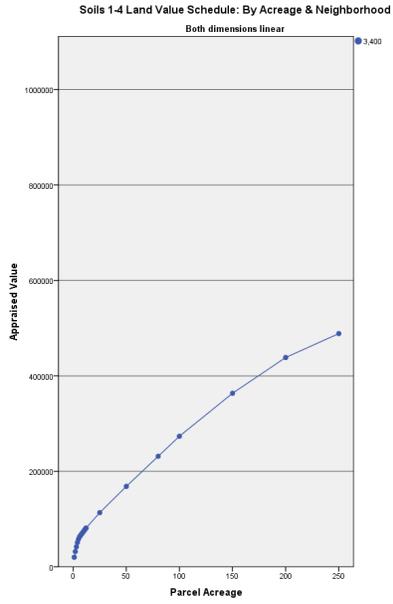
Wooded Land Value Schedule: By Acreage & Neighborhood



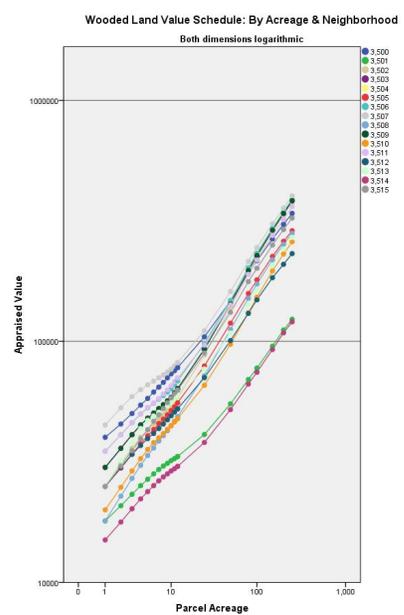
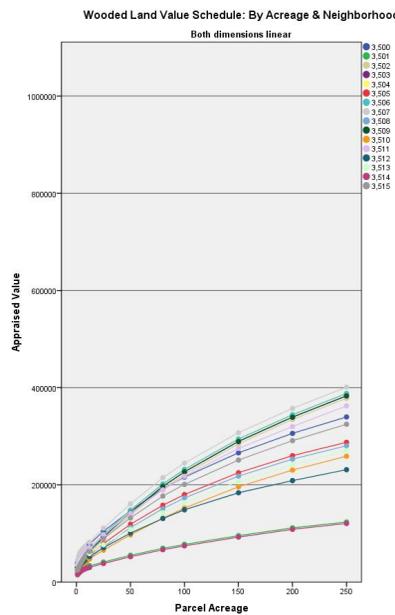
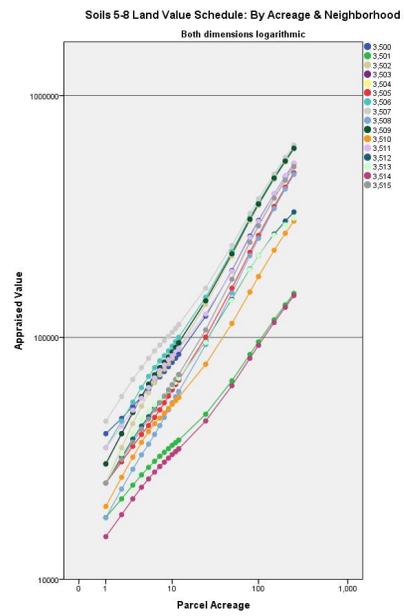
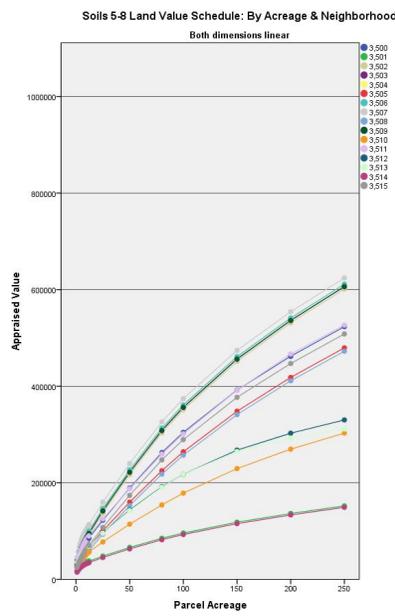
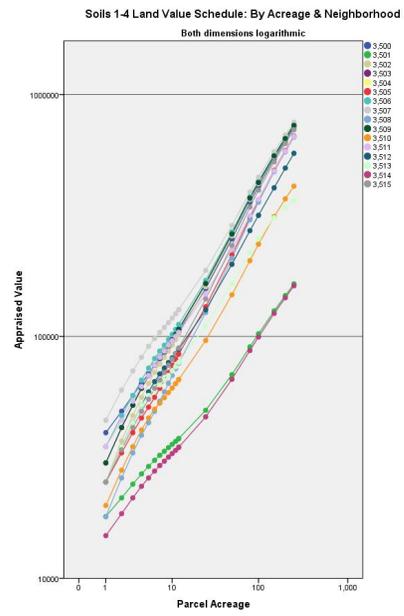
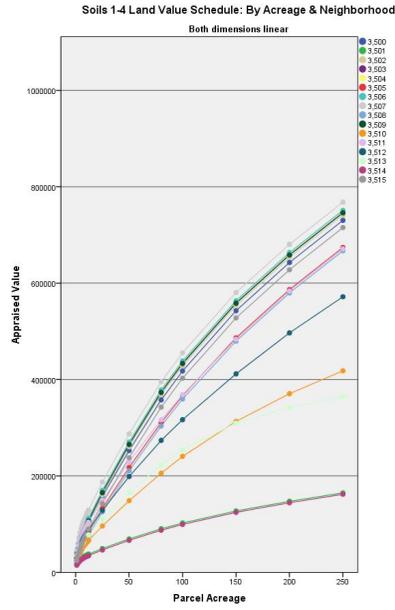
Wooded Land Value Schedule: By Acreage & Neighborhood



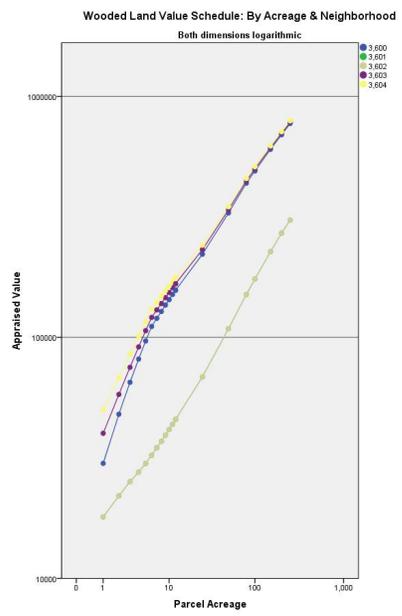
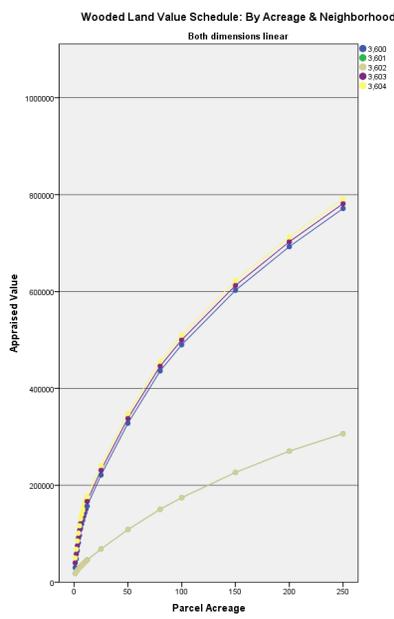
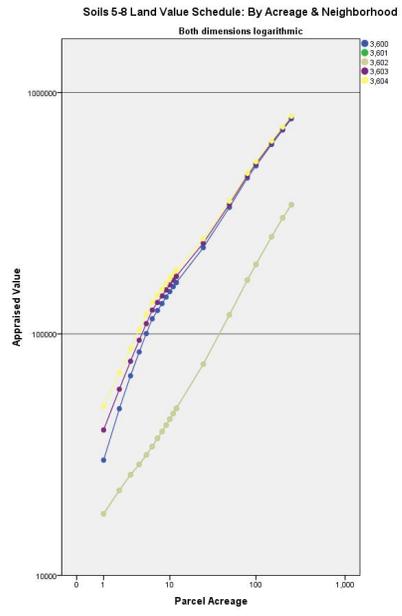
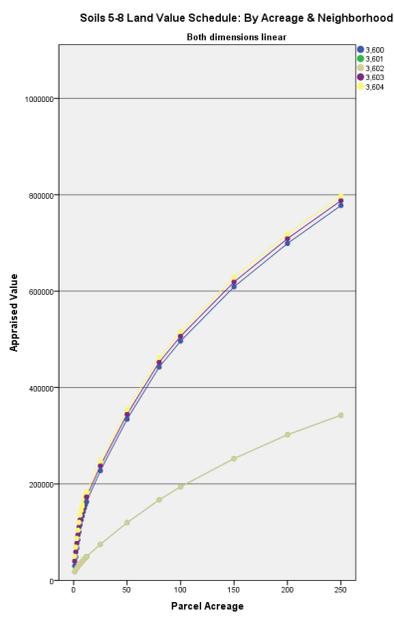
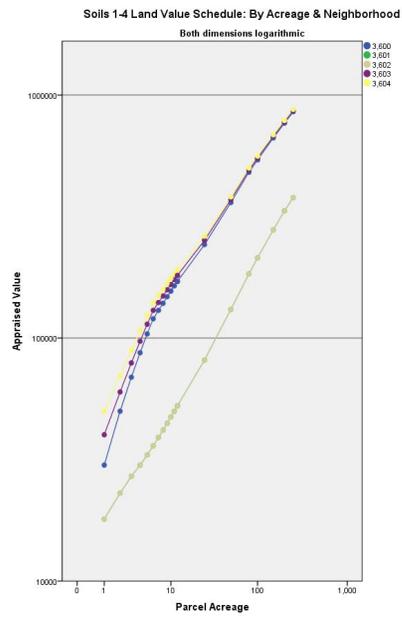
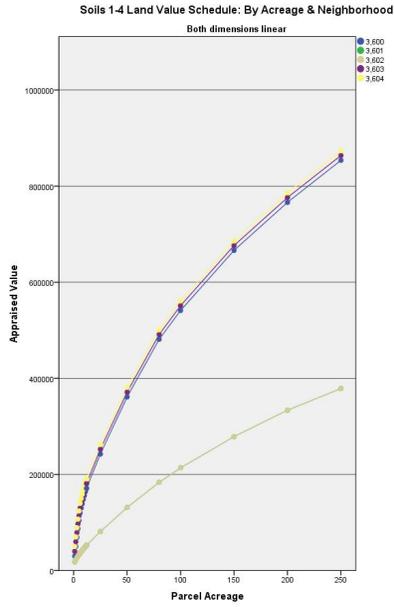
# 34 PLUMVILLE BORO



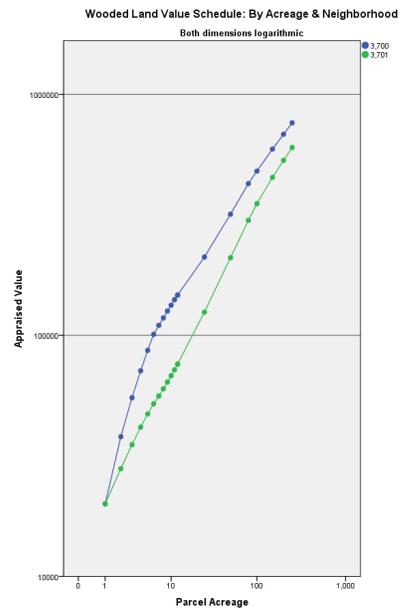
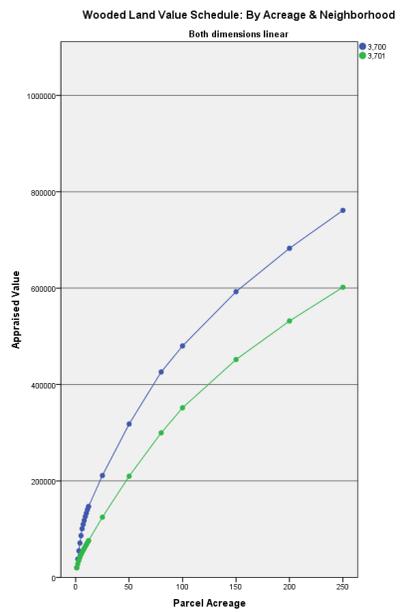
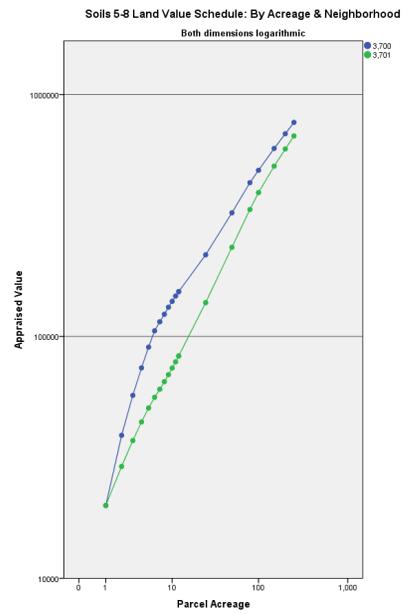
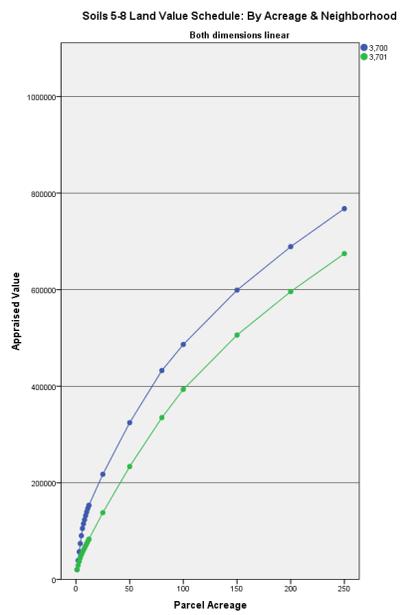
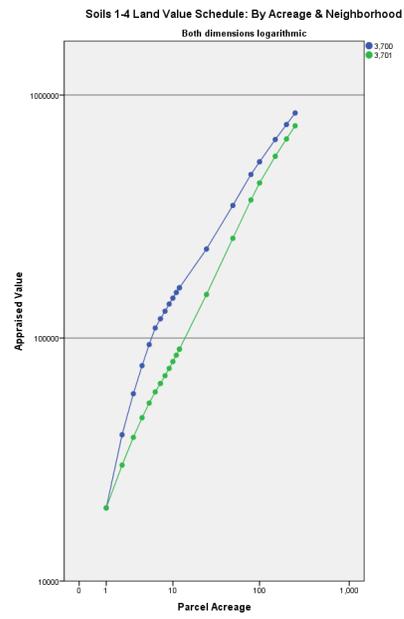
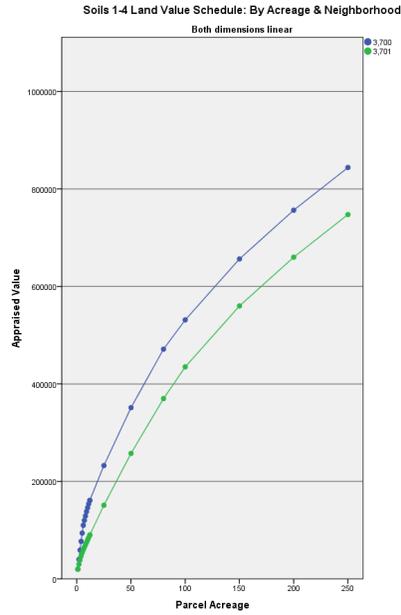
# 35 RAYNE TWP



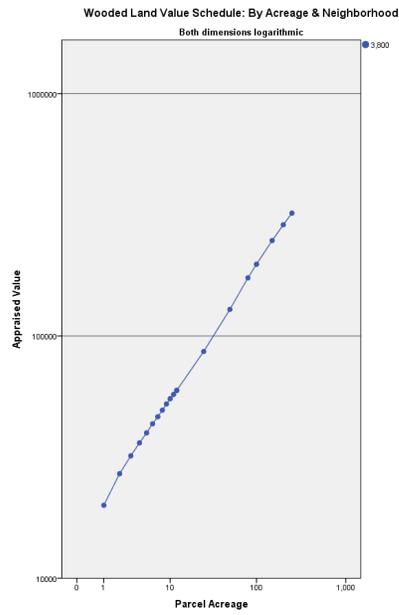
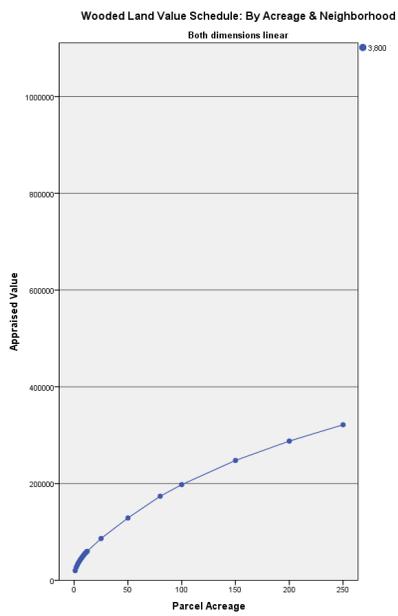
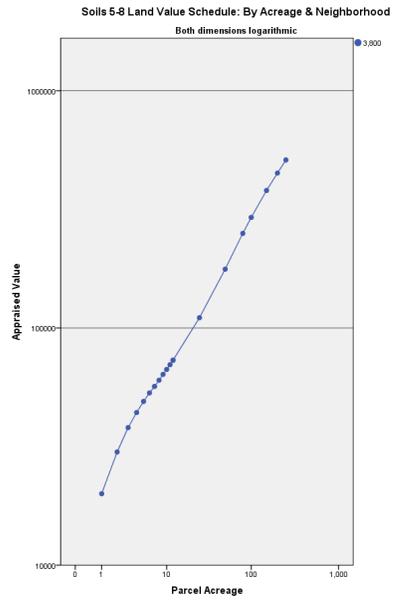
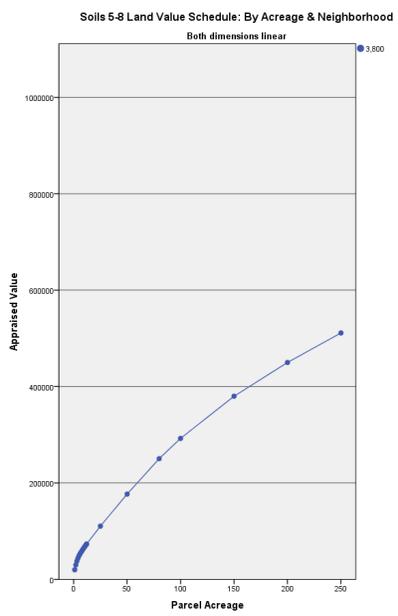
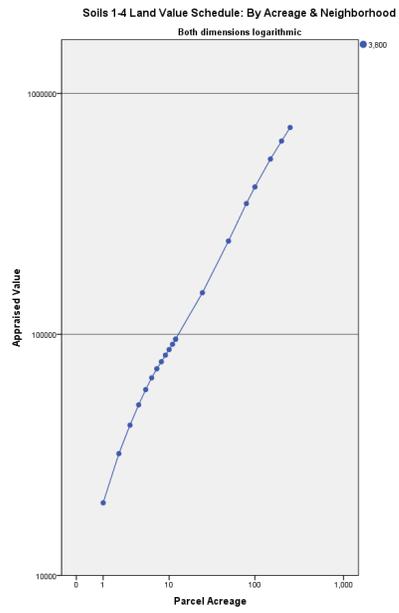
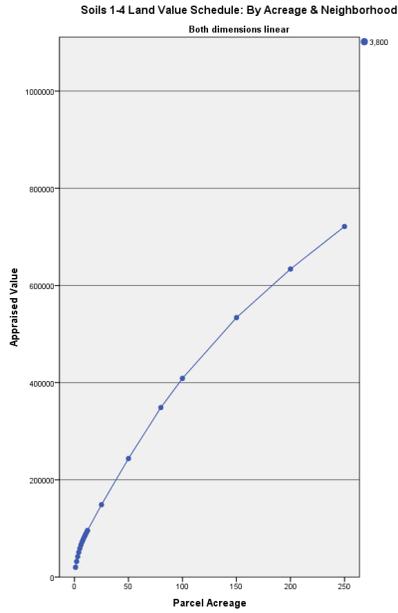
# 36 SALTSBURG BORO



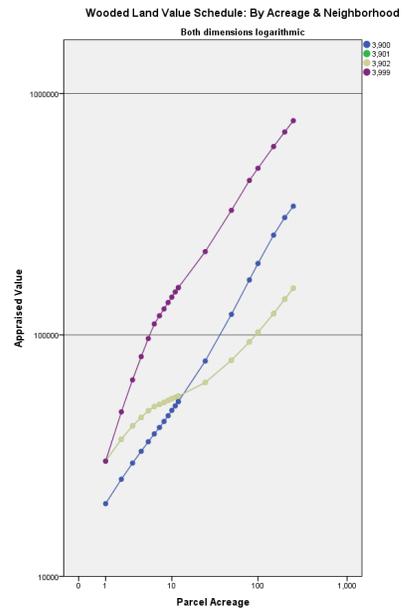
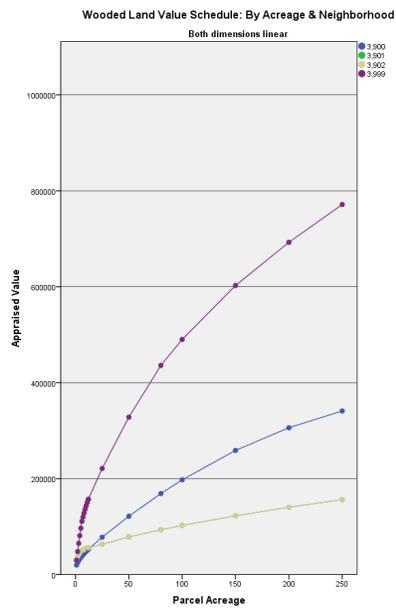
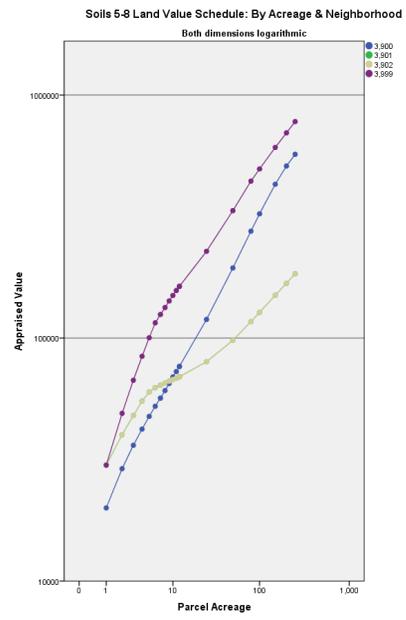
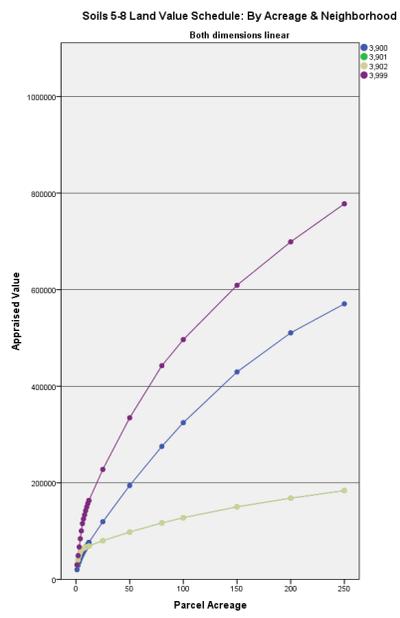
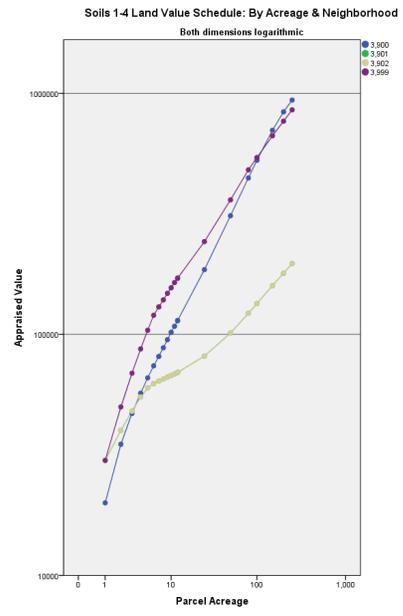
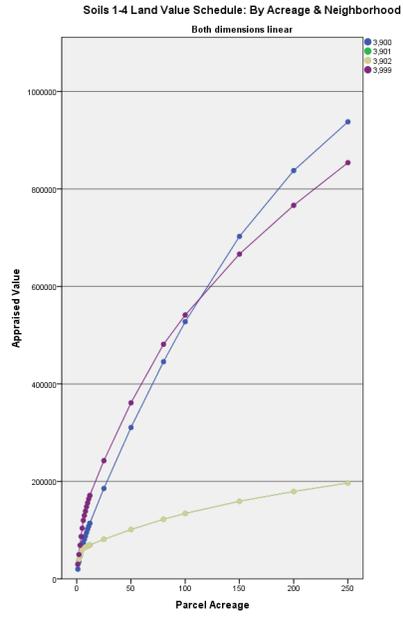
# 37 SHELOCTA BORO



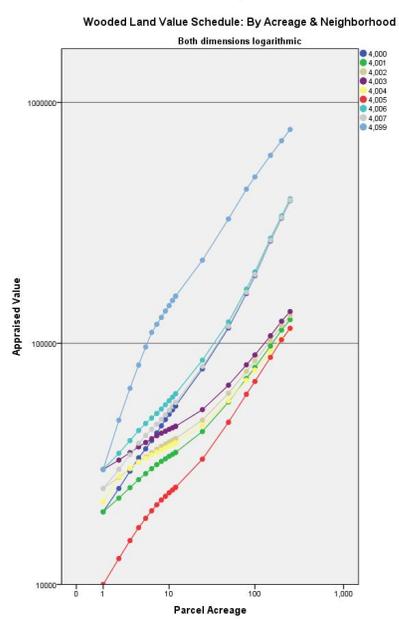
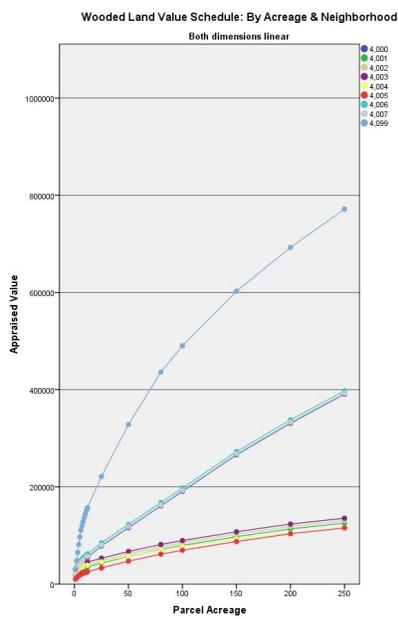
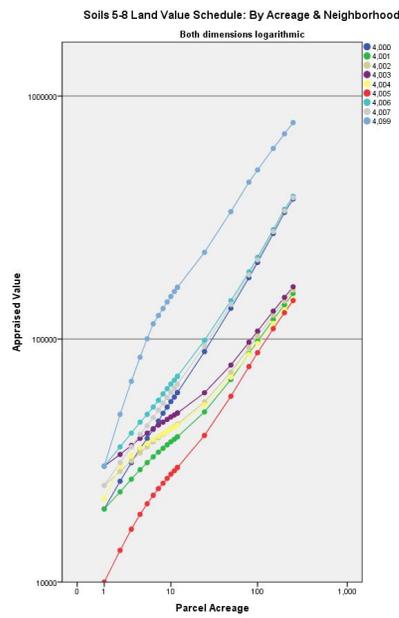
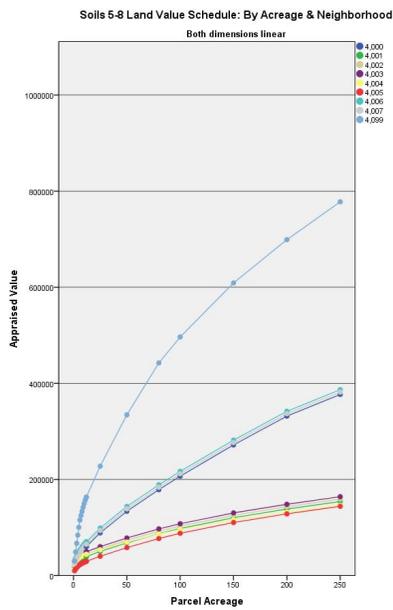
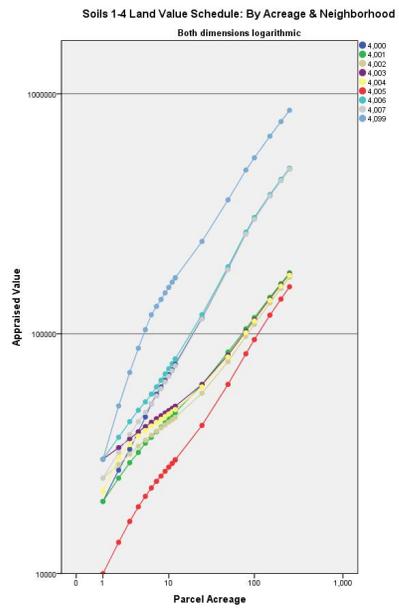
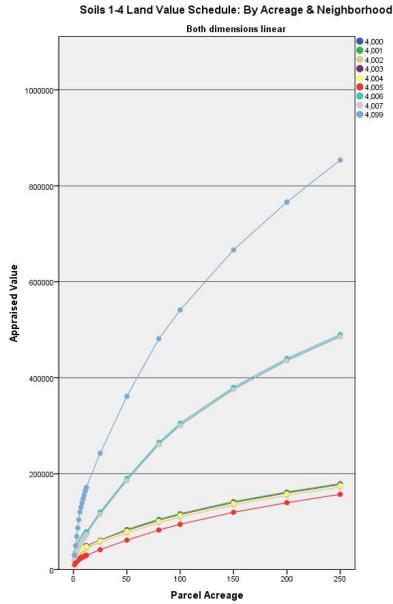
# 38 SMICKSBURG BORO



# 39 WASHINGTON TWP

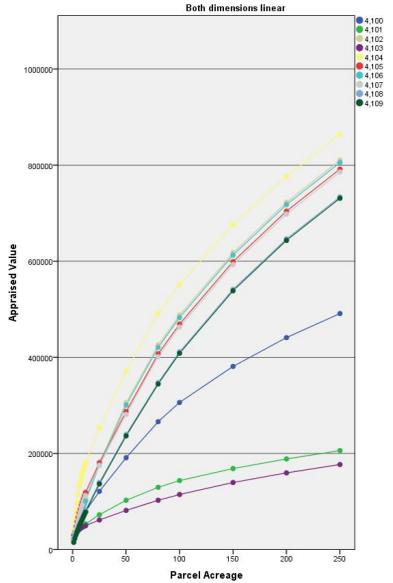


# 40 EAST WHEATFIELD TWP

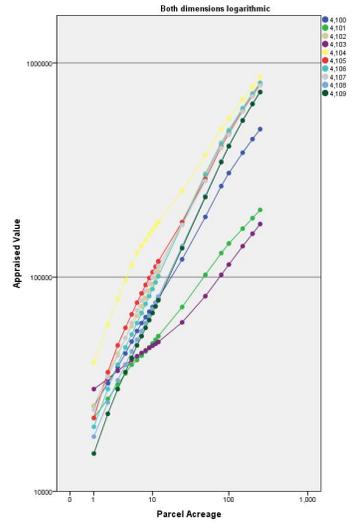


# 41 WEST WHEATFIELD TWP

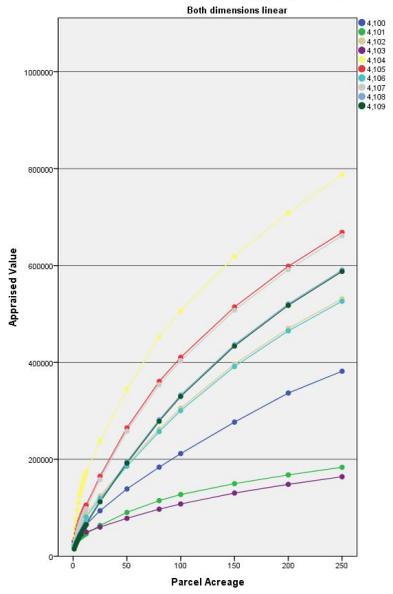
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



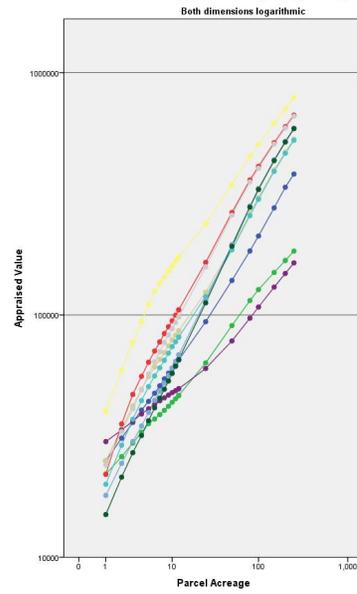
Soils 1-4 Land Value Schedule: By Acreage & Neighborhood



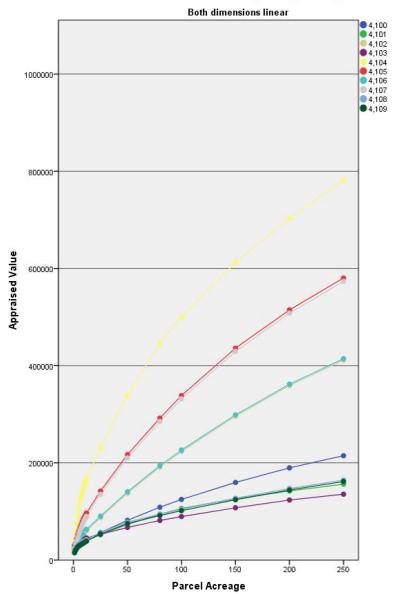
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



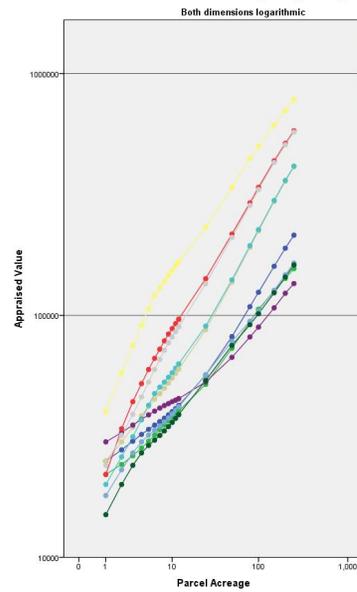
Soils 5-8 Land Value Schedule: By Acreage & Neighborhood



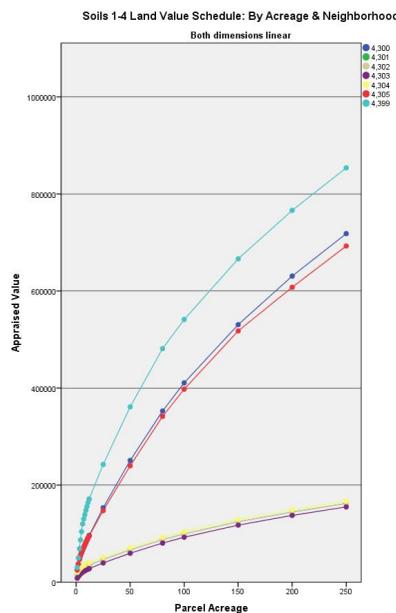
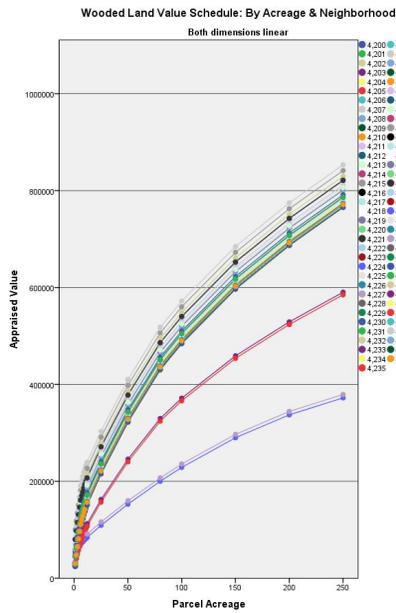
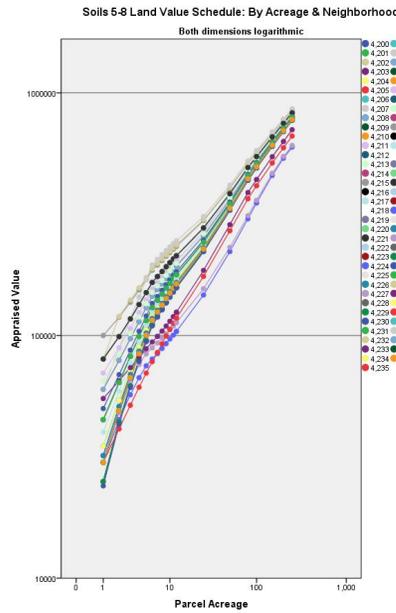
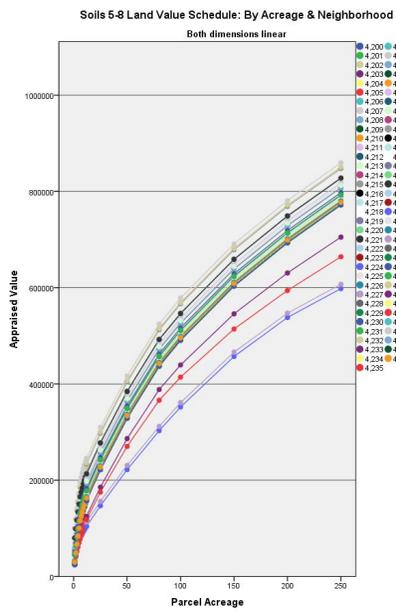
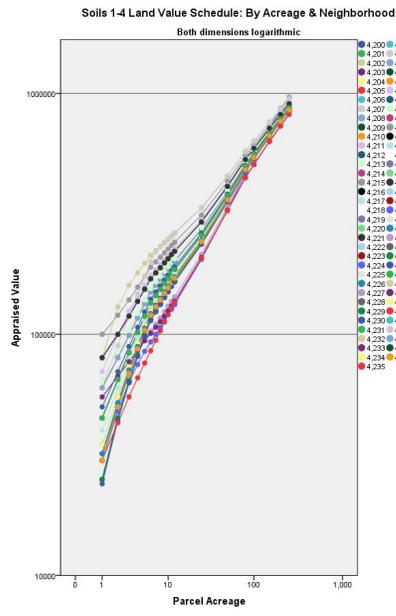
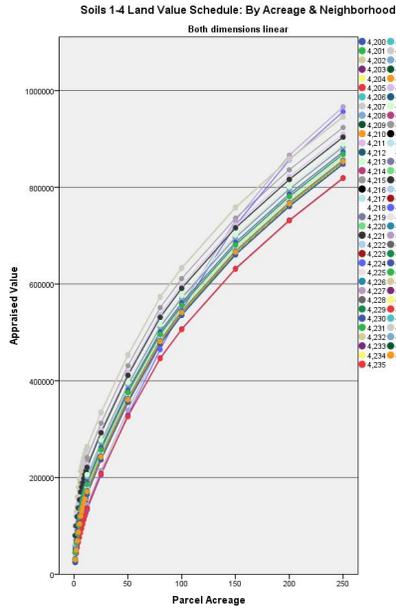
Wooded Land Value Schedule: By Acreage & Neighborhood



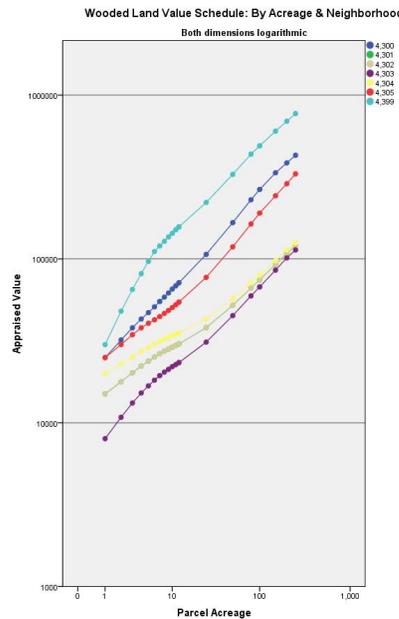
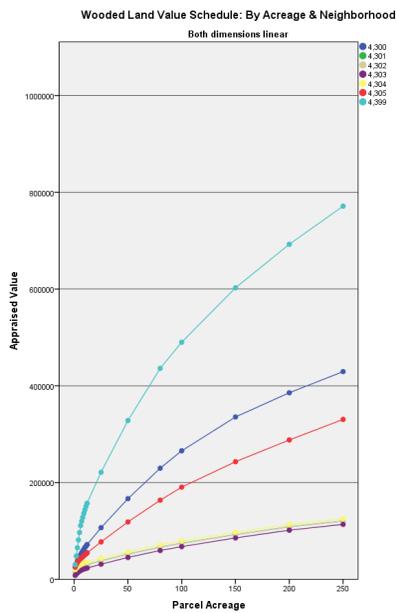
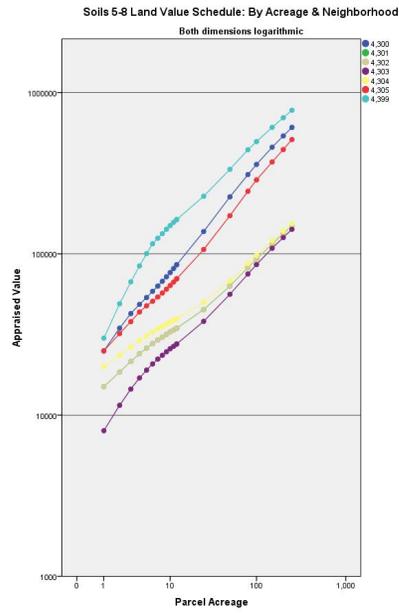
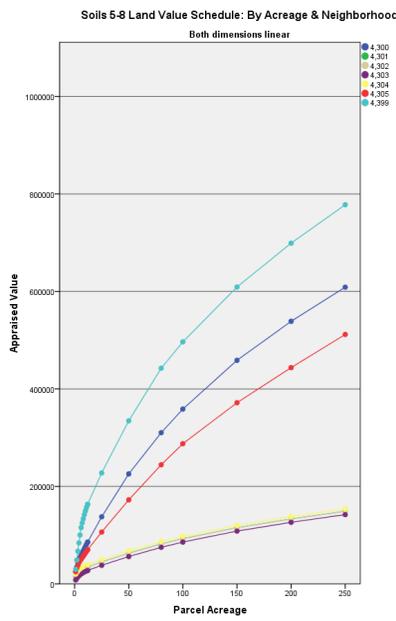
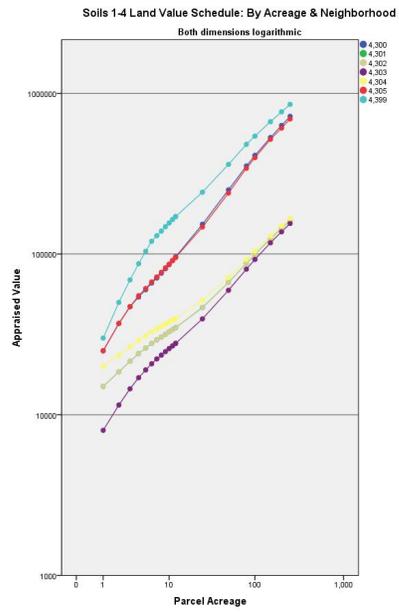
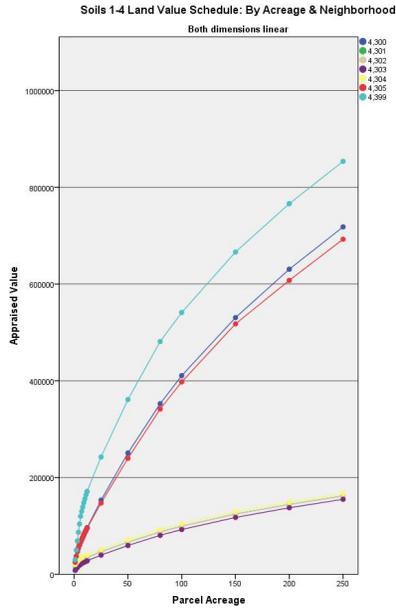
Wooded Land Value Schedule: By Acreage & Neighborhood



# 42 WHITE TWP



# 43 YOUNG TWP



# 44 ERNEST BORO

