

APPENDIX A
MARGINAL LOT VALUE ANALYSIS

County	Township	Marginal Value (from 4 to 5 lots/acre)	Marginal Value (from 4 to 5 lots/acre)	Marginal Value (from 4 to 5 lots/acre)	Marginal Value (from 4 to 5 lots/acre)	Lowest Value w/ Best Fit	30% Reduction
		Quadratic Polynomial Marginal Revenue	Cubic Polynomial Marginal Revenue	Linear Log Marginal Revenue	Polynomial Inverse First Order Marginal Revenue		
Bergen	Mahwah	\$ 79,185	\$ 41,233	\$ 197,008	\$ 284,864	\$ 41,233.00	\$ 28,863.10
Bergen	Oakland	\$ 1,024,656	\$ (1,744,351)	\$ 128,175	\$ 243,537	\$ 128,175.00	\$ 89,722.50
Hunterdon	Alexandria	\$ 122,222	\$ (116,539)	\$ 81,916	\$ 131,319	\$ 81,916.00	\$ 57,341.20
Hunterdon	Bethlehem	\$ 82,400	\$ 52,258	\$ 87,827	\$ 112,606	\$ 82,400.00	\$ 57,680.00
Hunterdon	Bloomsbury	\$ 91,069	\$ (37,293)	\$ 62,818	\$ 87,309	\$ 62,818.00	\$ 43,972.60
Hunterdon	Califon	\$ 202,008	\$ (463,665)	\$ 66,875	\$ 92,521	\$ 92,521.00	\$ 64,764.70
Hunterdon	CLINTON TOWN	\$ 21,301	\$ 17,257	\$ 71,246	\$ 82,613	\$ 17,257.00	\$ 12,079.90
Hunterdon	CLINTON TOWNSHIP	\$ 202,008	\$ 46,949	\$ 104,703	\$ 135,810	\$ 104,703.00	\$ 73,292.10
Hunterdon	GLEN GARDNER BOROUGH	\$ 56,192	\$ 120,658	\$ 64,394	\$ 92,751	\$ 56,192.00	\$ 39,334.40
Hunterdon	HAMPTON BOROUGH	\$ 17,025	\$ 163,114	\$ 40,729	\$ 67,018	\$ 17,025.00	\$ 11,917.50
Hunterdon	HIGH BRIDGE BOROUGH	\$ 242,573	\$ 12,776	\$ 110,802	\$ 130,128	\$ 110,802.00	\$ 77,561.40
Hunterdon	HOLLAND TOWNSHIP	\$ 171,563	\$ (58,494)	\$ 87,933	\$ 105,776	\$ 105,776.00	\$ 74,043.20
Hunterdon	LEBANON BOROUGH	\$ 106,060	\$ 104,875	\$ 128,966	\$ 133,517	\$ 104,875.00	\$ 73,412.50
Hunterdon	LEBANON TOWNSHIP	\$ 180,830	\$ (42,283)	\$ 102,906	\$ 137,717	\$ 102,906.00	\$ 72,034.20
Hunterdon	MILFORD BOROUGH	\$ 92,625	\$ (75,644)	\$ 88,013	\$ 98,447	\$ 88,013.00	\$ 61,609.10
Hunterdon	TEWKSBURY TOWNSHIP	\$ 659,816	\$ (213,726)	\$ 157,676	\$ 239,460	\$ 157,676.00	\$ 110,373.20
Hunterdon	UNION TOWNSHIP	\$ 251,173	\$ (124,994)	\$ 98,815	\$ 132,458	\$ 98,815.00	\$ 69,170.50
Morris	BOONTON TOWN	\$ 90,424	\$ 102,712	\$ 110,182	\$ 126,712	\$ 90,424.00	\$ 63,296.80
Morris	BOONTON TOWNSHIP	\$ 285,929	\$ (106,225)	\$ 84,380	\$ 158,486	\$ 84,380.00	\$ 59,066.00
Morris	BUTLER BOROUGH	\$ 78,350	\$ 96,181	\$ 112,447	\$ 135,973	\$ 78,350.00	\$ 54,845.00
Morris	CHESTER BOROUGH	\$ 215,898	\$ 67,306	\$ 146,992	\$ 181,751	\$ 146,992.00	\$ 102,894.40
Morris	CHESTER TOWNSHIP	\$ 510,166	\$ (991,450)	\$ 85,267	\$ 165,310	\$ 85,267.00	\$ 59,686.90
Morris	DENVILLE TOWNSHIP	\$ 159,180	\$ 128,604	\$ 150,040	\$ 190,489	\$ 150,040.00	\$ 105,028.00
Morris	HANOVER TOWNSHIP	\$ 101,746	\$ 179,058	\$ 138,614	\$ 169,413	\$ 101,746.00	\$ 71,222.20
Morris	HARDING TOWNSHIP	\$ 1,472,247	\$ (3,455,006)	\$ 110,228	\$ 288,264	\$ 110,228.00	\$ 77,159.60
Morris	JEFFERSON TOWNSHIP	\$ 161,680	\$ (155,961)	\$ 94,970	\$ 111,706	\$ 111,706.00	\$ 78,194.20
Morris	KINNELON BOROUGH	\$ 221,646	\$ 250,304	\$ 129,442	\$ 182,128	\$ 129,442.00	\$ 90,609.40
Morris	MENDHAM BOROUGH	\$ 1,031,510	\$ (2,045,347)	\$ 80,523	\$ 188,542	\$ 80,523.00	\$ 56,366.10
Morris	MENDHAM TOWNSHIP	\$ 219,948	\$ (1,892,707)	\$ 179,164	\$ 346,242	\$ 179,164.00	\$ 125,414.80
Morris	MINE HILL TOWNSHIP	\$ 96,280	\$ 110,730	\$ 88,827	\$ 95,795	\$ 88,827.00	\$ 62,178.90
Morris	MONTVILLE TOWNSHIP	\$ (45,602)	\$ (362,755)	\$ 124,442	\$ 216,717	\$ 124,442.00	\$ 87,109.40
Morris	MORRIS PLAINS BOROUGH	\$ 117,767	\$ 178,305	\$ 167,789	\$ 183,306	\$ 117,767.00	\$ 82,436.90
Morris	MORRIS TOWNSHIP	\$ 217,081	\$ (602,671)	\$ 142,941	\$ 240,963	\$ 142,941.00	\$ 100,058.70
Morris	MORRISTOWN TOWN	\$ 192,181	\$ 220,254	\$ 184,900	\$ 207,742	\$ 184,900.00	\$ 129,430.00
Morris	MOUNT ARLINGTON BOROUGH	\$ 161,929	\$ 81,851	\$ 121,161	\$ 148,517	\$ 121,161.00	\$ 84,812.70
Morris	MOUNT OLIVE TOWNSHIP	\$ 126,331	\$ (22,838)	\$ 68,823	\$ 90,856	\$ 68,823.00	\$ 48,176.10
Morris	MOUNTAIN LAKES BOROUGH	\$ 256,038	\$ 326,886	\$ 182,008	\$ 269,883	\$ 182,008.00	\$ 127,405.60
Morris	NETCONG BOROUGH	\$ -	\$ -	\$ 69,050	\$ -	\$ 69,050.00	\$ 48,335.00
Morris	PARSIPPANY TROY HILLS TOWNSHIP	\$ 40,365	\$ (112,847)	\$ 143,579	\$ 188,293	\$ 40,365.00	\$ 28,255.50
Morris	PEQUANNOCK TOWNSHIP	\$ 101,485	\$ (318,410)	\$ 146,745	\$ 173,666	\$ 101,485.00	\$ 71,039.50
Morris	RANDOLPH TOWNSHIP	\$ 71,234	\$ 313,531	\$ 146,003	\$ 186,750	\$ 71,234.00	\$ 49,863.80
Morris	RIVERDALE BOROUGH	\$ 250,333	\$ 149,538	\$ 187,997	\$ 210,410	\$ 210,410.00	\$ 147,287.00
Morris	ROCKAWAY BOROUGH	\$ 104,906	\$ 115,486	\$ 132,078	\$ 149,698	\$ 104,906.00	\$ 73,434.20
Morris	ROCKAWAY TOWNSHIP	\$ 172,545	\$ 171,020	\$ 142,000	\$ 182,402	\$ 142,000.00	\$ 99,400.00
Morris	ROXBURY TOWNSHIP	\$ 163,014	\$ (331,295)	\$ 92,026	\$ 124,215	\$ 92,026.00	\$ 64,418.20
Morris	WASHINGTON TOWNSHIP	\$ 91,470	\$ 78,825	\$ 83,254	\$ 124,813	\$ 91,470.00	\$ 64,029.00
Morris	WHARTON BOROUGH	\$ 65,913	\$ 56,968	\$ 73,801	\$ 89,209	\$ 65,913.00	\$ 46,139.10
Passaic	BLOOMINGDALE BOROUGH	\$ 121,803	\$ (143,917)	\$ 129,591	\$ 133,837	\$ 121,803.00	\$ 85,262.10
Passaic	POMPTON LAKES BOROUGH	\$ 123,729	\$ 54,562	\$ 92,270	\$ 112,867	\$ 92,270.00	\$ 64,589.00
Passaic	RINGWOOD BOROUGH	\$ 143,092	\$ 116,679	\$ 153,526	\$ 168,258	\$ 143,092.00	\$ 100,164.40
Passaic	WANAQUE BOROUGH	\$ 53,112	\$ 10,659	\$ 133,695	\$ 133,734	\$ 53,112.00	\$ 37,178.40
Passaic	WEST MILFORD TOWNSHIP	\$ 101,080	\$ (21,706)	\$ 80,617	\$ 106,979	\$ 80,617.00	\$ 56,431.90
Somerset	BEDMINSTER TOWNSHIP	\$ 1,077,145	\$ (2,971,658)	\$ 103,457	\$ 221,140	\$ 221,140.00	\$ 154,798.00
Somerset	BERNARDS TOWNSHIP	\$ 321,469	\$ (30,033)	\$ 253,917	\$ 313,414	\$ 253,917.00	\$ 177,741.90
Somerset	BERNARDSVILLE BOROUGH	\$ 1,052,251	\$ (2,385,779)	\$ 86,104	\$ 253,348	\$ 86,104.00	\$ 60,272.80
Somerset	FAR HILLS BOROUGH	\$ 1,293,386	\$ (3,271,783)	\$ 75,423	\$ 233,937	\$ 75,423.00	\$ 52,796.10
Somerset	PEAPACK GLADSTONE BOROUGH	\$ 1,464,706	\$ (3,426,494)	\$ 91,317	\$ 212,662	\$ 212,662.00	\$ 148,863.40
Sussex	BYRAM TOWNSHIP	\$ 121,700	\$ (45,809)	\$ 88,932	\$ 104,016	\$ 88,932.00	\$ 62,252.40
Sussex	FRANKLIN BOROUGH	\$ 58,834	\$ 30,534	\$ 44,339	\$ 62,564	\$ 30,534.00	\$ 21,373.80
Sussex	GREEN TOWNSHIP	\$ 134,429	\$ (21,615)	\$ 116,970	\$ 136,197	\$ 116,970.00	\$ 81,879.00
Sussex	HAMBURG BOROUGH	\$ 66,641	\$ 77,220	\$ 52,375	\$ 57,628	\$ 52,375.00	\$ 36,662.50
Sussex	HARDYSTON TOWNSHIP	\$ 160,568	\$ (233,974)	\$ 57,665	\$ 79,986	\$ 79,986.00	\$ 55,990.20
Sussex	OGDENSBURG BOROUGH	\$ 51,508	\$ 134,762	\$ 82,032	\$ 90,460	\$ 51,508.00	\$ 36,055.60
Sussex	SPARTA TOWNSHIP	\$ 153,624	\$ 475	\$ 134,839	\$ 148,429	\$ 134,839.00	\$ 94,387.30
Sussex	STANHOPE BOROUGH	\$ 100,170	\$ 95,831	\$ 71,944	\$ 85,410	\$ 95,831.00	\$ 67,081.70
Sussex	VERNON TOWNSHIP	\$ 84,056	\$ 48,066	\$ 77,018	\$ 91,117	\$ 48,066.00	\$ 33,646.20
Warren	ALLAMUCHY TOWNSHIP	\$ 86,519	\$ (156,243)	\$ 124,031	\$ 132,156	\$ 86,519.00	\$ 60,563.30
Warren	ALPHA BOROUGH	\$ 51,770	\$ 37,414	\$ 63,726	\$ 65,525	\$ 63,726.00	\$ 44,608.20
Warren	BELVIDERE TOWNSHIP	\$ 33,023	\$ 27,327	\$ 59,192	\$ 60,844	\$ 27,327.00	\$ 19,128.90
Warren	FRANKLIN TOWNSHIP	\$ 93,313	\$ 110,464	\$ 61,456	\$ 85,506	\$ 61,456.00	\$ 43,019.20
Warren	FREHLINGHUYSEN TOWNSHIP	\$ 61,487	\$ 71,138	\$ 37,539	\$ 64,209	\$ 37,539.00	\$ 26,277.30
Warren	GREENWICH TOWNSHIP	\$ 40,659	\$ (156,573)	\$ 55,419	\$ 80,165	\$ 40,659.00	\$ 28,461.30
Warren	HACKETTSTOWN TOWN	\$ 69,071	\$ 50,883	\$ 72,159	\$ 75,345	\$ 50,883.00	\$ 35,618.10
Warren	HARMONY TOWNSHIP	\$ 80,306	\$ (97,141)	\$ 35,326	\$ 62,054	\$ 35,326.00	\$ 24,728.20
Warren	HOPE TOWNSHIP	\$ 63,433	\$ (62,116)	\$ 37,828	\$ 51,920	\$ 37,828.00	\$ 26,479.60
Warren	INDEPENDENCE TOWNSHIP	\$ 82,282	\$ 12,814	\$ 87,899	\$ 108,830	\$ 82,282.00	\$ 57,597.40
Warren	LIBERTY TOWNSHIP	\$ 50,230	\$ (2,936)	\$ 66,004	\$ 83,619	\$ 50,230.00	\$ 35,161.00
Warren	LOPATCONG TOWNSHIP	\$ 85,652	\$ 32,391	\$ 52,708	\$ 62,878	\$ 52,708.00	\$ 36,895.60
Warren	MANSFIELD TOWNSHIP	\$ (51,524)	\$ (217,470)	\$ 52,420	\$ 95,755	\$ 52,420.00	\$ 36,694.00
Warren	OXFORD TOWNSHIP	\$ 20,452	\$ (75,476)	\$ 40,781	\$ 56,917	\$ 20,452.00	\$ 14,316.40
Warren	PHILLIPSBURG TOWNSHIP	\$ 30,051	\$ 40,521	\$ 26,569	\$ 33,055	\$ 30,051.00	\$ 21,035.70
Warren	POHATCONG TOWNSHIP	\$ 137,398	\$ (52,360)	\$ 58,315	\$ 76,260	\$ 76,260.00	\$ 53,382.00
Warren	WASHINGTON BOROUGH	\$ 52,473	\$ 58,792	\$ 49,167	\$ 53,922	\$ 49,167.00	\$ 34,416.90
Warren	WASHINGTON TOWNSHIP	\$ 114,726	\$ 71,434	\$ 65,167	\$ 81,279	\$ 65,167.00	\$ 45,616.90
Warren	WHITE TOWNSHIP	\$ 118,803	\$ 22,956	\$ 70,963	\$ 91,449	\$ 70,963.00	\$ 49,674.10

Regional Lot Avg = \$ 64,657.25 \$ 16,164.31 HDC Value