

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$1.79	\$78,036	\$4,479
Formula Pt 1:	35.34	5,000	0.115	\$1.38	\$59,919	\$6,878
Formula Pt 2:	-0.3811	7,500	0.172	\$1.18	\$51,339	\$8,839
		10,000	0.230	\$1.06	\$46,007	\$10,562
		12,500	0.287	\$0.97	\$42,256	\$12,126
		15,000	0.344	\$0.90	\$39,419	\$13,574
		20,000	0.459	\$0.81	\$35,326	\$16,219
		25,000	0.574	\$0.74	\$32,446	\$18,621
		30,000	0.689	\$0.69	\$30,267	\$20,845
		40,000	0.918	\$0.62	\$27,124	\$24,907
		50,000	1.148	\$0.57	\$24,913	\$28,596
		60,000	1.377	\$0.53	\$23,240	\$32,011
		87,120	2.000	\$0.46	\$20,161	\$40,322
		130,680	3.000	\$0.40	\$17,274	\$51,822
		174,240	4.000	\$0.36	\$15,480	\$61,921
		217,800	5.000	\$0.33	\$14,218	\$71,090
		435,600	10.000	\$0.25	\$10,917	\$109,170
		653,400	15.000	\$0.21	\$9,354	\$140,307
		871,200	20.000	\$0.19	\$8,382	\$167,648
		1,089,000	25.000	\$0.18	\$7,699	\$192,474

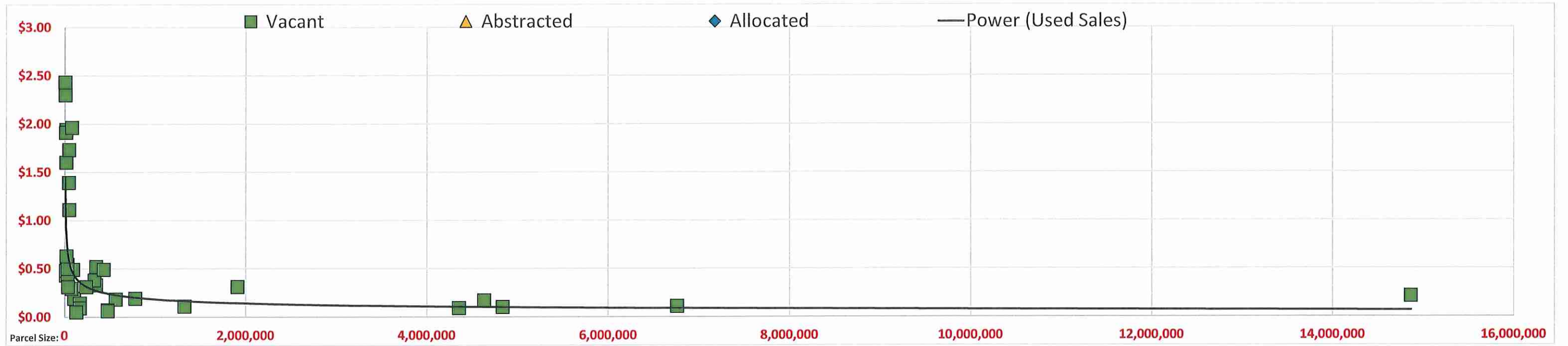
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.60	\$26,257	\$26,257
65,340	1.5	\$0.52	\$22,497	\$33,746
87,120	2.0	\$0.46	\$20,161	\$40,322
108,900	2.5	\$0.43	\$18,517	\$46,293
130,680	3.0	\$0.40	\$17,274	\$51,822
174,240	4.0	\$0.36	\$15,480	\$61,921
217,800	5.0	\$0.33	\$14,218	\$71,090
304,920	7.0	\$0.29	\$12,507	\$87,547
435,600	10.0	\$0.25	\$10,917	\$109,170
653,400	15.0	\$0.21	\$9,354	\$140,307
871,200	20.0	\$0.19	\$8,382	\$167,648
1,089,000	25.0	\$0.18	\$7,699	\$192,474
1,306,800	30.0	\$0.16	\$7,182	\$215,464
1,742,400	40.0	\$0.15	\$6,436	\$257,451
2,178,000	50.0	\$0.14	\$5,912	\$295,575
4,356,000	100.0	\$0.10	\$4,539	\$453,904

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	12	115.53%	\$1.13	\$0.59	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	12	115.53%	\$1.13	\$0.59
1.00	1.99	5	32.95%	\$1.30	\$1.39	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	32.95%	\$1.30	\$1.39
2.00	4.99	5	77.14%	\$0.19	\$0.14	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	77.14%	\$0.19	\$0.14
5.00	9.99	5	19.47%	\$0.41	\$0.38	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	19.47%	\$0.41	\$0.38
10.00	10000.00	11	52.07%	\$0.15	\$0.11	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	11	52.07%	\$0.15	\$0.11
0.00	10000.00	38	133.14%	\$0.65	\$0.36	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	38	133.14%	\$0.65	\$0.36



2025 300.Industrial Land Value Analysis
Used Sales

Dates for sales period
Out Year Start: 4/1/2022
Out Year End: 3/31/2023
In Year Start: 4/1/2023
In Year End: 3/30/2024

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments	
Vacant	006-221-226-13	279 INDUSTRIAL DR	6/6/1983	\$8,250		0511/0599	1.085	47,263	175			0	\$8,250	N/A	1.085	47,263	\$7,604	\$0.17	478	698.47%	\$65,874	\$60,713	\$1.39	\$376.36	N	Industrial
Vacant	006-221-226-15	279 INDUSTRIAL DR	9/24/1985	\$7,500		0536/0598	1.172	51,052	165			0	\$7,500	N/A	1.172	51,052	\$6,399	\$0.15	450	657.55%	\$56,817	\$48,478	\$1.11	\$344.34	N	Industrial
Vacant	006-221-226-11	282 INDUSTRIAL DR	7/11/1997	\$13,500		0786/0268	5.527	240,756	380			0	\$13,500	N/A	5.527	240,756	\$2,443	\$0.06	309	451.52%	\$74,455	\$13,471	\$0.31	\$195.93	N	Industrial
Vacant	006-221-202-03	205 DEVELOPMENT DR	1/13/2000	\$25,000		0885/0951	7.620	331,927	535			0	\$25,000	N/A	7.620	331,927	\$3,281	\$0.08	279	407.68%	\$126,921	\$16,656	\$0.38	\$237.24	N	Industrial
Vacant	006-335-001-02	3223 BECK RD	6/6/2011	\$52,000		1460/0100	1.870	81,457	420			0	\$52,000	N/A	1.870	81,457	\$27,807	\$0.64	142	207.49%	\$159,897	\$85,507	\$1.96	\$380.71	N	M-99 Commercial
Vacant	006-016-400-26	3350 W CARLETON RD	11/15/2011	\$15,300		1472/0549	2.170	94,525	457			0	\$15,300	N/A	2.170	94,525	\$7,051	\$0.16	137	200.19%	\$45,929	\$21,165	\$0.49	\$100.50	N	M-99 Commercial
Vacant	006-126-108-03	55 HILLSDALE ST	10/27/2014	\$12,000		1575/0562	0.425	18,513	157			0	\$12,000	N/A	0.425	18,513	\$28,235	\$0.65	101	147.58%	\$29,710	\$69,906	\$1.60	\$189.54	006-126-108-02	Commercial/not M-99, not TIFA
Vacant	006-016-400-21	3310 BECK RD	12/12/2014	\$74,000		1580/0153	8.050	350,658	1,284			0	\$74,000	N/A	8.050	350,658	\$9,193	\$0.21	100	146.12%	\$182,131	\$22,625	\$0.52	\$141.86	006-016-400-22	Commercial/not M-99, not TIFA
Vacant	006-126-108-03	55 HILLSDALE ST	3/16/2016	\$16,000		1617/0519	0.425	18,513	157			0	\$16,000	N/A	0.425	18,513	\$37,647	\$0.86	85	124.20%	\$35,873	\$84,406	\$1.94	\$228.85	006-126-108-02	Commercial/not M-99, not TIFA
Vacant	006-426-377-17	98 W ST JOE ST	11/19/2020	\$5,000		1779/0840	2.990	130,244	1,160			0	\$5,000	N/A	2.990	130,244	\$1,672	\$0.04	28	40.91%	\$7,046	\$2,356	\$0.05	\$6.07	N	PRD
Vacant	006-222-126-01	41 W MONTGOMERY ST	5/13/2021	\$20,000		11.000	11.000	479,160	470			0	\$20,000	N/A	11.000	479,160	\$1,818	\$0.04	23	33.61%	\$26,722	\$2,429	\$0.06	\$56.85	N	Residential
Vacant	006-221-202-04	203 DEVELOPMENT DR	11/23/2021	\$20,000		1815/0947	3.910	170,320	275			0	\$20,000	N/A	3.910	170,320	\$5,115	\$0.12	16	23.38%	\$24,676	\$6,311	\$0.14	\$89.73	N	Industrial
Vacant	006-327-453-28	63 W HALLETT ST	2/25/2022	\$180,000		1820/0516	9.970	434,293	66			0	\$180,000	N/A	9.970	434,293	\$18,054	\$0.41	13	19.00%	\$214,193	\$21,484	\$0.49	\$3,245.35	N	Residential
Vacant	006-426-377-13	100 W ST JOE ST	4/5/2022	\$12,000		1823/0840	0.890	38,768	379			0	\$12,000	N/A	0.890	38,768	\$13,483	\$0.31	12	0.00%	\$12,000	\$13,483	\$0.31	\$31.68	N	PRD
Vacant	006-327-340-31	11 FOXTAIL LN	4/7/2022	\$13,500		1823/0886	0.490	21,344	125			0	\$13,500	N/A	0.490	21,344	\$27,551	\$0.63	12	0.00%	\$13,500	\$27,551	\$0.63	\$108.31	N	Residential
Vacant	006-227-151-38	9 CORONA CIR	4/29/2022	\$8,300		1825/0501	0.400	17,424	275			0	\$8,300	N/A	0.400	17,424	\$20,750	\$0.48	11	0.00%	\$8,300	\$20,750	\$0.48	\$30.18	N	Residential
Vacant	08 035 400 001 35 6 :	1800 S Rumsey Rd	5/9/2022	\$375,000		1826/0233	100.000	4,356,000	0			0	\$375,000	N/A	100.000	4,356,000	\$3,750	\$0.09	11	0.00%	\$375,000	\$3,750	\$0.09	N/A	N	Agricultural
Vacant	10 011 400 005 11 7 :	QUACKENBUSH RD	5/10/2022	\$466,200		1826/0293	111.000	4,835,160	0			0	\$466,200	N/A	111.000	4,835,160	\$4,200	\$0.10	11	0.00%	\$466,200	\$4,200	\$0.10	N/A	N	Agricultural
Vacant	10 019 300 001 19 7 :	Culver Rd	5/20/2022	\$590,000		1827/1061	43.850	1,910,106	0			0	\$590,000	N/A	43.850	1,910,106	\$13,455	\$0.31	10	0.00%	\$590,000	\$13,455	\$0.31	N/A	N	Agricultural
Vacant	006-216-101-01	805 DEVELOPMENT DR	6/7/2022	\$760,100		1828/0649	155.150	6,758,334	2,640			0	\$760,100	N/A	155.150	6,758,334	\$4,899	\$0.11	10	0.00%	\$760,100	\$4,899	\$0.11	\$287.92	006-221-201-01, -02, -04, 251-02, 03...	Industrial
Vacant	006-216-300-13	901 DEVELOPMENT DR	6/7/2022	\$150,000		1828/0321	30.370	1,322,917	2,671			0	\$150,000	N/A	30.370	1,322,917	\$4,939	\$0.11	10	0.00%	\$150,000	\$4,939	\$0.11	\$56.15	N	Residential
Vacant	006-334-231-19	50 MORRY ST	6/15/2022	\$30,000		1828/1161	0.360	15,682	251			0	\$30,000	N/A	0.360	15,682	\$83,333	\$1.91	10	0.00%	\$30,000	\$83,333	\$1.91	\$119.64	N	Residential
Vacant	006-126-129-11	75 STATE ST	9/22/2022	\$20,000		1836/0279	2.430	105,851	0			0	\$20,000	N/A	2.430	105,851	\$8,230	\$0.19	6	0.00%	\$20,000	\$8,230	\$0.19	N/A	N	Residential
Vacant	006-126-103-08	36 HOWDER ST	3/29/2023	\$18,000		1848/0529	0.180	7,841	66			0	\$18,000	N/A	0.180	7,841	\$100,000	\$2.30	0	0.00%	\$18,000	\$100,000	\$2.30	\$272.73	N	Residential
Vacant	006-327-301-02	280 W BACON ST	4/4/2023	\$150,000		1847/0483	17.980	783,209	910			0	\$150,000	N/A	17.980	783,209	\$8,343	\$0.19	0	0.00%	\$150,000	\$8,343	\$0.19	\$164.93	N	Residential
Vacant	006-334-204-06	50 GOODRICH AVE	9/20/2023	\$18,000		1858/0340	0.170	7,405	50			0	\$18,000	N/A	0.170	7,405	\$105,882	\$2.43	-6	0.00%	\$18,000	\$105,882	\$2.43	\$360.00	N	Residential
Vacant	02 018 200 002 18 5 :	W Litchfield Rd, Borden R	9/29/2023	\$3,178,381		1859/0246	341.210	14,863,108	0			0	\$3,178,381	N/A	341.210	14,863,108	\$9,315	\$0.21	-6	0.00%	\$3,178,381	\$9,315	\$0.21	N/A	02 007 400 005 07 5 3, 02 008 300 005 08 5	Agricultural
Vacant	006-327-340-25	10 FOXTAIL LN	11/21/2023	\$15,900		1861/1194	0.730	31,799	401			0	\$15,900	N/A	0.730	31,799	\$21,781	\$0.50	-8	0.00%	\$15,900	\$21,781	\$0.50	\$39.65	N	Residential
Vacant	17 008 300 011 08 8 :	PRATTVILLE RD	11/28/2023	\$770,000		1862/0394	106.310	4,630,864	0			0	\$770,000	N/A	106.310	4,630,864	\$7,243	\$0.17	-8	0.00%	\$770,000	\$7,243	\$0.17	N/A	N	Agricultural
Vacant	006-327-340-22	7 FOXTAIL LN	12/1/2023	\$18,500		1862/0822	0.790	34,412	406			0	\$18,500	N/A	0.790	34,412	\$23,418	\$0.54	-8	0.00%	\$18,500	\$23,418	\$0.54	\$45.60	N	Residential
Vacant	006-327-351-05	432 HIDDEN MEADOWS D	12/11/2023	\$16,000		1862/1226	3.910	170,320	432			0	\$16,000	N/A	3.910	170,320	\$4,092	\$0.09	-8	0.00%	\$16,000	\$4,092	\$0.09	\$37.02	N	Residential
Vacant	006-221-251-02	520 URAN ST	12/12/2023	\$100,000		1863/0280	13.010	566,716	806			0	\$100,000	N/A	13.010	566,716	\$7,686	\$0.18	-8	0.00%	\$100,000	\$7,686	\$0.18	\$124.11	006-221-251-03, -04	Industrial
Vacant	006-222-228-10	419 N WEST ST	12/15/2023	\$85,000		1864/0155	1.130	49,223	248			0	\$85,000	N/A	1.130	49,223	\$75,221	\$1.73	-8	0.00%	\$85,000	\$75,221	\$1.73	\$343.43	N	Residential
Vacant	006-126-129-12	57 STATE ST	1/12/2024	\$23,000		1864/0775	1.810	78,844	0			0	\$23,000	N/A	1.810	78,844	\$12,707	\$0.29	-9	0.00%	\$23,000	\$12,707	\$0.29	N/A	N	Residential
Vacant	006-227-151-38	9 CORONA CIR	5/31/2024	\$9,500		1872/0096	0.400	17,424	275			0	\$9,500	N/A	0.400	17,424	\$23,750	\$0.55	-14	-20.46%	\$7,557	\$18,891	\$0.43	\$27.48	N	Residential
Vacant	006-327-340-22	7 FOXTAIL LN	11/13/2024	\$21,000		1883/0263	0.790	34,412	406			0	\$21,000	N/A	0.790	34,412	\$26,582	\$0.61	-19	-27.76%	\$15,170	\$19,202	\$0.44	\$37.39	N	Residential
Vacant	006-222-126-01	41 W MONTGOMERY ST	11/14/2024	\$45,000		1883/0285	11.000	479,160	470			0	\$45,000	N/A	11.000	479,160	\$4,091	\$0.09	-19	-27.76%	\$32,506	\$2,955	\$0.07	\$69.16	N	Residential
Vacant	006-016-400-21	3310 BECK RD	1/17/2025	\$170,000		1887/0203	8.050	350,658	1,284			0	\$170,000	N/A	8.050	350,658	\$21,118	\$0.48	-22	-32.15%	\$115,350	\$14,329	\$0.33	\$89.84	006-016-400-22	Commercial/not M-99, not TIFA

User Defined Section

Dates for sales period	
Enter the dates for the sales period:	
Out Year Start:	4/1/2022
Out Year End:	3/31/2023
In Year Start:	4/1/2023
In Year End:	3/30/2024

Land to Building Ratio	
Enter the LB Ratio tolerance (optional):	
Set Min LB Ratio Abstracted Sales:	#DIV/0!
Set Max LB Ratio Abstracted Sales:	#DIV/0!

County & Unit Name	
Full local unit name if applicable:	City of Hillsdale
Full county name:	Hillsdale County

Informational Section

Dates for sales period		
Title	Value	Explanation
Midpoint Study Period:	4/1/2023	Sales outside of the study period will be adjusted to the midpoint of the Study Period
Time Adjustment Per Month:	1.4612%	The rate of adjustment is a percent per month which is calculated on the "Time Adj" sheet

Land to Building Ratio		
The LB Ratio of Abstracted Sales is used to calculate a "global" or weighted mean LB ratio (the Land Allocation Multiplier).		
The Land Allocation Multiplier is applied to verified improved sales to conclude a price per unit using the Allocation method.		
Some Abstracted Sales will have an unusually low or high LB ratio indication and will disproportionately weight the Land Allocation Multiplier calculation.		
To the left, set the min & max LB ratio tolerance to prevent outliers from contributing to the calculation.		
(By default, unless overridden, this automatically excludes Abstracted sales with an LB ratio indication plus or minus one standard deviation from the mean.)		
Title	Value	Explanation
Weighted Land Residual:	\$0	The sum of the indicated Land Residuals of Abstracted Sales within specified tolerance
Weighted Sale Price:	\$0	The sum of the Sale Prices of Abstracted Sales within specified tolerance
Land Allocation Multiplier:	#DIV/0!	This is the concluded LB ratio applied to sales using the Allocation method.

Verified Sales		
Type	Desc	Explanation
Vacant	Vacant Sales	Verified vacant sales should be entered on the DataEntry tab
Abstraction	Improved w/ Land Residual	Improved sales should be entered and assigned the Abstraction valuation method
Allocation	Improved w/ Land Allocation	Improved sales should be entered and assigned the Allocation valuation method
Meaning: Improved sales should be twice entered!		

