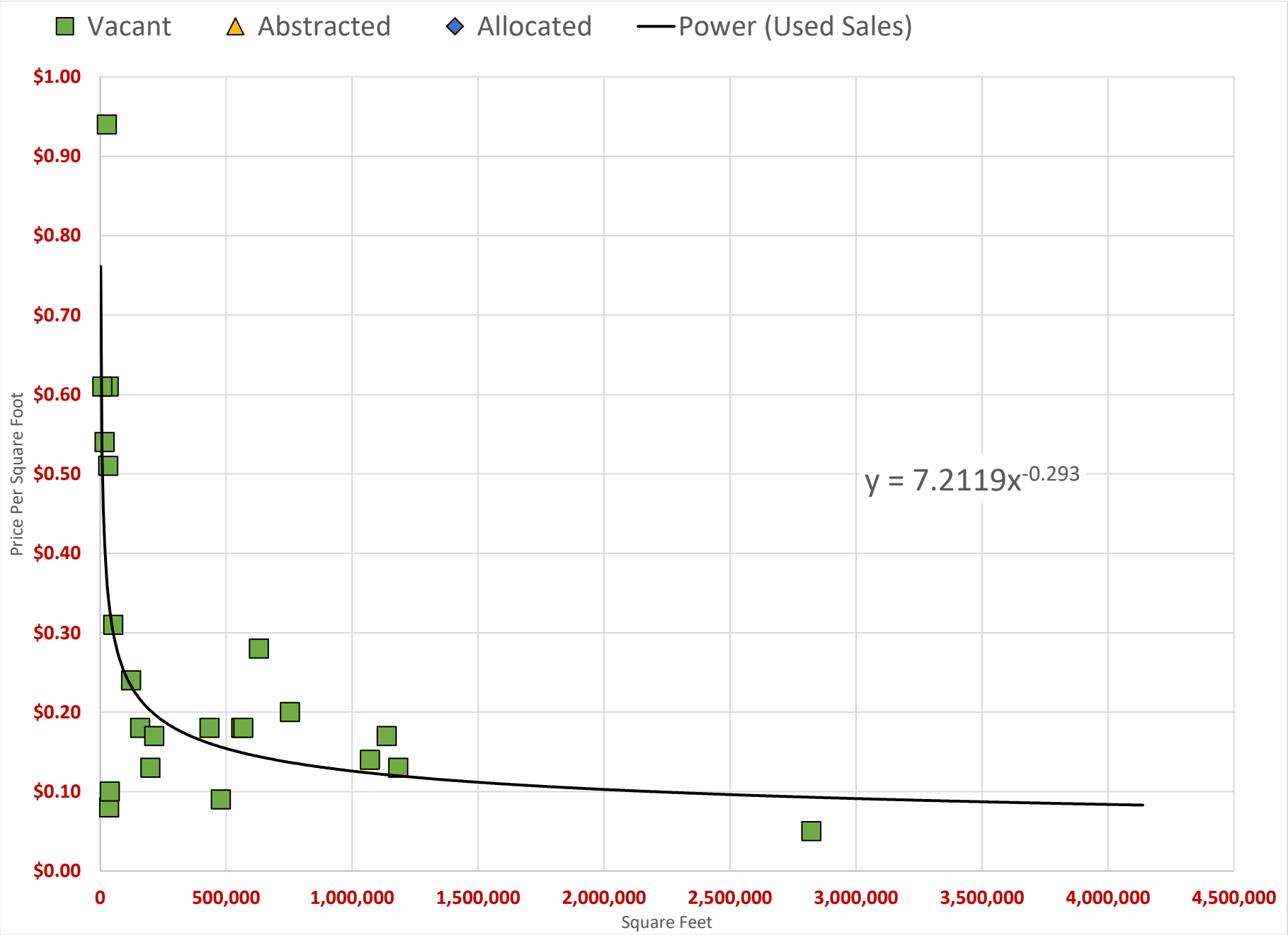
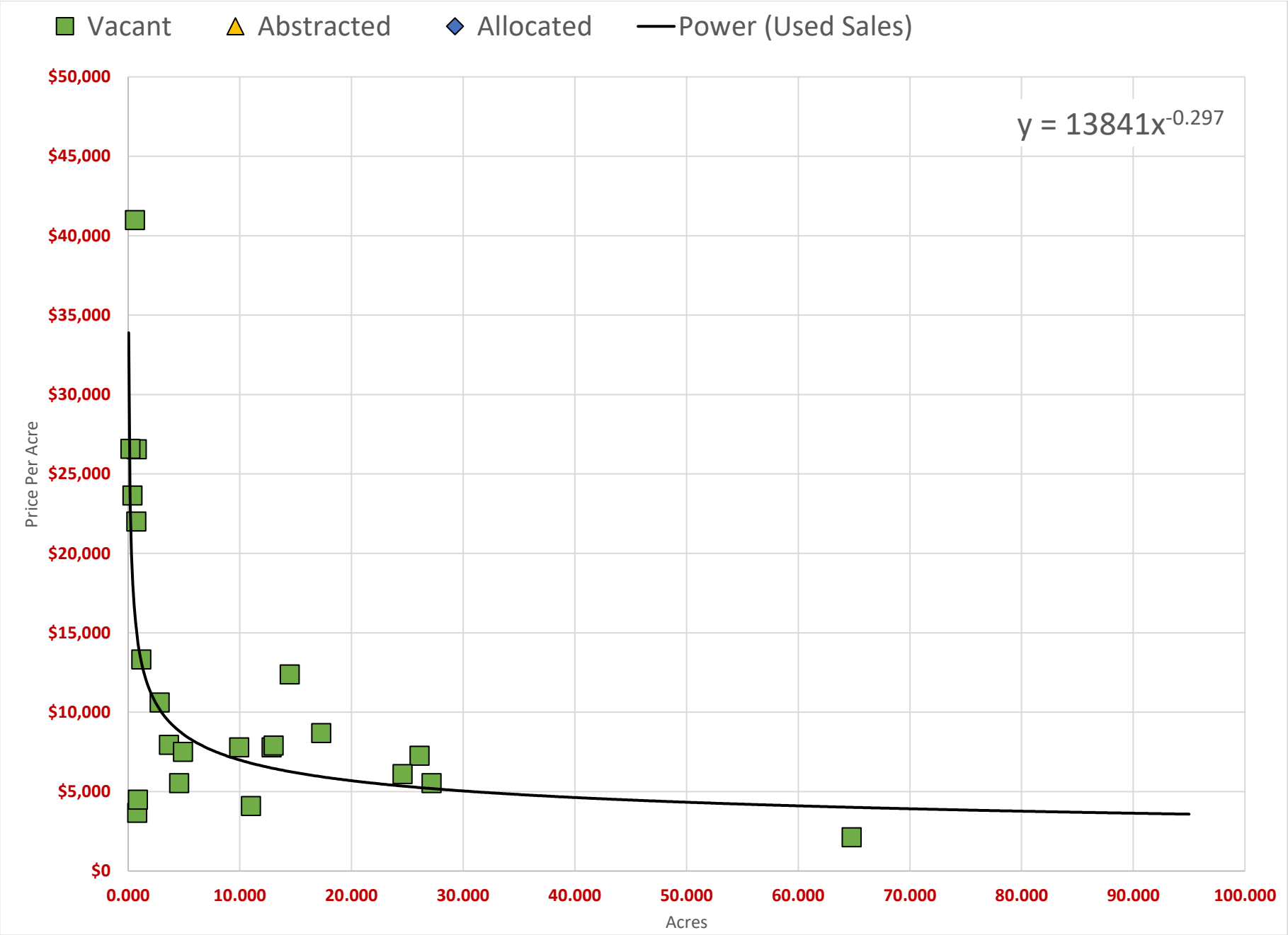
HILLSDALE COUNTY

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Other Parcels in Sale	Comments
Vacant	006-221-251-02	520 Uran St	12/12/2023	$100,000		1863/280	12.85	559,746	303.3	0	$0		Hillsdale City/Ind Park
Vacant	006-222-126-01	41 W Montgomery St	11/14/2024	$45,000		1883/285	11	479,160	0	0	$0		Near Railroad
Vacant	006-227-151-38	9 Corona Cir	5/31/2024	$9,500		1872/96	0.401745	17,500	100	0	$0		Hillsdale City - No Hwy,No DT
Vacant	006-327-301-02	280 W Bacon St	4/4/2023	$150,000		1847/483	17.98	783,209	909.5	30056	$0		HC Three Meadows/Non-Profit Sold
Vacant	006-327-340-22	7 Foxtail Ln	11/13/2024	$21,000		1883/263	0.790886	34,451	122.85	0	$0		HC Three Meadows
Vacant	006-327-351-06	300 Hidden Meadows Dr	12/16/2024	$77,500		1885/313	9.96	433,858	0	0	$0		HC Three Meadows/Non-Profit Sold
Vacant	03 017 400 023 17 5 2	4885 E Chicago Rd	7/21/2023	$29,000		1854/414	3.85	167,706	431.78	8530.5	$0		US-12/Brown Rd
Vacant	04 110 001 011	11511 E Chicago Rd	9/11/2024	$5,500		1879/98	0.206612	9,000	60	0	$0		US-12 Lake LeAnn Golf Course area
Vacant	05 011 400 022 11 6 4	6405 W Chicago Rd	1/30/2025	$150,000		1888/52	27.4	1,193,544	0	10000	$0		US-12, Sand Creek
Vacant	07 035 300 027 35 6 3	Hudson Rd	3/31/2025	$189,457		1891/137	26.26	1,143,886	0	6526	$0		M-99 Near Hillsdale City
Vacant	07 220 001 014	1491 Vera Dr	10/27/2023	$15,800		1860/825	1.187006	51,706	285.37	0	$0	07 220 001 015,07 220 001 016	Hillsdale Twp - Commercial
Vacant	09 012 200 007 12 6 1	N Meridian Rd	1/23/2025	$179,000		1887/523	14.47	630,313	0	0	$0		US-127
Vacant	10 014 300 009 14 7 4	S Edon Rd	2/14/2025	$30,000		1888/757	3	130,680	0	7371.54	$0		M-49
Vacant	11 023 100 004 23 7 3	5379 S Hillsdale Rd	5/30/2024	$150,000		1872/48	25.12	1,094,227	0	23654.73	$0		Hillsdale Rd
Vacant	13 017 300 012 17 7 1	Hudson Rd	1/10/2025	$25,338		1886/901	5.08	221,285	0	21780	$0		M-34
Vacant	14 011 100 010 11 8 4	9351 S Edon Rd	1/13/2025	$36,975		1886/688	4.93	214,751	0	0	$0		M-49
Vacant	14 017 100 041 17 8 4	N Michigan St	10/2/2024	$3,000		1881/109	0.82	35,719	0	0	$0		Montgomery Village
Vacant	19 009 200 027 09 5 4	Homer Rd	4/12/2023	$137,500		1847/1028	64.8	2,822,688	0	0	$0		M-99/Former Golf Course
Vacant	19 014 100 008 14 5 4	Homer Rd	3/31/2025	$103,000		1891/166	13.41	584,140	0	16050	$0		M-99 Litchfield City/some till
Vacant	20 110 002 160 23 7 4	Strong St	6/2/2023	$16,500		1851/550	0.75	32,670	66	0	$0		Reading City/Res Area/Across from School
Vacant	20 110 002 187 23 7 4	327 Warner St	7/6/2023	$4,000		1853/262	0.89061	38,795	165	0	$0		Reading City/Res Area/adj owner
Vacant	21 004 100 042 04 6 3	124 Walnut St	11/1/2024	$25,000		1882/683	0.61	26,572	0	0	$0		Jonesville City,wooded

HILLSDALE COUNTY



HILLSDALE COUNTY



HILLSDALE COUNTY

Curve Formula From Chart	
Formula Pt 1:	7.21
Formula Pt 2:	-0.2930

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 Square Footage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
2,500	0.057	$0.73	$31,730	$1,821
5,000	0.115	$0.59	$25,898	$2,973
7,500	0.172	$0.53	$22,997	$3,959
10,000	0.230	$0.49	$21,137	$4,852
12,500	0.287	$0.45	$19,800	$5,682
15,000	0.344	$0.43	$18,770	$6,463
20,000	0.459	$0.40	$17,252	$7,921
25,000	0.574	$0.37	$16,160	$9,275
30,000	0.689	$0.35	$15,320	$10,551
40,000	0.918	$0.32	$14,081	$12,930
50,000	1.148	$0.30	$13,190	$15,140
60,000	1.377	$0.29	$12,504	$17,223
87,120	2.000	$0.26	$11,209	$22,419
130,680	3.000	$0.23	$9,954	$29,861
174,240	4.000	$0.21	$9,149	$36,596
217,800	5.000	$0.20	$8,570	$42,849
435,600	10.000	$0.16	$6,995	$69,946
653,400	15.000	$0.14	$6,211	$93,166
871,200	20.000	$0.13	$5,709	$114,179
1,089,000	25.000	$0.12	$5,348	$133,690

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

If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$0.32	$13,734	$13,734
65,340	1.5	$0.28	$12,195	$18,293
87,120	2.0	$0.26	$11,209	$22,419
108,900	2.5	$0.24	$10,500	$26,249
130,680	3.0	$0.23	$9,954	$29,861
174,240	4.0	$0.21	$9,149	$36,596
217,800	5.0	$0.20	$8,570	$42,849
304,920	7.0	$0.18	$7,765	$54,357
435,600	10.0	$0.16	$6,995	$69,946
653,400	15.0	$0.14	$6,211	$93,166
871,200	20.0	$0.13	$5,709	$114,179
1,089,000	25.0	$0.12	$5,348	$133,690
1,306,800	30.0	$0.12	$5,069	$152,082
1,742,400	40.0	$0.11	$4,660	$186,384
2,178,000	50.0	$0.10	$4,365	$218,233
4,356,000	100.0	$0.08	$3,562	$356,240

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**	7	38.89%	$0.48	$0.54	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	7	38.89%	$0.48	$0.54
1.00	**1.99**	1	0.00%	$0.31	$0.31	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	1	0.00%	$0.31	$0.31
2.00	**4.99**	4	17.14%	$0.18	$0.18	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	4	17.14%	$0.18	$0.18
5.00	**9.99**	1	0.00%	$0.18	$0.18	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	1	0.00%	$0.18	$0.18
10.00	**10000.00**	9	28.10%	$0.16	$0.17	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	9	28.10%	$0.16	$0.17
0.00	**10000.00**	**22**	**80.30%**	**$0.27**	**$0.18**	**0**	**0.00%**	**$0.00**	**$0.00**	**0**	**0.00%**	**$0.00**	**$0.00**	**22**	**80.30%**	**$0.27**	**$0.18**