

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
12 007 300 012 07 7 2	3365 E BEAR LAKE RD	12/20/2023	\$85,000	\$26,771	2.84	2.84	\$9,426	'400 1863/737	
12 007 300 013 07 7 2	3345 E BEAR LAKE RD	8/12/2023	\$12,000	\$12,000	1.32	1.32	\$9,091	'400 1855/1185	
12 013 200 045 13 7 2	8879 W NORTH ST	10/11/2024	\$120,000	\$10,830	1.09	1.09	\$9,936	'405 1881/135	
12 033 200 018 33 7 2	LAKE RD	10/2/2023	\$33,000	\$33,000	3.81	3.81	\$8,661	'400 1858/1282	
12 205 002 003 04 7 2	5560 BEECHER RD	8/4/2023	\$110,000	\$6,028	1.07	1.07	\$5,644	'405 1855/233	

**Totals: \$360,000 \$88,629 10.13 10.13**

Average per Net Acre=> 8,750.89 Average per SqFt=>

**1 Acres Used => 8,750.00**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
12 010 100 024 10 7 2	6011 HUDSON RD	1/25/2024	\$140,000	\$23,515	4.05	4.05	\$5,806	'400 1865/591	
12 012 200 009 12 7 2	8731 BEECHER RD	3/28/2025	\$240,000	\$11,073	5.00	5.00	\$2,215	'400 1890/1180	
12 017 200 003 17 7 2	4642 BLACK RD	7/10/2024	\$162,000	\$45,685	4.63	2.48	\$9,859	'400 1874/951	
12 035 300 007 35 7 2	7280 SQUAWFIELD RD	6/30/2023	\$185,000	\$40,638	4.50	4.50	\$9,035	'400 1853/236	
08 032 400 023 32 6 2	1942 PETERSON RD	11/12/24	\$35,000	\$35,000	5.01	5.01	\$6,986	400 1883/218	
08 018 300 016 18 6 2	GAY RD	01/19/24	\$49,500	\$49,500	6.90	6.90	\$7,174	100 1864/1039	

**Totals: \$811,500 \$205,411 30.09 27.94**

Average per Net Acre=> 6,826.10 Average per SqFt=>

**1 Acres Used => 6,800.00**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
06 012 200 008 12 6 3	2864 E BALL RD	10/15/24	\$95,000	\$95,000	23.78	23.78	\$3,995	RES 1881/1151	
04 033 100 005 33 5 1	BAKER RD VACANT	11/27/24	\$80,610	\$80,610	26.87	26.87	\$3,000	10	
09 024 100 006 24 6 1	N SOMERSET RD	07/30/24	\$204,500	\$204,500	36.53	36.53	\$5,598	400 1875/1252	
12 028 300 001 28 7 2	5121 SKUSE RD	08/17/23	\$225,000	\$225,000	40.00	40.00	\$5,625	1856/650	
09 031 300 002 31 6 1	9100 CULBERT RD	07/12/24	\$175,000	\$175,000	43.89	43.89	\$3,987	400 1875/66	
11 032 200 007 32 7 3		09/27/23	\$380,000	\$380,000	76.95	76.95	\$4,938	1001 1858-0876	
04 033 100 001 33 5 1	BAKER RD VACANT	05/11/23	\$240,000	\$240,000	90.00	90.00	\$2,667	10 1849-1067	
13 030 200 004 30 7 1	9669 UNION RD	04/05/24	\$700,000	\$700,000	177.73	177.73	\$3,939	RES 1870/0373	

**Totals: \$2,100,110 \$2,100,110 515.75 515.75**

Average per Net Acre=> 4,071.95 Average per SqFt=>

**20+ Acres Used => 4,000.00**

<b>\$/Acre Concluded Values</b>		
Acres	\$/Acre	Concluded Value
<b>1.0</b>	<b>\$8,750.00</b>	<b>\$8,800.00</b>
1.5	\$8,506.25	\$12,800.00
2.0	\$8,262.50	\$16,500.00
2.5	\$8,018.75	\$20,000.00
3.0	\$7,775.00	\$23,300.00
4.0	\$7,287.50	\$29,200.00
<b>5.0</b>	<b>\$6,800.00</b>	<b>\$34,000.00</b>
7.0	\$6,426.67	\$45,000.00
10.0	\$5,866.67	\$58,700.00
15.0	\$4,933.33	\$74,000.00
<b>20.0</b>	<b>\$4,000.00</b>	<b>\$80,000.00</b>
25.0	\$4,000.00	\$100,000.00
30.0	\$4,000.00	\$120,000.00
40.0	\$4,000.00	\$160,000.00
50.0	\$4,000.00	\$200,000.00
100.0	\$4,000.00	\$400,000.00

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
12 004 300 023 04 7 2	2998 S BIRD LAKE RD	8/2/2024	\$245,000	\$40,260	\$23,249	212.4	525.3	1.21	\$190	128.00	'405 1876/279	
12 013 200 088 13 7 2	4228 S PITTSFORD RD	1/3/2025	\$222,000	\$22,241	\$15,246	115.5	165.0	0.44	\$193	115.50	'405 1886/224	
12 013 200 089 13 7 2	4200 S PITTSFORD RD	10/17/2023	\$58,900	\$7,131	\$14,985	113.5	165.0	0.43	\$63	113.52	'405 1859/1107	
12 013 200 104 13 7 2	4268 S PITTSFORD RD	3/14/2024	\$120,000	\$10,751	\$10,003	105.3	92.2	0.31	\$102	148.50	'405 1867/572	
12 120 001 015	3314 PLEASANT DR	12/23/2024	\$101,000	\$31,274	\$31,589	254.9	556.0	2.17	\$123	265.00	'405 1885/849	
12 150 001 010	3544 HUDSON RD	2/21/2025	\$225,000	\$49,416	\$28,388	215.1	315.6	1.13	\$230	155.50	'405 1889/139	
12 200 008 009 04 7 2	2607 N THOMPSON ST	8/30/2024	\$160,000	\$16,893	\$14,610	110.7	132.0	0.38	\$153	123.75	'405 1878/444	
12 205 002 003 04 7 2	5560 BEECHER RD	8/4/2023	\$110,000	\$6,028	\$8,737	282.0	165.0	1.07	\$21	84.00	'405 1855/233	
<b>Totals:</b>			<b>\$1,241,900</b>	<b>\$183,994</b>	<b>\$146,807</b>	<b>1,409.4</b>		<b>7.12</b>				
				Average								
				per FF=>				<b>\$131</b>				

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
12 050 001 015	3222 MANORWAY DR S	10/1/2024	\$295,000	\$49,916	\$31,761	111.4	131.5	0.35	\$448	115.00	'410	1880/204
12 050 001 024	3327 MANORWAY DR N	9/12/2024	\$370,000	\$50,064	\$68,975	242.0	79.1	0.53	\$207	378.80	'410	1879/132
12 080 001 049	2423 SYLVAN DR	7/9/2024	\$93,000	\$16,450	\$12,043	42.3	100.0	0.12	\$389	50.00	'410	1874/738
12 080 001 050	2413 SYLVAN DR	4/19/2024	\$115,000	\$18,103	\$17,181	81.2	200.0	0.23	\$223	100.00	'410	1869/1022
12 085 001 014	2275 OAKWOOD DR	5/3/2024	\$218,000	\$37,942	\$40,265	141.3	49.8	0.26	\$269	249.80	'410	1876/80
12 085 001 031	2505 FOREST DR	9/16/2024	\$135,000	\$37,144	\$23,589	82.8	173.2	0.21	\$449	108.20	'410	1879/318
<b>Totals:</b>			<b>\$1,226,000</b>	<b>\$209,619</b>	<b>\$193,814</b>	<b>700.9</b>			<b>1.70</b>			
				<b>Average</b>					<b>Average</b>			
				<b>per FF=&gt;</b>		<b>\$299</b>			<b>per Net Acre=&gt;</b>			

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
12 110 001 003	3105 HUDSON RD	9/11/2024	\$72,500	\$59,756	\$28,651	100.5	141.5	0.33	\$594	0.00	'420 1880/663	
12 115 001 038	3230 HAZEL ST	6/4/2024	\$140,000	\$64,542	\$119,580	125.9	87.4	0.33	\$513	150.00	'420 1872/386	
12 125 001 004	2918 LAKE AVE	7/1/2024	\$299,900	\$158,245	\$57,978	61.0	181.5	0.22	\$2,593	55.40	'420 1874/375	
12 125 001 012	2926 LAKE AVE	9/25/2024	\$375,000	\$113,664	\$122,438	128.9	216.7	0.51	\$882	105.40	'420 1879/1148	
12 145 001 012	2935 SHADY DR	5/13/2024	\$235,000	\$133,551	\$25,394	89.1	89.4	0.23	\$1,499	110.00	'420 1871/177	
12 145 001 013	2945 SHADY DR	6/6/2024	\$40,000	\$40,000	\$10,240	77.6	88.0	0.21	\$516	108.92	'420 1872/449	
<b>Totals:</b>			<b>\$1,162,400</b>	<b>\$569,758</b>	<b>\$364,281</b>	<b>583.0</b>		<b>1.83</b>				
				<b>Average</b>				<b>Average</b>				
				<b>per FF=&gt;</b>	<b>\$977</b>			<b>per Net Acre=&gt;</b>				

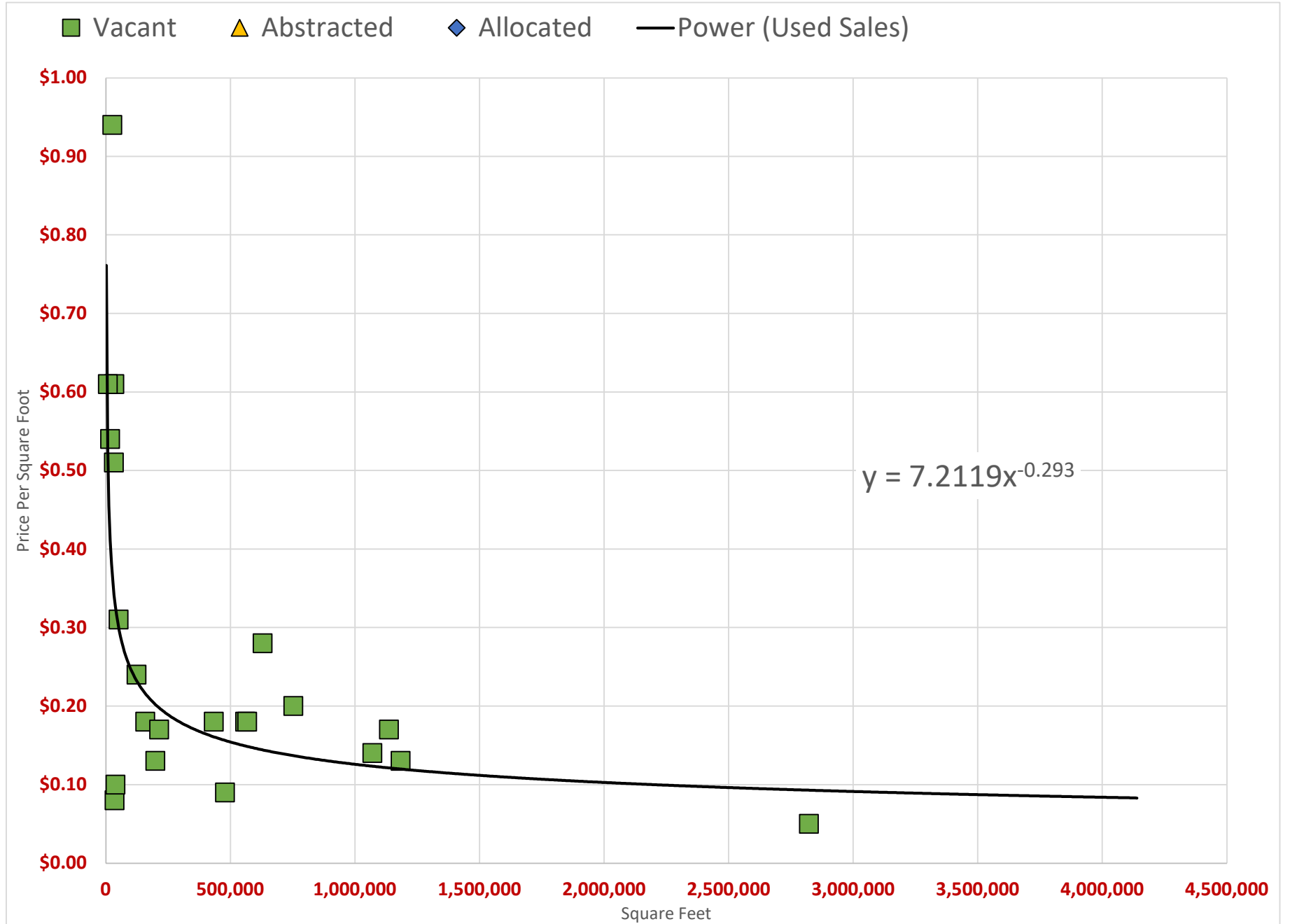
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
12 040 001 004	6866 SHANNON DR	10/31/2024	\$360,000	\$99,105	\$116,395	89.0	144.8	0.30	\$1,114	89.08	'425 1883/124	
12 055 001 065	6185 COLE DR	2/14/2025	\$199,000	\$82,378	\$52,770	40.3	137.3	0.09	\$2,042	66.00	'425 1888/723	
12 070 001 001	6589 FOUNTAIN PARK DR	2/20/2024	\$225,000	\$144,476	\$68,981	52.7	80.0	0.13	\$2,740	71.00	'425 1866/309	
12 070 001 046	6590 MORGAN RD	1/20/2024	\$220,000	\$87,769	\$53,739	124.5	147.9	0.43	\$705	126.50	'425 1864/1022	
12 110 001 003	3105 HUDSON RD	9/11/2024	\$72,500	\$59,756	\$28,651	100.5	141.5	0.33	\$594	0.00	'420 1880/663	
12 125 001 004	2918 LAKE AVE	7/1/2024	\$299,900	\$158,245	\$57,978	61.0	181.5	0.22	\$2,593	55.40	'420 1874/375	
12 145 001 012	2935 SHADY DR	5/13/2024	\$235,000	\$133,551	\$25,394	89.1	89.4	0.23	\$1,499	110.00	'420 1871/177	
12 145 001 013	2945 SHADY DR	6/6/2024	\$40,000	\$40,000	\$10,240	77.6	88.0	0.21	\$516	108.92	'420 1872/449	
12 210 001 026	6463 MORGAN RD	9/12/2023	\$275,000	\$131,571	\$66,353	74.1	159.7	0.19	\$1,776	101.25	'425 1857/1033	
<b>Totals:</b>			<b>\$1,926,400</b>	<b>\$936,851</b>	<b>\$480,501</b>	<b>708.8</b>		<b>2.11</b>				
				<b>Average</b>				<b>Average</b>				
				<b>per FF=&gt;</b>		<b>\$1,322</b>		<b>per Net Acre=&gt;</b>				

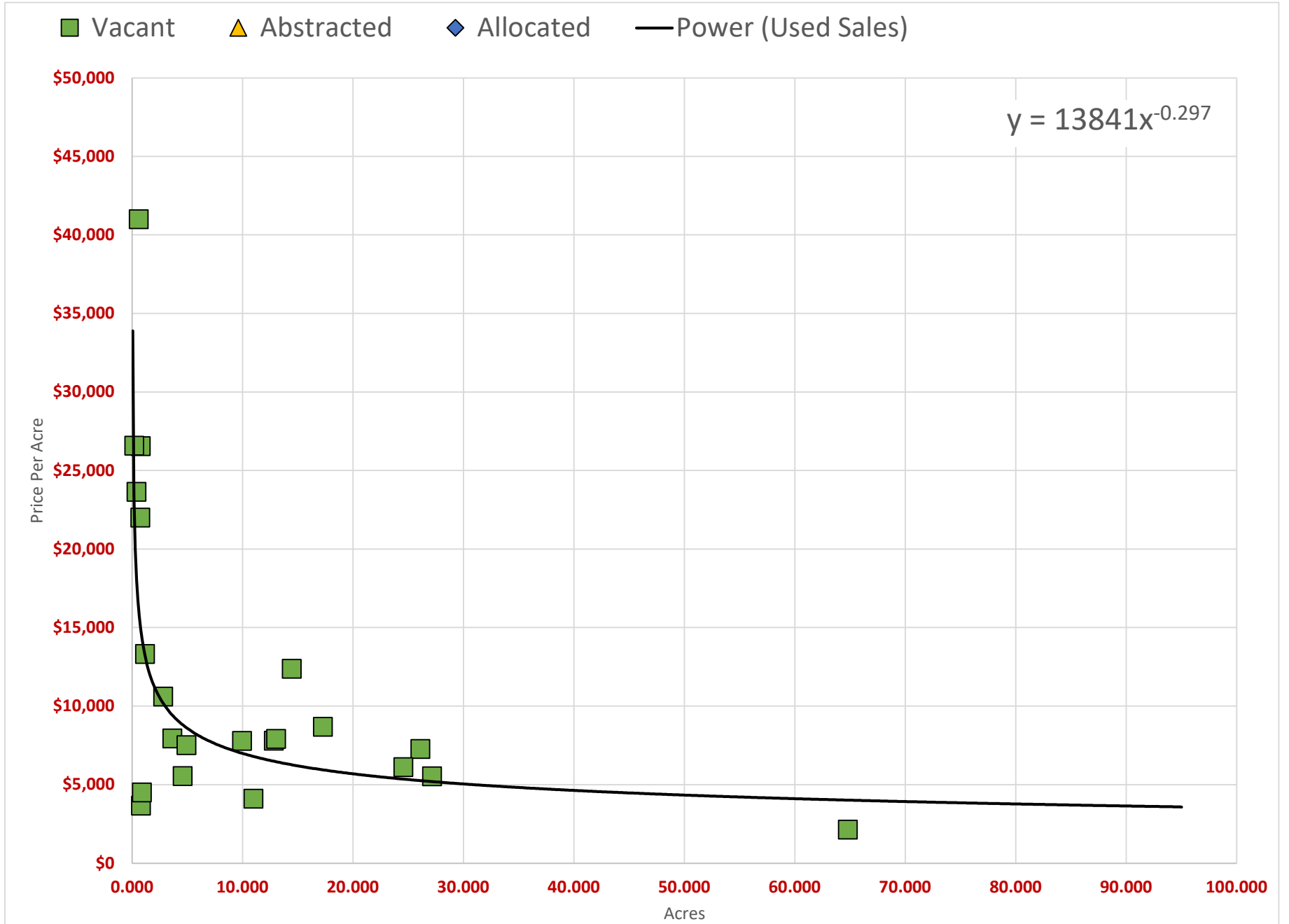
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
12 005 100 029 05 7 2	S LAKE PLEASANT RD	4/6/2023	\$80,000	\$80,000	16.46	16.46	\$4,860	'100 1847/797	
12 013 100 027 13 7 2	S RUMSEY RD	5/9/2023	\$138,000	\$138,000	36.43	36.43	\$3,788	'100 1849/655	
12 019 200 006 19 7 2	E READING RD	6/26/2024	\$350,000	\$350,000	81.67	81.67	\$4,286	'100 1873/934	
12 032 100 008 32 7 2	S LAKE PLEASANT RD	9/28/2023	\$281,500	\$281,500	17.83	17.83	\$15,788	'100 1858/1119	
08 032 400 023 32 6 2	1942 PETERSON RD	11/12/24	\$35,000	\$35,000	5.01	5.01	\$6,986	400 1883/218	
08 018 300 016 18 6 2	GAY RD	01/19/24	\$49,500	\$49,500	6.90	6.90	\$7,174	100 1864/1039	
<b>Totals:</b>			<b>\$934,000</b>	<b>\$934,000</b>	<b>164.30</b>	<b>164.30</b>			
					<b>Average</b>				
					<b>per Net Acre=&gt;</b>	<b>5,684.72</b>			
					<b>Used =&gt;</b>	<b>5,600</b>			

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
07 020 300 005 20 6 3	N BUNN RD	10/30/23	\$4,000	\$4,000	1.94	1.94	\$2,063	400	1860/949
02 005 200 002 05 5 3	WINFIELD RD	08/10/23	\$12,000	\$12,000	8.55	8.55	\$1,404	002	1855-0726
06 008 300 006 08 6 3	BEAN RD	06/07/24	\$50,000	\$50,000	18.96	17.50	\$2,637	RES	1872/0721
02 004 300 001 04 5 3	WINFIELD RD	05/05/23	\$30,000	\$30,000	23.47	23.47	\$1,278	002	1849-0409
<b>Totals:</b>			<b>\$96,000</b>	<b>\$96,000</b>	<b>52.92</b>	<b>51.46</b>			
					Average				
					per Net Acre=>		<b>1,814.09</b>		
					Per Acre Used =>		<b>2,000.00</b>		

Jefferson Township

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





Jefferson Township

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
Formula Pt 1:	Formula Pt 2:	SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$0.73	\$31,730	\$1,821
7.21		5,000	0.115	\$0.59	\$25,898	\$2,973
	-0.2930	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

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	\$0.32	\$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

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	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