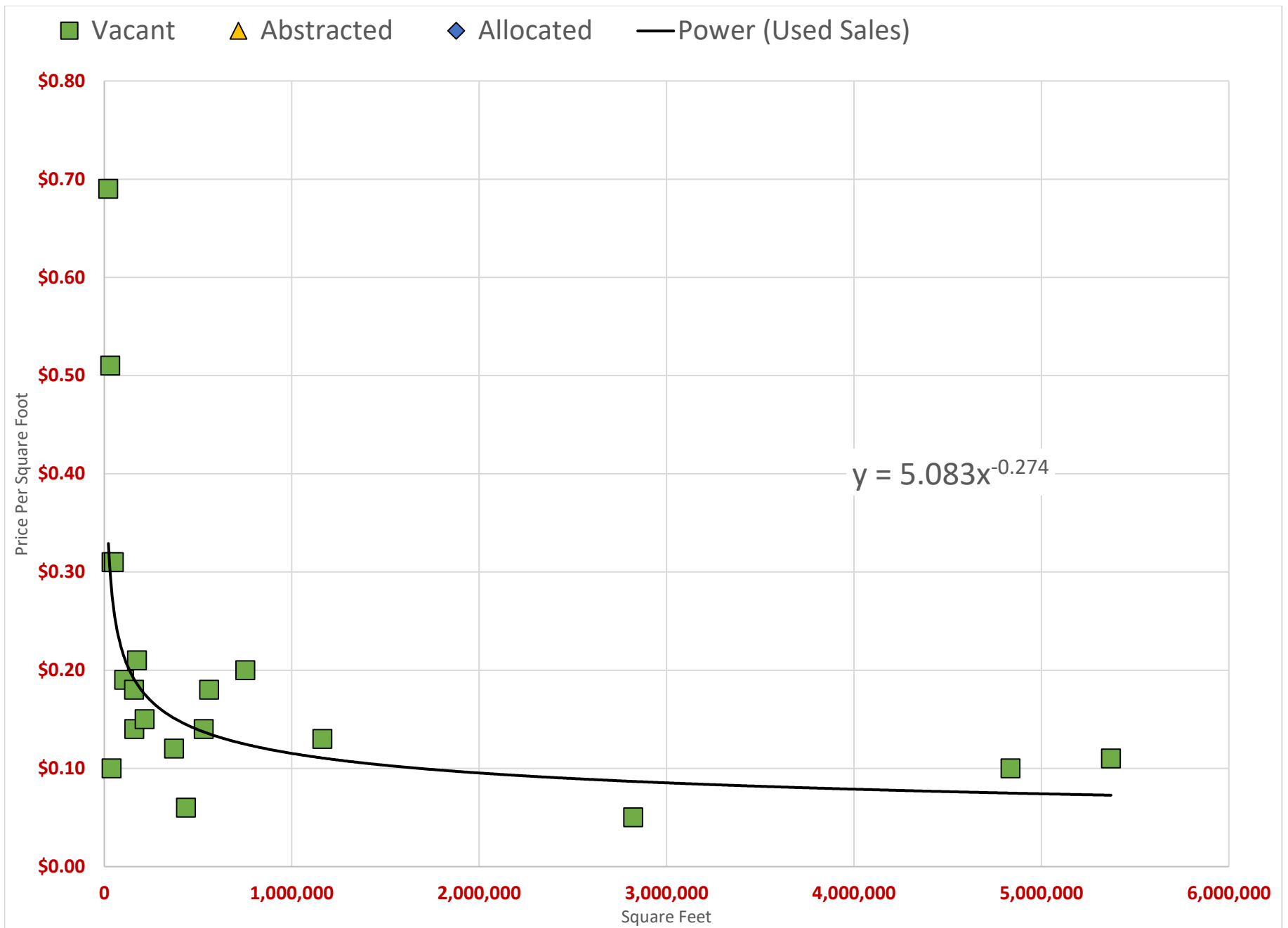
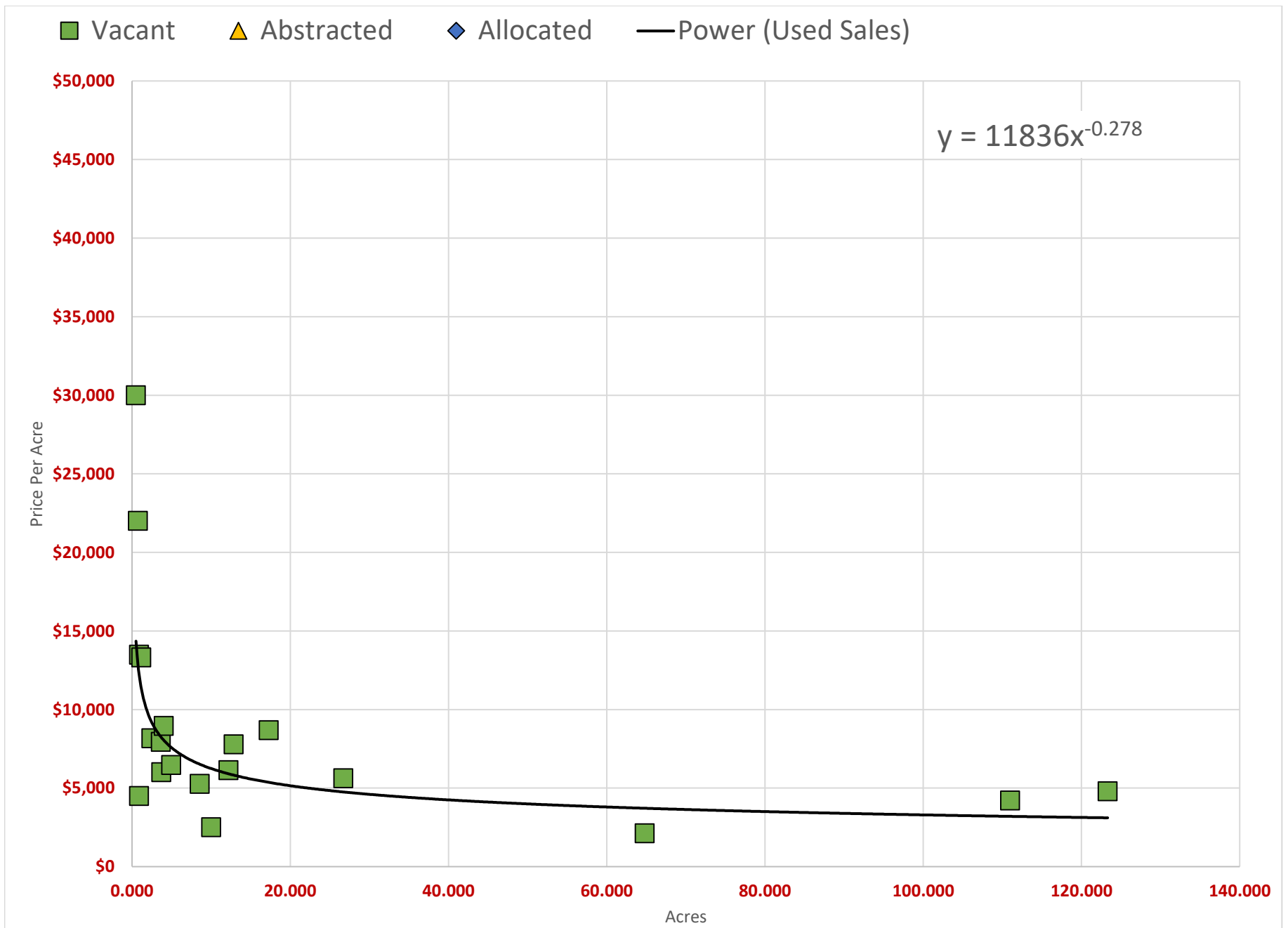


Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Other Parcels in Sale	Comments
Vacant	006-126-129-11	75 State St	9/22/2022	\$20,000		1836/279	2.450758	106,755	323.5	0	\$0		Hillsdale City /No Hwy/No DT
Vacant	006-216-300-13	901 Development Dr	6/7/2022	\$150,000		1828/321	30.37	1,322,917	385	158994	\$0		Hillsdale City/Ind Park/City Sold
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	006-327-301-02	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	006-426-377-13	100 W St Joe St	4/5/2022	\$12,000		1823/840	0.89	38,768	378.78	0	\$0		Ag Society Purchased
Vacant	02 029 100 006 29 5 3	7800 Homer Rd	3/29/2023	\$22,200		1846/898	4.04	175,982	312.48	15114	\$0		M-99 & Sterling
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	04 011 300 016 11 5 1	13153 E Chicago Rd	12/6/2022	\$74,900		1840/946	12.58	547,985	331.89	16594.5	\$0		US-12/Church Sold
Vacant	06 032 100 020 32 5 3	Jonesville Rd	5/5/2022	\$45,000		1825/1156	8.55	372,438	0	0	\$0		Adj to Campground
Vacant	06 032 300 010 32 5 3	3548 Jonesville Rd	9/29/2022	\$25,000		1836/306	10.0101	436,040	663.45	0	\$0	21 032 400 014 32 5 3	Fayette Twp/Jonesville City
Vacant	06 035 100 011 35 5 3	E Chicago Rd	5/18/2022	\$36,000		1826/1170	4.02	175,111	310.57	0	\$0		US-12/East of Jonesville
Vacant	07 035 100 036 35 6 3	1320 Steamburg Rd	11/16/2022	\$32,000		1839/488	5.78	251,777	1094.49	36155	\$0		Near Hillsdale City Limits
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	10 011 400 005 11 7 4	QUACKENBUSH RD	5/10/2022	\$466,200		1826/293	111	4,835,160	0		\$0	N	Agricultural
Vacant	10 019 300 001 19 7 4	CULVER RD	5/20/2022	\$590,000		1827/1061	123.31	5,371,384	0		\$0	N	Agricultural
Vacant	14 100 001 107	Miller St (Lots 57-58)	11/4/2022	\$15,000		1838/971	0.5	21,780	165	0	\$0	14 100 001 108	Camden Village Com/Res
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	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





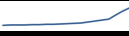
2025 Commercial Industrial Land Analysis_Woodbridge Township

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	5.08	2,500	0.057	\$0.60	\$25,943	\$1,489
		5,000	0.115	\$0.49	\$21,455	\$2,463
Formula Pt 2:	-0.2740	7,500	0.172	\$0.44	\$19,199	\$3,306
↑ 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".		10,000	0.230	\$0.41	\$17,743	\$4,073
		12,500	0.287	\$0.38	\$16,691	\$4,790
		15,000	0.344	\$0.36	\$15,877	\$5,467
		20,000	0.459	\$0.34	\$14,674	\$6,737
		25,000	0.574	\$0.32	\$13,803	\$7,922
		30,000	0.689	\$0.30	\$13,131	\$9,043
		40,000	0.918	\$0.28	\$12,135	\$11,143
		50,000	1.148	\$0.26	\$11,415	\$13,103
		60,000	1.377	\$0.25	\$10,859	\$14,957
		87,120	2.000	\$0.23	\$9,804	\$19,608
		130,680	3.000	\$0.20	\$8,773	\$26,319
		174,240	4.000	\$0.19	\$8,108	\$32,431
		217,800	5.000	\$0.18	\$7,627	\$38,135
		435,600	10.000	\$0.14	\$6,307	\$63,075
		653,400	15.000	\$0.13	\$5,644	\$84,662
		871,200	20.000	\$0.12	\$5,216	\$104,325
		1,089,000	25.000	\$0.11	\$4,907	\$122,671

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	\$0.27	\$11,855	\$11,855
65,340	1.5	\$0.24	\$10,608	\$15,912
87,120	2.0	\$0.23	\$9,804	\$19,608
108,900	2.5	\$0.21	\$9,222	\$23,056
130,680	3.0	\$0.20	\$8,773	\$26,319
174,240	4.0	\$0.19	\$8,108	\$32,431
217,800	5.0	\$0.18	\$7,627	\$38,135
304,920	7.0	\$0.16	\$6,955	\$48,686
435,600	10.0	\$0.14	\$6,307	\$63,075
653,400	15.0	\$0.13	\$5,644	\$84,662
871,200	20.0	\$0.12	\$5,216	\$104,325
1,089,000	25.0	\$0.11	\$4,907	\$122,671
1,306,800	30.0	\$0.11	\$4,668	\$140,031
1,742,400	40.0	\$0.10	\$4,314	\$172,554
2,178,000	50.0	\$0.09	\$4,058	\$202,898
4,356,000	100.0	\$0.08	\$3,356	\$335,592

 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	4	48.17%	\$0.40	\$0.41	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	4	48.17%	\$0.40	\$0.41
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	5	12.22%	\$0.17	\$0.18	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	12.22%	\$0.17	\$0.18
5.00	9.99	1	0.00%	\$0.12	\$0.12	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.12	\$0.12
10.00	10000.00	8	34.38%	\$0.12	\$0.12	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	8	34.38%	\$0.12	\$0.12
0.00	10000.00	19	64.21%	\$0.20	\$0.15	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	19	64.21%	\$0.20	\$0.15

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
11 011 100 016 11 7 3	3125 S HILLSDALE RD	02/23/24	\$20,660	\$0	0.00	\$20,660	2.07	2.07	\$9,981
11 017 300 016 17 7 3	STUB RD	10/04/23	\$38,000	\$0	0.00	\$38,000	4.66	4.66	\$8,155
15 028 100 009 28 8 3	2727 W CAMDEN RD	09/26/22	\$78,000	\$23,000	29.49	\$9,478	1.47	1.47	\$6,448
18 001 200 012 01 9 3	BUCKEYE RD	10/07/22	\$32,000	\$0	0.00	\$32,000	5.76	5.76	\$5,556
Totals:			\$168,660	\$23,000		\$100,138	13.96	13.96	
			Sale. Ratio =>		13.64	Average		Average	
			Std. Dev. =>		14.74	per Net Acre=>		per SqFt=>	
						1 Acre Used =>		7,000	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
11 005 300 021 05 7 3	MOORE FARM RD	07/26/22	\$95,000	\$41,700	43.89	\$95,000	23.81	23.81	\$3,990
11 008 200 030 08 7 3	EDGEWOOD DR	06/23/22	\$35,000	\$16,800	48.00	\$35,000	8.00	8.00	\$4,375
18 001 200 011 01 9 3	BUCKEYE RD	10/10/22	\$79,900	\$0	0.00	\$79,900	13.38	13.38	\$5,972
Totals:			\$209,900	\$58,500		\$209,900	45.19	45.19	
			Sale. Ratio =>		27.87	Average		Average	
			Std. Dev. =>		26.61	per Net Acre=>		per SqFt=>	
						15 Acres Used =>		4,600	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
01 021 400 009 21 5 4	W STERLING RD	08/18/23	\$465,000	\$228,400	49.12	\$175,169	59.85	54.63	\$2,927
07 020 300 024 20 6 3	2051 N BUNN RD	07/13/23	\$127,500	\$0	0.00	\$127,500	24.29	24.29	\$5,249
07 020 300 024 20 6 3	2051 N BUNN RD	05/10/23	\$200,000	\$0	0.00	\$200,000	24.29	24.29	\$8,234
11 005 300 021 05 7 3	MOORE FARM RD	07/26/22	\$95,000	\$41,700	43.89	\$95,000	23.81	23.81	\$3,990
13 028 200 003 28 7 1	11971 UNION RD	11/11/22	\$102,000	\$1,300	1.27	\$102,000	21.00	0.50	\$4,857
19 009 200 027 09 5 4	10942 HOMER RD	04/12/23	\$137,500	\$0	0.00	\$137,500	64.80	64.80	\$2,122
21 004 300 011 04 6 3	OLDS ST	02/09/24	\$165,000	\$0	0.00	\$165,000	65.81	63.23	\$2,507
Totals:			\$1,292,000	\$271,400		\$1,002,169	283.85	255.55	
			Sale. Ratio =>		21.01	Average		Average	
			Std. Dev. =>		22.62	per Net Acre=>		per SqFt=>	
						25+ Acres Used =>		3,500	

Acres	\$/Acre	Rate Used
1	7,000	7,000
1.5	6,900	10,350
2	6,800	13,600
2.5	6,700	16,750
3	6,700	20,100
4	6,500	26,000
5	6,300	31,500
7	6,000	42,000
10	5,500	55,000
15	4,600	69,000
20	4,100	82,000
25	3,500	87,500
30	3,500	105,000
40	3,500	140,000
50	3,500	175,000
100	3,500	350,000

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Tillable	Non Till	Row/Drain	Non Till Value (3,500)	Est Till	Est Till/Acre
15 015 100 009 15 8 3	W MONTGOMERY RD	11/29/22	\$472,460	\$156,600	33.15	\$472,460	53.00	30.11	0.89	105,385	367,075	6,926
15 025 400 001 25 8 3	2700 E HARMON RD	04/18/22	\$375,000	\$184,600	49.23	\$242,693	30.00	49.00	1.00	171,500	71,193	2,373
15 028 100 008 28 8 3	2691 W CAMDEN RD	05/23/22	\$475,000	\$135,100	28.44	\$255,845	32.41	4.50	1.62	15,750	240,095	7,408
15 012 300 048 12 8 3	E MONTGOMERY RD	05/03/22	\$327,500	\$0	0.00	\$327,500	40.67	27.00	2.02	94,500	233,000	5,729
15 016 200 005 16 8 3	2021 W MONTGOMERY RD	11/15/22	\$200,717	\$63,000	31.39	\$200,717	29.39	4.10	0.55	14,350	186,367	6,341
Totals:			\$1,850,677	\$539,300		\$1,499,215	185.47				\$1,097,730	
				Sale. Ratio =>	29.14					Average		
				Std. Dev. =>	17.83					per Net Acre=>	\$ 5,919	
										Tillable Used =>	5900	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
11 085 001 044	2446 ASH-TE-WETTE DR	03/31/23	\$325,000	\$125,706	\$80,147	66.9	\$1,878
11 085 001 047	2442 ASH-TE-WETTE DR	01/26/24	\$180,500	\$94,712	\$73,906	73.9	\$1,282
11 085 001 111	2457 ASH-TE-WETTE DR	04/27/23	\$126,000	\$61,033	\$63,876	63.9	\$955
10 045 001 025	4250 BEACH DR	04/13/23	\$100,000	\$100,000	\$78,776	187.7	\$533
15 045 001 020	1280 VAN SICKLE'S DR	08/18/23	\$199,900	\$72,878	\$112,800	141.0	\$517
Totals:			\$931,400	\$454,329	\$409,505	533.4	
						Average per FF=>	\$852
						FF Used =>	\$ 852

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
02 004 300 001 04 5 3	WINFIELD RD	05/05/23	\$30,000	\$19,500	65.00	\$30,000	23.47	23.47	\$1,278
02 005 200 002 05 5 3	WINFIELD RD	08/10/23	\$12,000	\$4,000	33.33	\$12,000	8.55	8.55	\$1,404
19 009 200 027 09 5 4	10942 HOMER RD	04/12/23	\$137,500	\$0	0.00	\$137,500	64.80	64.80	\$2,122
21 004 300 011 04 6 3	OLDS ST	02/09/24	\$165,000	\$0	0.00	\$165,000	65.81	63.23	\$2,507
Totals:			\$179,500	\$23,500		\$179,500	96.82	96.82	
					Sale. Ratio =>	13.09	Average		Average
					Std. Dev. =>	32.50	per Net Acre=>	1,853.96	per SqFt=>
							Per Acre Used	2,000.00	