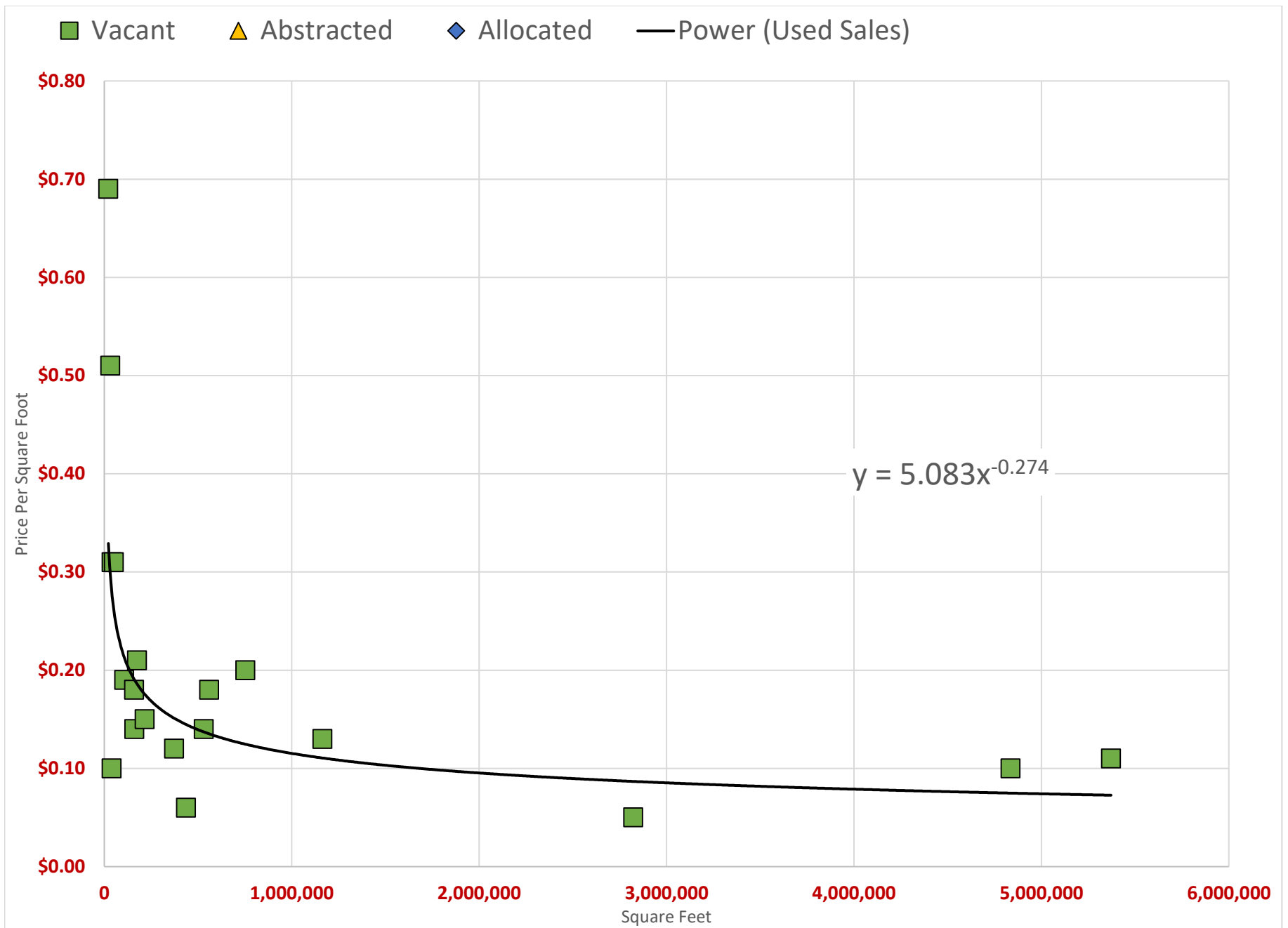
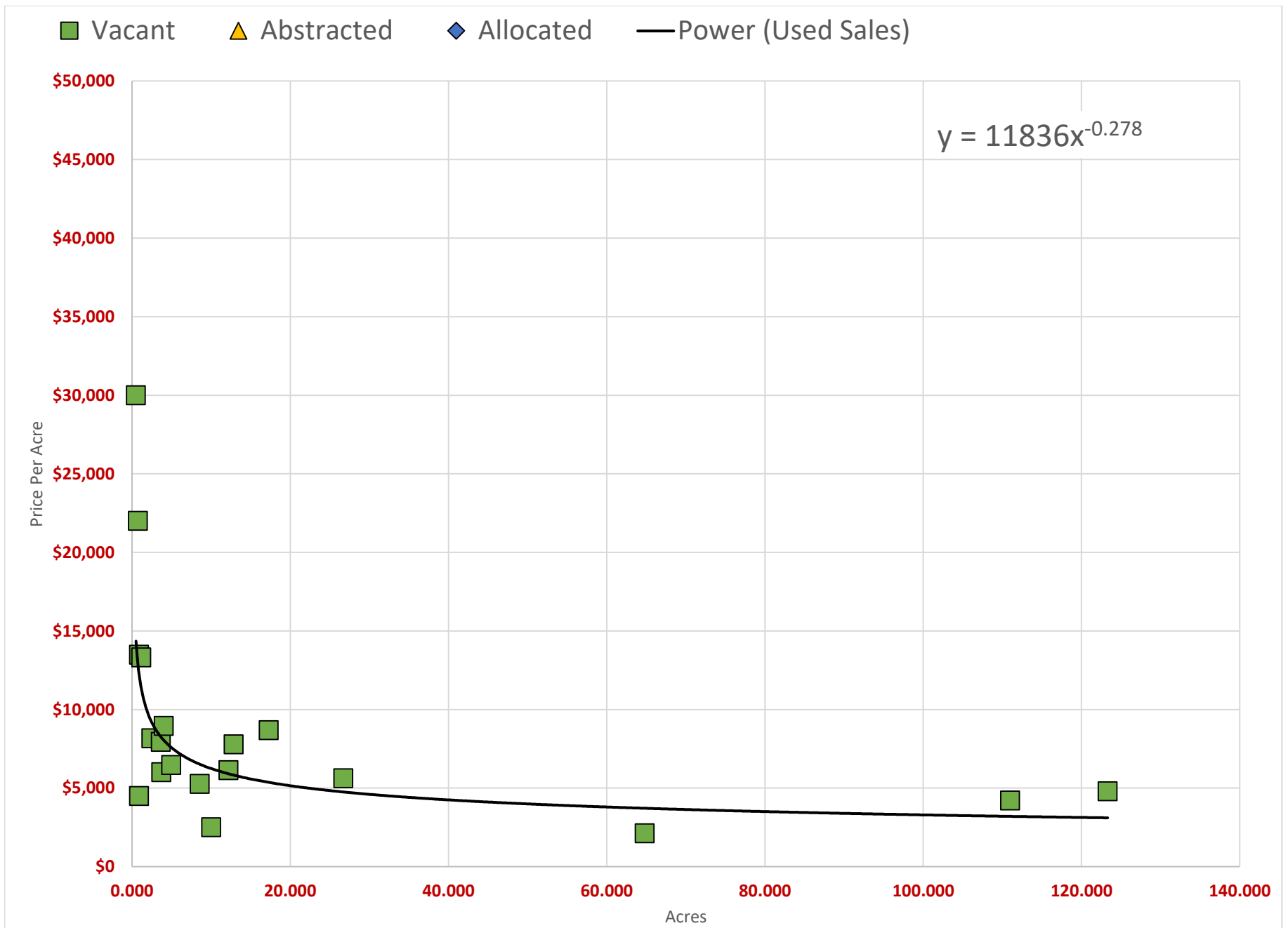


Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Other Parcels in Sale	Comments
Vacant	006-126-129-11	75 State St	9/22/2022	\$20,000		1836/279	2.450758	106,755	323.5	0	\$0		Hillsdale City /No Hwy/No DT
Vacant	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





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
04 016 200 006 16 5 1	SUTFIN RD- VACANT	08/16/23	\$22,700	\$12,320	54.27	\$22,700	2.53	2.53	\$8,979
04 016 200 006 16 5 1	SUTFIN RD- VACANT	06/01/22	\$25,000	\$11,330	45.32	\$25,000	2.53	2.53	\$9,889
09 036 200 007 36 6 1	1500 S MERIDIAN RD	10/03/23	\$215,000	\$83,500	38.84	\$15,932	1.98	1.98	\$8,046
04 017 100 006 17 5 1	10300 MURREY RD	05/09/23	\$12,875	\$9,840	76.43	\$12,875	1.56	1.56	\$8,253
Totals:			\$275,575	\$116,990		\$76,507	8.60	8.60	
					Sale. Ratio =>	42.45	Average		Average
					Std. Dev. =>	16.41	per Net Acre=>	8,900.30	per SqFt=>
								1 Acre Used =>	8,900

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
04 005 400 017 05 5 1	BAKER RD VACANT	06/27/23	\$350,000	\$56,860	16.25	\$131,835	15.56	0.23	\$8,473
04 028 400 017 28 5 1	CHANDLER RD VACANT	09/26/23	\$205,000	\$117,710	57.42	\$67,691	16.97	5.08	\$3,989
04 028 400 018 28 5 1	CHANDLER RD VACANT	09/26/23	\$205,000	\$117,710	57.42	\$67,691	16.97	4.89	\$3,989
Totals:			\$760,000	\$292,280		\$267,217	49.50	10.20	
					Sale. Ratio =>	38.46	Average		Average
					Std. Dev. =>	23.77	per Net Acre=>	5,398.32	per SqFt=>
								15 Acres Used =>	5,400.00

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
09 029 100 006 29 6 1	10287 CHURCH RD	09/22/22	\$287,500	\$123,800	43.06	\$287,500	75.01	75.01	\$3,833
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:			\$1,579,500	\$395,200		\$1,289,669	358.86	330.56	
					Sale. Ratio =>	25.02	Average		Average
					Std. Dev. =>	23.41	per Net Acre=>	3,593.82	per SqFt=>
								25+ Acres Used =>	3,500.00

Acres	\$/Acre	Rate Used
1	8,900	8,900
1.5	8,800	13,200
2	8,700	17,400
2.5	8,500	21,250
3	8,400	25,200
4	8,200	32,800
5	7,900	39,500
7	7,400	51,800
10	6,700	67,000
15	5,400	81,000
20	4,500	90,000
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	Est Non Till Value (3,500)	Est Till	Est Till/Acre
09 004 400 002 04 6 1	N WALDRON RD	03/02/23	\$160,000	\$66,300	41.44	\$160,000	9.50	29.50	0.50	103,250	\$56,750	\$5,974
09 011 300 003 11 6 1	13140 HOXIE RD	09/15/23	\$310,000	\$118,200	38.13	\$209,488	35.00	3.03	1.97	10,605	\$198,883	\$5,682
09 024 300 017 24 6 1	N MERIDIAN RD	12/01/23	\$104,000	\$0	0.00	\$104,000	16.00	10.52		36,820	\$67,180	\$4,199
08 025 400 015 25 6 2	ROBINS RD	08/19/22	\$297,500	\$0	0.00	\$297,500	43.15	39.75	2.11	139,125	\$158,375	\$3,670
09 029 300 008 29 6 1	10200 E BACON RD	06/28/22	\$172,000	\$73,900	42.97	\$59,265	16.00	2.00	1.50	7,000	\$52,265	\$3,267
09 030 200 001 30 6 1	9531 CHURCH RD	05/06/22	\$144,000	\$62,700	43.54	\$131,793	19.44	12.05	0.81	42,175	\$89,618	\$4,610
Totals:			\$1,187,500	\$321,100		\$962,046	139.086				\$ 623,071	
				Sale. Ratio =>	27.04					Average per Net Acre=>	\$ 4,480	
				Std. Dev. =>	21.52					Tillable Used =>	4500	

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=>
							Used =>	2,000.00	