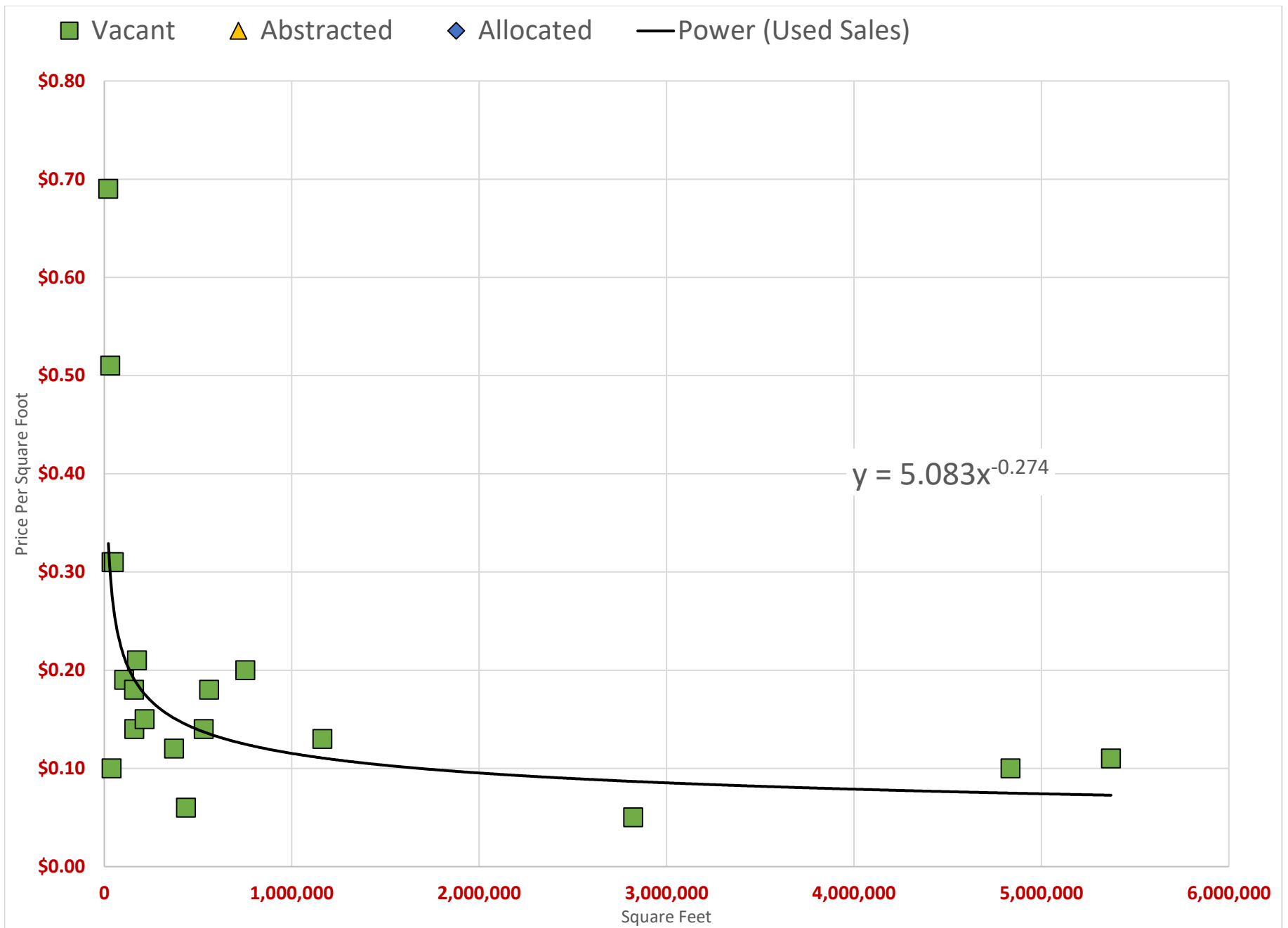
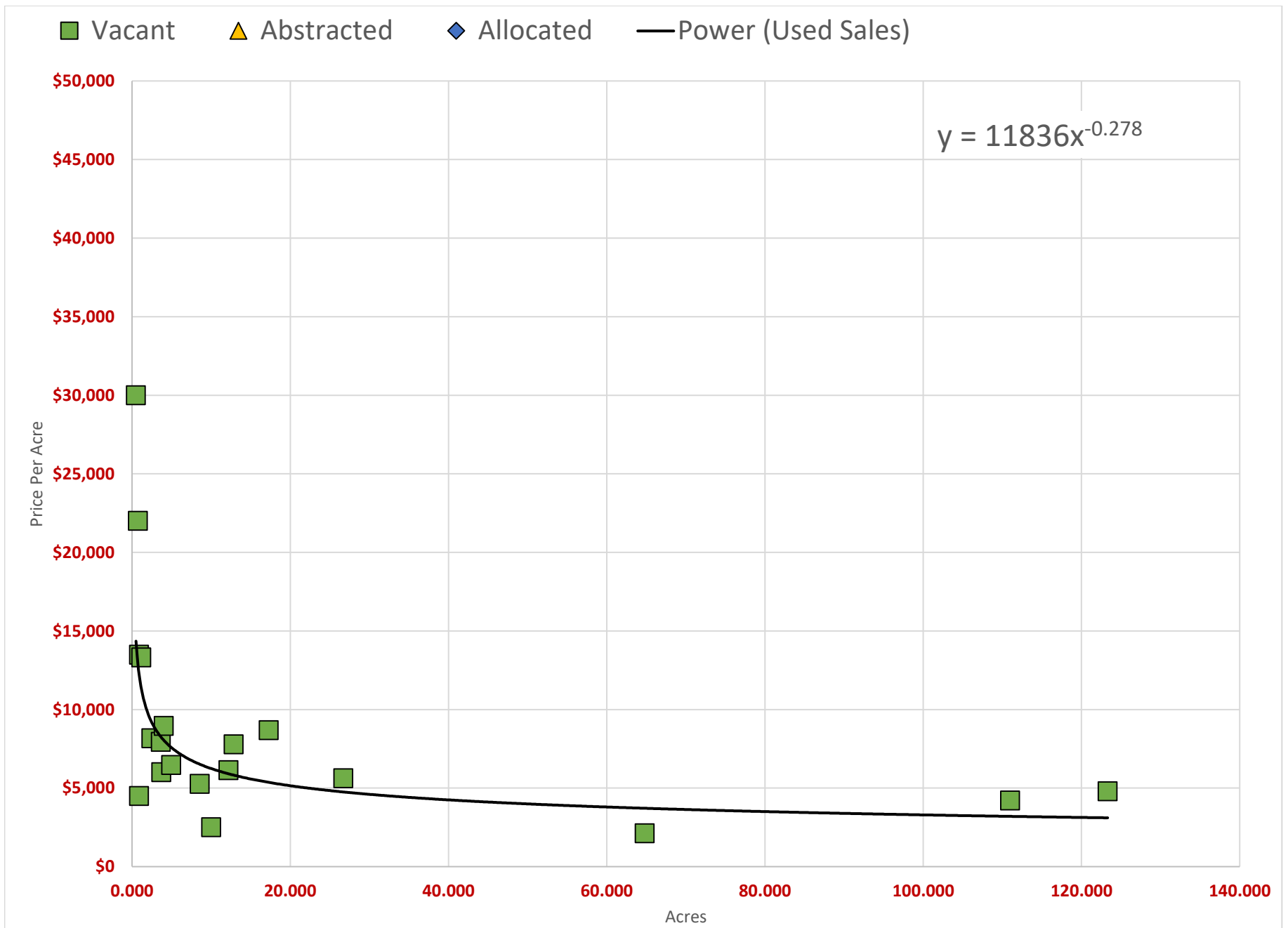


Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Other Parcels in Sale	Comments
Vacant	006-126-129-11	75 State St	9/22/2022	\$20,000		1836/279	2.450758	106,755	323.5	0	\$0		Hillsdale City /No Hwy/No DT
Vacant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



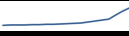


Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	5.08	2,500	0.057	\$0.60	\$25,943	\$1,489
		5,000	0.115	\$0.49	\$21,455	\$2,463
Formula Pt 2:	-0.2740	7,500	0.172	\$0.44	\$19,199	\$3,306
↑ If the above formulas 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
12 009 200 015 09 7 2	5860 HUDSON RD	02/11/23	\$50,000	\$19,700	39.40	\$8,800	1.00	1.00	\$8,800
12 033 200 018 33 7 2	LAKE RD	01/27/23	\$30,000	\$0	0.00	\$30,000	3.81	3.81	\$7,874
12 007 300 013 07 7 2	3345 E BEAR LAKE RD	08/12/23	\$12,000	\$0	0.00	\$12,000	1.32	1.32	\$9,091

Totals:			\$92,000	\$19,700		\$50,800	6.13	6.13	
			Sale. Ratio =>		21.41	Average per Net Acre=>		8,287.11	Average per SqFt=>
			Std. Dev. =>		22.75				
						1 Acre Used =>		8,200.00	

1 Acre was

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
12 029 200 007 29 7 2	6066 PIONEER RD	10/21/22	\$225,000	\$99,500	44.22	\$41,281	7.50	7.50	\$5,504
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
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:			\$336,900	\$99,500		\$153,181	26.64	26.64	
			Sale. Ratio =>		29.53	Average per Net Acre=>		5,750.04	Average per SqFt=>
			Std. Dev. =>		#REF!				
						10 Acre Used =>		5,700.00	

10 Acre was

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 per Net Acre=>		3,530.67	Average per SqFt=>
			Std. Dev. =>		22.62				
						25+ Acres Used =>		3,500.00	

Acres	\$/Acre	Rate Used
1	8,200	8,200
1.5	8,100	12,150
2	7,900	15,800
2.5	7,800	19,500
3	7,600	22,800
4	7,400	29,600
5	7,100	35,500
7	6,500	45,500
10	5,700	57,000
15	5,000	75,000
20	4,200	84,000
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	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
12 013 200 085 13 7 2	4348 ANN ST	11/18/22	\$57,500	\$23,409	\$7,434	80.8	\$290
12 013 200 089 13 7 2	4200 S PITTSFORD RD	10/17/23	\$58,900	\$14,672	\$10,444	113.5	\$129
12 013 200 104 13 7 2	4268 S PITTSFORD RD	03/14/24	\$120,000	\$20,983	\$6,972	105.3	\$199
12 023 400 009 23 7 2	7631 E READING RD	03/13/23	\$45,000	\$11,688	\$11,127	168.2	\$69
12 205 009 010 04 7 2	5273 MONROE ST	09/22/23	\$99,000	\$14,841	\$16,654	181.0	\$82
Totals:			\$380,400	\$85,593	\$52,631	648.8	
					Average		
					per FF=>	\$132	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
12 006 300 053 06 7 2	2613 SANFORD LN	10/03/23	\$50,000	\$39,963	\$15,456	168.0	\$238
12 050 001 020	3181 MANORWAY DR S	05/20/22	\$260,000	\$28,858	\$26,533	113.4	\$255
12 080 001 040	2555 OAKWOOD DR	06/20/22	\$145,000	\$60,070	\$19,471	83.2	\$722
12 095 001 005	3246 SANFORD LN	05/18/23	\$35,000	\$1,238	\$21,664	92.6	\$13
Totals:			\$490,000	\$130,129	\$83,124	457.2	
					Average		
					per FF=>	\$285	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
12 008 100 007 08 7 2	4462 E BEAR LAKE RD	11/01/22	\$375,000	\$202,922	\$165,206	189.7	\$1,070
12 085 001 004	2250 OAKWOOD DR	01/18/23	\$260,000	\$171,156	\$37,678	43.3	\$3,957
12 085 001 008	2276 OAKWOOD DR	04/29/22	\$363,000	\$246,221	\$41,096	47.2	\$5,219
12 115 001 002	3347 ZONA ST	03/21/23	\$242,500	\$105,099	\$164,305	413.2	\$254
12 155 001 011	3117 SHADY LN	05/21/22	\$85,000	\$6,696	\$49,676	57.0	\$117
12 155 001 018	3033 SHADY LN	08/30/22	\$90,000	\$86,077	\$111,802	128.4	\$671
12 165 001 009	6150 BELLE VERNON ST	09/29/23	\$82,000	\$48,731	\$29,445	33.8	\$1,441
Totals:			\$1,497,500	\$866,902	\$599,208	912.5	
Average							
per FF=>							\$950

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
12 070 001 046	6590 MORGAN RD	01/20/24	\$220,000	\$103,285	\$47,864	124.5	\$830
12 170 001 049	6669 S BIRD LAKE RD	12/08/22	\$300,000	\$171,435	\$78,875	130.9	\$1,310
12 210 001 015	6535 MORGAN RD	03/01/23	\$160,000	\$100,457	\$53,233	71.0	\$1,414
12 210 001 026	6463 MORGAN RD	09/12/23	\$275,000	\$148,899	\$58,506	74.1	\$2,009
Totals:			\$955,000	\$524,076	\$238,478	400.5	
					Average		
					per FF=>	\$1,308	

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
12 005 100 029 05 7 2	S LAKE PLEASANT RD	04/06/23	\$80,000	\$23,300	29.13	\$80,000	13.201	2.35	0.909	8,225	\$71,775	\$ 5,437
12 013 100 027 13 7 2	S RUMSEY RD	05/09/23	\$138,000	\$53,800	38.99	\$138,000	31.864	4.00	0.566	14,000	\$124,000	\$ 3,892
12 030 200 007 30 7 2	DOTY RD	12/30/22	\$350,000	\$48,200	13.77	\$350,000	53.214	11.50	1.166	40,250	\$309,750	\$ 5,821
12 030 400 007 30 7 2	3651 SKUSE RD	04/19/22	\$70,000	\$0	0.00	\$70,000	13.690	0.00	0.350	-	\$70,000	\$ 5,113
15 016 100 008 16 8 3	2549 W MONTGOMERY RD	11/22/22	\$404,400	\$0	0.00	\$404,400	54.82	10.50	1.610	36,750	\$367,650	\$ 6,706
17 006 200 008 06 9 1	LICKLEY RD	05/02/23	\$149,000	\$0	0.00	\$149,000	21.25	14.83	0.200	51,905	\$97,095	\$ 4,569
17 008 300 001 08 8 1	PRATTVILLE RD	11/28/23	\$770,000	\$0	0.00	\$428,026	103.50	11.50		40,250	\$387,776	\$ 3,747
Totals:			\$1,961,400	\$125,300		\$1,619,426	291.539				\$1,428,046	
				Sale. Ratio =>	6.39				Average			
				Std. Dev. =>	16.33				per Net Acre=>		\$4,898.30	
									Tillable Acre Used =>		4,850	

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	