

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
08 021 100 007 21 6 2	5400 DEWEY RD	06/13/23	\$15,000	\$11,146	1.00	1.00	\$11,146	400	1851/1132
12 007 300 013 07 7 2	3345 E BEAR LAKE RD	08/12/23	\$12,000	\$12,000	1.32	1.32	\$9,091	400	1855/1185
04 017 100 006 17 5 1	10300 MURREY RD	05/09/23	\$12,875	\$12,875	1.56	1.56	\$8,253	09	1849-0651
08 021 300 020 21 6 2	2300 N BIRD LAKE RD	07/19/24	\$34,000	\$34,000	2.80	2.80	\$12,143	400	1875/272

Totals: \$73,875 \$70,021 6.68 6.68

Average per Net Acre=> 10,482.19 Average per SqFt=>

1 Acre Used => 10,000.00

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
08 032 400 022 32 6 2	PETERSON RD	01/31/25	\$42,750	\$42,750	6.49	6.49	\$6,587	400	1887/960
08 029 200 026 29 6 2	4535 STATE RD	02/15/24	\$30,000	\$30,000	5.68	5.68	\$5,282		1866/25
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
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

Totals: \$157,250 \$157,250 24.08 24.08

Average per Net Acre=> 6,530.32 Average per SqFt=>

5 Acres Used => 6,500.00

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
08 018 300 015 18 6 2	MILNES RD	01/19/24	\$57,750	\$57,750	9.85	9.85	\$5,863	100	1864/1104
08 010 300 015 10 6 2	6078 GAY RD	04/14/23	\$65,000	\$65,000	10.01	10.01	\$6,494		1848/93
02 013 200 006 13 5 3	MILNES RD	02/23/24	\$45,000	\$45,000	10.02	10.02	\$4,491	002	1866-0605
02 023 100 010 23 5 3	1567 E HASTINGS LAKE RD	06/10/24	\$51,500	\$51,500	10.10	10.10	\$5,099	002	1872-0715

Totals: \$219,250 \$219,250 39.98 39.98

Average per Net Acre=> 5,483.99 Average per SqFt=>

10 Acres Used => 5,400.00

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		Average		
					per Net Acre=>	4,071.95	per SqFt=>		
					20+ Acres Used =>	4,000.00			

\$/Acre Concluded Values		
Acres	\$/Acre	Concluded Value
1.0	\$10,000.00	\$10,000.00
1.5	\$9,562.50	\$14,300.00
2.0	\$9,125.00	\$18,300.00
2.5	\$8,687.50	\$21,700.00
3.0	\$8,250.00	\$24,800.00
4.0	\$7,375.00	\$29,500.00
5.0	\$6,500.00	\$32,500.00
7.0	\$6,060.00	\$42,400.00
10.0	\$5,400.00	\$54,000.00
15.0	\$4,700.00	\$70,500.00
20.0	\$4,000.00	\$80,000.00
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

Vacant Land Sales Used to determine Allocation

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Rate Group 1	Avg Sale Price	Allocation
17 015 200 016 15 8 1	KIPP ST	07/22/24	\$8,000	60.3	60.0	\$133	100.00	420	1875/724	PRATTVILLE	\$132,656	6.0%
14 130 001 009	PARK PL	11/05/24	\$8,500	96.0	132.0	\$89	96.00	4300	1882/1124	CAMDEN	\$132,656	6.4%
17 014 100 021 14 8 1	10055 COMAN RD	01/13/25	\$10,000	362.3	472.4	\$28	132.00	400	1886/918	PRATTVILLE	\$132,656	7.5%
											Average Alloc	6.7%
											% Alloc Used =>	7.0%

Improved Sales Allocated

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Rate Group 1	SP Alloc	FF Alloc	
08 045 001 106	419 W MAIN ST	06/22/23	\$85,000	78.2	379.5	\$323	57.00	405	1852/723	VILLAGE	\$5,950.00	\$76.04	
08 045 001 138	308 W MAIN ST	09/15/23	\$151,000	74.5	198.0	\$122	66.00	405	1858/72	VILLAGE	\$10,570.00	\$141.81	
08 045 001 140	300 W MAIN ST	05/13/24	\$140,000	83.6	198.0	\$386	74.00	405	1873/488	VILLAGE	\$9,800.00	\$117.26	
08 045 001 141	108 PRATT ST	04/19/23	\$125,000	113.1	206.0	\$158	99.00	405	UNRECORDED	VILLAGE	\$8,750.00	\$77.34	
08 045 001 240	104 KNAPP ST	01/09/25	\$60,000	44.7	49.5	\$557	60.00	405	1886/421	VILLAGE	\$4,200.00	\$93.95	
08 045 001 249	207 WILBUR ST	01/09/25	\$59,900	105.9	165.0	\$276	99.00	405	1887/219	VILLAGE	\$4,193.00	\$39.61	
08 045 001 256	218 E MAIN ST	12/12/24	\$124,000	115.4	220.0	\$446	99.00	405	1885/318	VILLAGE	\$8,680.00	\$75.22	
08 046 001 019	711 BEVERLY CT	10/31/24	\$260,000	146.8	85.8	\$317	167.02	405	1883/536	VILLAGE	\$18,200.00	\$124.00	
08 046 001 023	520 KYSER DR	08/25/23	\$189,000	82.6	173.5	\$550	76.07	405	1856/1068	VILLAGE	\$13,230.00	\$160.22	
Totals:			\$1,193,900	844.8								Average	
Average SP			\$132,656								Alloc FF Rate	\$100.61	
										\$/FF USED =>	\$100.00		

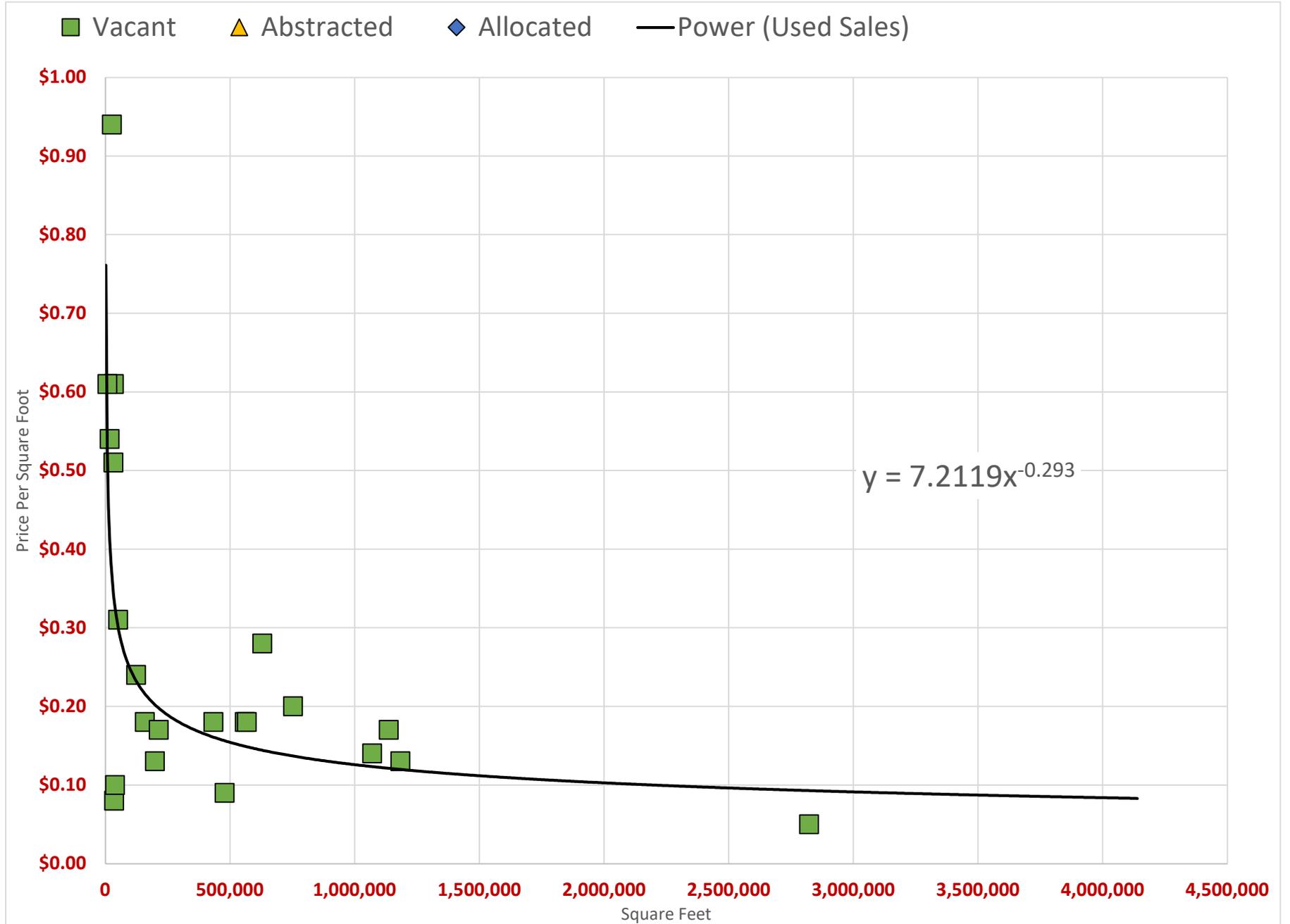
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
08 017 100 017 17 6 2	N LAKE PLEASANT RD	12/20/24	\$40,000	\$40,000	\$110,434	260.2	197.6	1.18	\$154	260.15	400	1885/1076
08 055 001 026	4359 KIM DR	07/30/24	\$195,000	\$5,922	\$82,030	96.6	166.3	0.35	\$61	107.43	410	1875/1025
08 055 001 029	4411 KIM DR	08/30/24	\$375,000	\$228,102	\$74,446	87.7	204.6	0.40	\$2,601	94.03	410	1878/167
08 060 001 013	4452 DAWN DR	12/27/23	\$315,000	\$98,170	\$100,621	118.5	162.5	0.45	\$828	115.94	410	1863/1225
08 065 001 030	4911 KIM DR	02/14/25	\$440,000	\$194,330	\$85,466	100.7	195.7	0.44	\$1,930	106.00	410	1888/857
Totals:			\$1,365,000	\$566,524	\$452,997	663.6		2.81				
				Average								
										\$/FF USED => \$854		

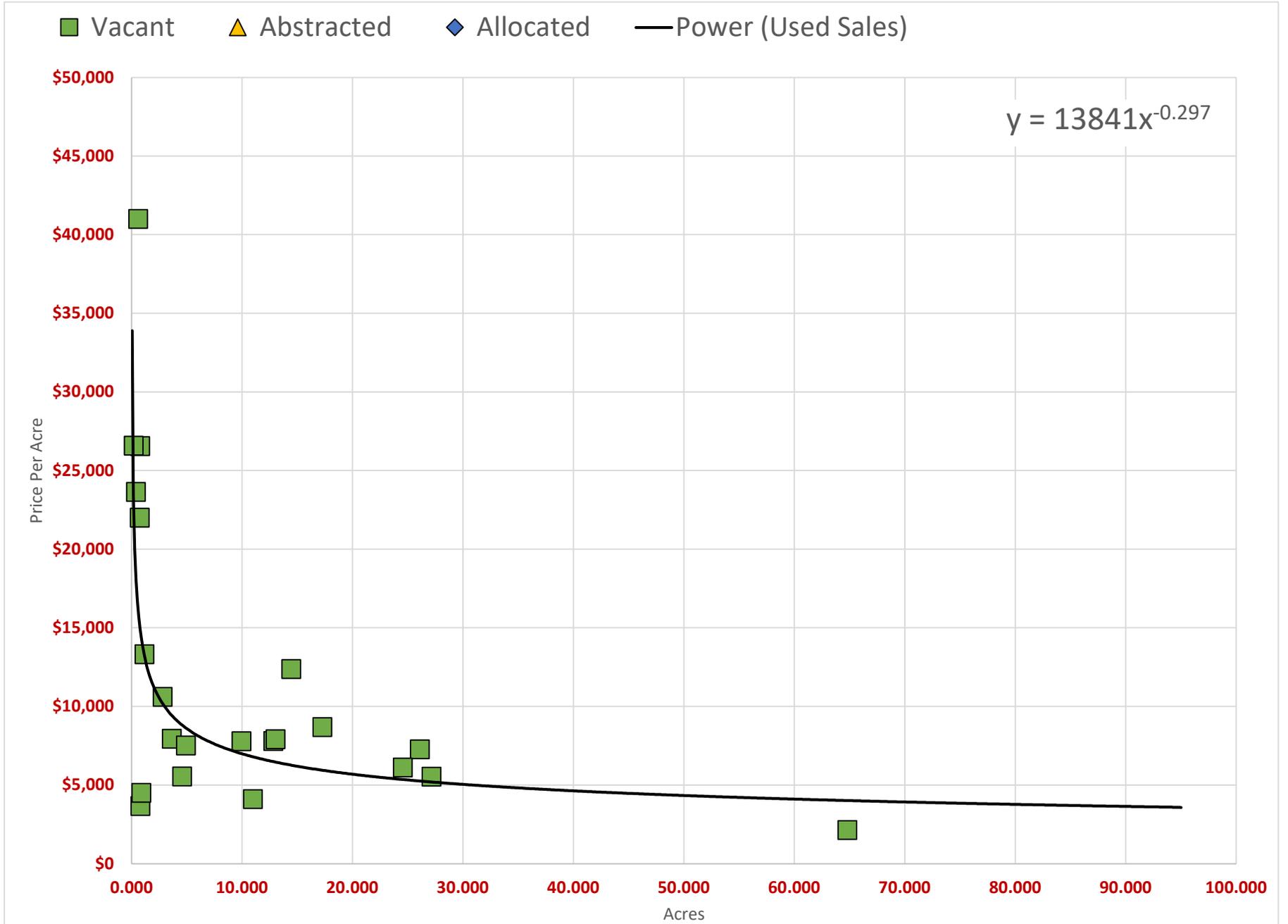
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
08 018 300 016 18 6 2	GAY RD	01/19/24	\$49,500	\$49,500	6.90	6.90	\$7,174	100	1864/1039
08 032 400 023 32 6 2	1942 PETERSON RD	11/12/24	\$35,000	\$35,000	5.01	5.01	\$6,986	400	1883/218
08 018 200 014 18 6 2	GAY RD	01/19/24	\$77,000	\$77,000	7.02	7.02	\$10,969	100	1864/1032
08 018 300 015 18 6 2	MILNES RD	01/19/24	\$57,750	\$57,750	9.85	9.85	\$5,863	100	1864/1104
07 033 400 025 33 6 3	BANKERS RD	05/24/24	\$279,000	\$279,000	55.71	55.71	\$5,008	100	1871/972
Totals:			\$498,250	\$498,250	84.49	84.49			
					Average				
					per Net Acre=>		5,897.15		
					Per Acre Used =>		5,900.00		

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
Totals:			\$96,000	\$96,000	52.92	51.46			
					Average		Average		
					per Net Acre=>	1,814.09	per SqFt=>		
					Per Acre Used =>	2,000.00			

Adams 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





Adams Township

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