

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
09 017 200 005 17 6 1	10835 HOXIE RD	02/22/24	\$250,000	\$22,883	2.84	2.84	\$8,057	100	1866/436
09 021 400 008 21 6 1	2376 N WALDRON RD	07/23/24	\$220,000	\$16,728	2.00	2.00	\$8,364	400	1875/778
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
04 016 200 006 16 5 1	SUTFIN RD- VACANT	08/16/23	\$22,700	\$22,700	2.53	2.53	\$8,979	09	1856-0186
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
12 033 200 018 33 7 2	LAKE RD	10/02/23	\$33,000	\$33,000	3.81	3.81	\$8,661		1858/1282

**Totals: \$584,575 \$154,186 16.86 16.86**

Average per Net Acre=> 9,146.16 Average per SqFt=>

**1 Acre Used => 9,100.00**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
13 008 400 006 08 7 1	DAY RD	09/27/23	\$22,500	\$22,500	5.00	5.00	\$4,500	AG	1858/1228
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
13 017 300 012 17 7 1	HUDSON RD	01/10/25	\$25,338	\$25,338	5.08	5.08	\$4,988	RES	1886/0901
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
08 032 400 022 32 6 2	PETERSON RD	01/31/25	\$42,750	\$42,750	6.49	6.49	\$6,587	400	1887/960
08 018 300 016 18 6 2	GAY RD	01/19/24	\$49,500	\$49,500	6.90	6.90	\$7,174	100	1864/1039

**Totals: \$205,088 \$205,088 34.16 34.16**

Average per Net Acre=> 6,003.75 Average per SqFt=>

**5 Acres Used => 6,000.00**

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**

\$/Acre Value Conclusions		
Acres	\$/Acre	Concluded Value
<b>1.0</b>	<b>\$9,100.00</b>	<b>\$9,100.00</b>
1.5	\$8,712.50	\$13,100.00
2.0	\$8,325.00	\$16,700.00
2.5	\$7,937.50	\$19,800.00
3.0	\$7,550.00	\$22,700.00
4.0	\$6,775.00	\$27,100.00
<b>5.0</b>	<b>\$6,000.00</b>	<b>\$30,000.00</b>
7.0	\$5,733.33	\$40,100.00
10.0	\$5,333.33	\$53,300.00
15.0	\$4,666.67	\$70,000.00
<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

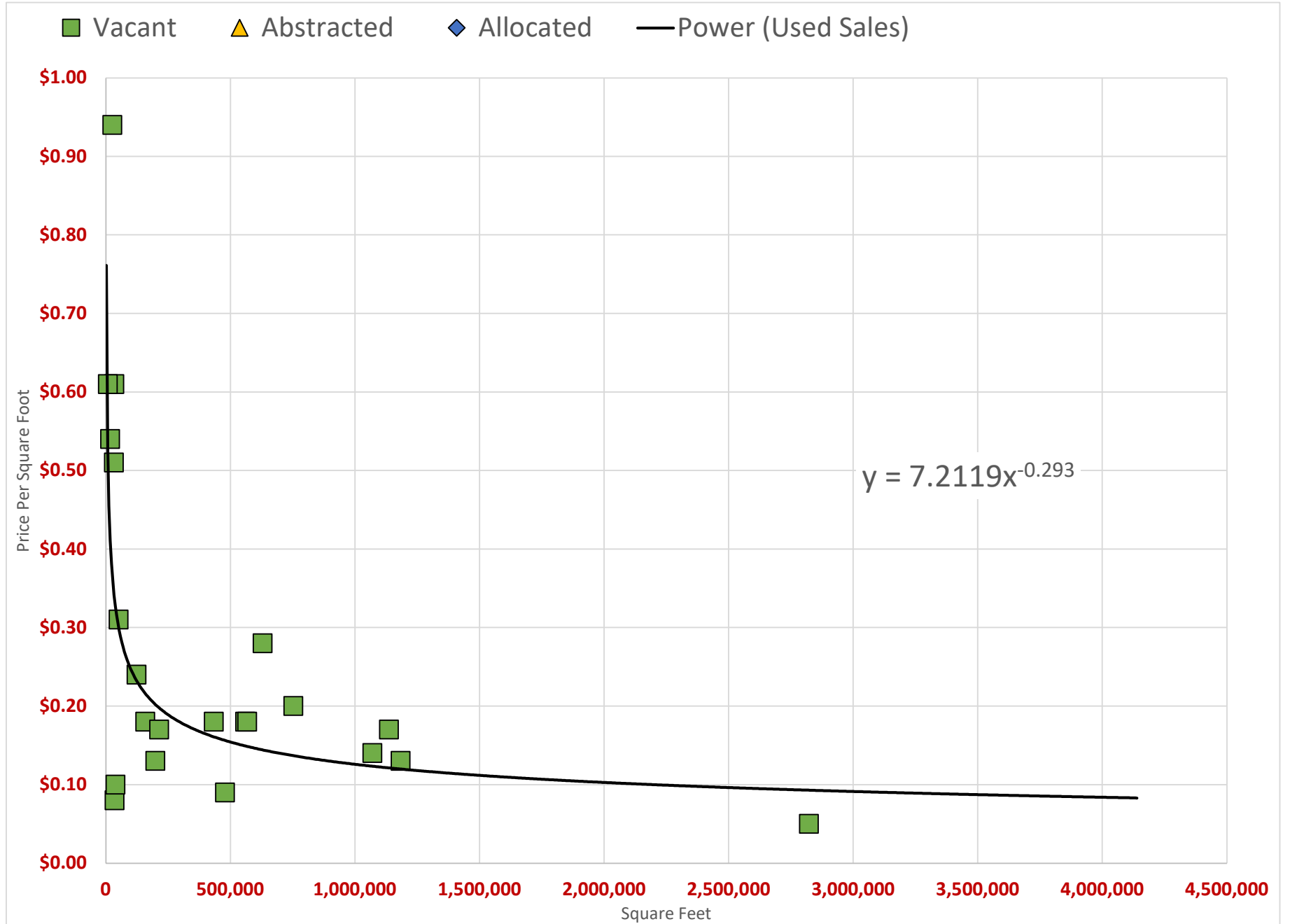
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	ECF Area	Liber/Page	Tillable	Non Till	ROW/Drain	Non-Till /Acre		
										\$4,000	Est Till	Est Till/Acre
09 018 400 006 18 6 1	N JEROME RD	11/08/24	\$230,000	\$213,523	100	1882/1197	32.000	29.750	2.250	\$119,000	\$94,523	\$2,954
09 019 300 003 19 6 1	9240 CHURCH RD	06/24/24	\$363,000	\$164,942	400	1873/1028	37.330	12.000	3.670	\$48,000	\$116,942	\$3,133
09 024 100 006 24 6 1	N SOMERSET RD	07/30/24	\$204,500	\$204,500	400	1875/1252	14.750	20.190	1.590	\$80,760	\$123,740	\$8,389
09 024 300 017 24 6 1	N MERIDIAN RD	12/01/23	\$104,000	\$104,000	100	1862/630	16.000	10.520		\$42,080	\$61,920	\$3,870
09 028 300 002 28 6 1	11360 E BACON RD	06/28/23	\$400,000	\$398,987	100	1852/1278	51.500	27.500	1.000	\$110,000	\$288,987	\$5,611
09 031 200 011 31 6 1	9765 E BACON RD	08/26/24	\$82,000	\$82,000	100	1877/1071	13.000	3.000	0.530	\$12,000	\$70,000	\$5,385
04 013 400 001 13 5 1	N. SOMERSET RD. VACANT	10/25/23	\$335,000	\$335,000	10	1860-0822	33.000	27.000	0.000	\$108,000	\$227,000	\$6,879
04 033 100 001 33 5 1	BAKER RD VACANT	05/11/23	\$240,000	\$240,000	10	1849-1067	44.000	43.500	2.450	\$174,000	\$66,000	\$1,500
04 036 100 004 36 5 1	SOMERSET RD VACANT	06/02/23	\$258,440	\$258,440	10	1851-0754	27.390	11.750	2.860	\$47,000	\$211,440	\$7,720
04 036 100 010 36 5 1	N. SOMERSET --REAR LAND	05/07/24	\$276,000	\$276,000	10	1874-0471	33.420	0.000	1.780	\$0	\$276,000	\$8,259
08 031 200 015 31 6 2	E BACON RD	11/04/24	\$460,000	\$460,000		1882/809	51.000	19.900	2.170	\$79,600	\$380,400	\$7,459
<b>Totals:</b>			<b>\$2,952,940</b>	<b>\$2,737,392</b>			<b>353.39</b>				<b>\$1,916,952</b>	
										<b>Average</b>		
										<b>Per Net Acre</b>	<b>\$5,424.47</b>	
										<b>Used =&gt;</b>	<b>5,425</b>	

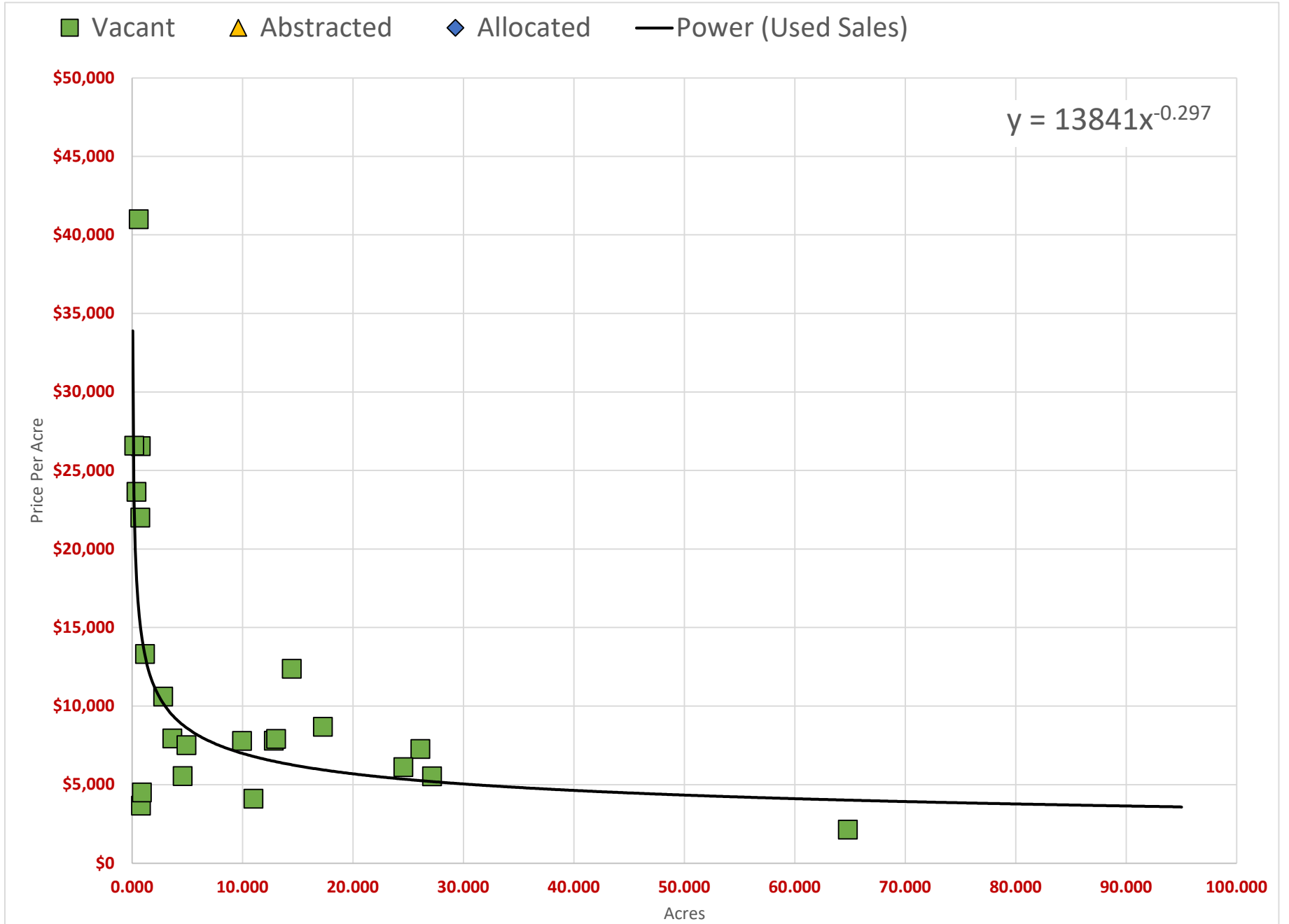
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
07 020 300 005 20 6 3	N BUNN RD	10/30/23	\$4,000	\$4,000	1.94	1.94	\$2,063	400	1860/949
02 005 200 002 05 5 3	WINFIELD RD	08/10/23	\$12,000	\$12,000	8.55	8.55	\$1,404	002	1855-0726
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>			
					<b>Average</b>		<b>Average</b>		
					<b>per Net Acre=&gt;</b>	<b>1,814.09</b>	<b>per SqFt=&gt;</b>		
					<b>Per Acre Used =&gt;</b>	<b>2,000.00</b>			

**Wheatland 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

# Wheatland Township





Wheatland 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