

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land Residual | Net Acres | Total Acres | Dollars/Acre | ECF Area | Liber/Page |
|-----------------------|---------------------|-----------|-----------------|-----------------|--------------------------|-----------------|----------------------|----------|------------|
| 15 015 300 005 15 8 3 | 1700 W BURT RD | 12/18/23 | \$25,000 | \$16,309 | 2.00 | 2.00 | \$8,155 | 400 | 1865/534 |
| 17 011 300 012 11 8 1 | PRATTVILLE RD | 06/06/23 | \$5,000 | \$5,000 | 0.60 | 0.60 | \$8,389 | 420 | 1851/661 |
| 17 090 001 030 | W CENTER ST | 04/25/24 | \$6,000 | \$6,000 | 0.80 | 0.80 | \$7,519 | | 1870/527 |
| 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 |
| Totals: | | | \$48,000 | \$39,309 | 4.71 | 4.71 | | | |
| | | | | | Average | | Average | | |
| | | | | | per Net Acre=> | 8,338.78 | per SqFt=> | | |
| | | | | | 1 Acre Used => | 8,300.00 | | | |

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land Residual | Net Acres | Total Acres | Dollars/Acre | ECF Area | Liber/Page |
|-----------------------|-------------------|-----------|------------------|------------------|--------------------------|-----------------|----------------------|----------|------------|
| 15 003 400 008 03 8 3 | 1390 DIMMERS RD | 04/06/24 | \$32,000 | \$32,000 | 7.42 | 7.42 | \$4,313 | 400 | 1869/812 |
| 15 024 400 019 24 8 3 | E CAMDEN RD | 12/27/24 | \$42,500 | \$42,500 | 6.59 | 6.59 | \$6,449 | 400 | 1886/332 |
| 11 017 300 016 17 7 3 | STUB RD | 10/04/23 | \$38,000 | \$38,000 | 4.66 | 4.66 | \$8,155 | 1001 | 1859-0217 |
| 17 003 100 001 03 8 1 | 8091 S WALDRON RD | 12/04/24 | \$40,000 | \$40,000 | 4.68 | 4.68 | \$8,547 | | 1884/908 |
| Totals: | | | \$152,500 | \$152,500 | 23.35 | 23.35 | | | |
| | | | | | Average | | Average | | |
| | | | | | per Net Acre=> | 6,531.05 | per SqFt=> | | |
| | | | | | 5 Acre Used => | 6,500.00 | | | |

| 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 | \$8,300.00 | \$8,300.00 |
| 1.5 | \$8,075.00 | \$12,100.00 |
| 2.0 | \$7,850.00 | \$15,700.00 |
| 2.5 | \$7,625.00 | \$19,100.00 |
| 3.0 | \$7,400.00 | \$22,200.00 |
| 4.0 | \$6,950.00 | \$27,800.00 |
| 5.0 | \$6,500.00 | \$32,500.00 |
| 7.0 | \$6,166.67 | \$43,200.00 |
| 10.0 | \$5,666.67 | \$56,700.00 |
| 15.0 | \$4,833.33 | \$72,500.00 |
| 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 |

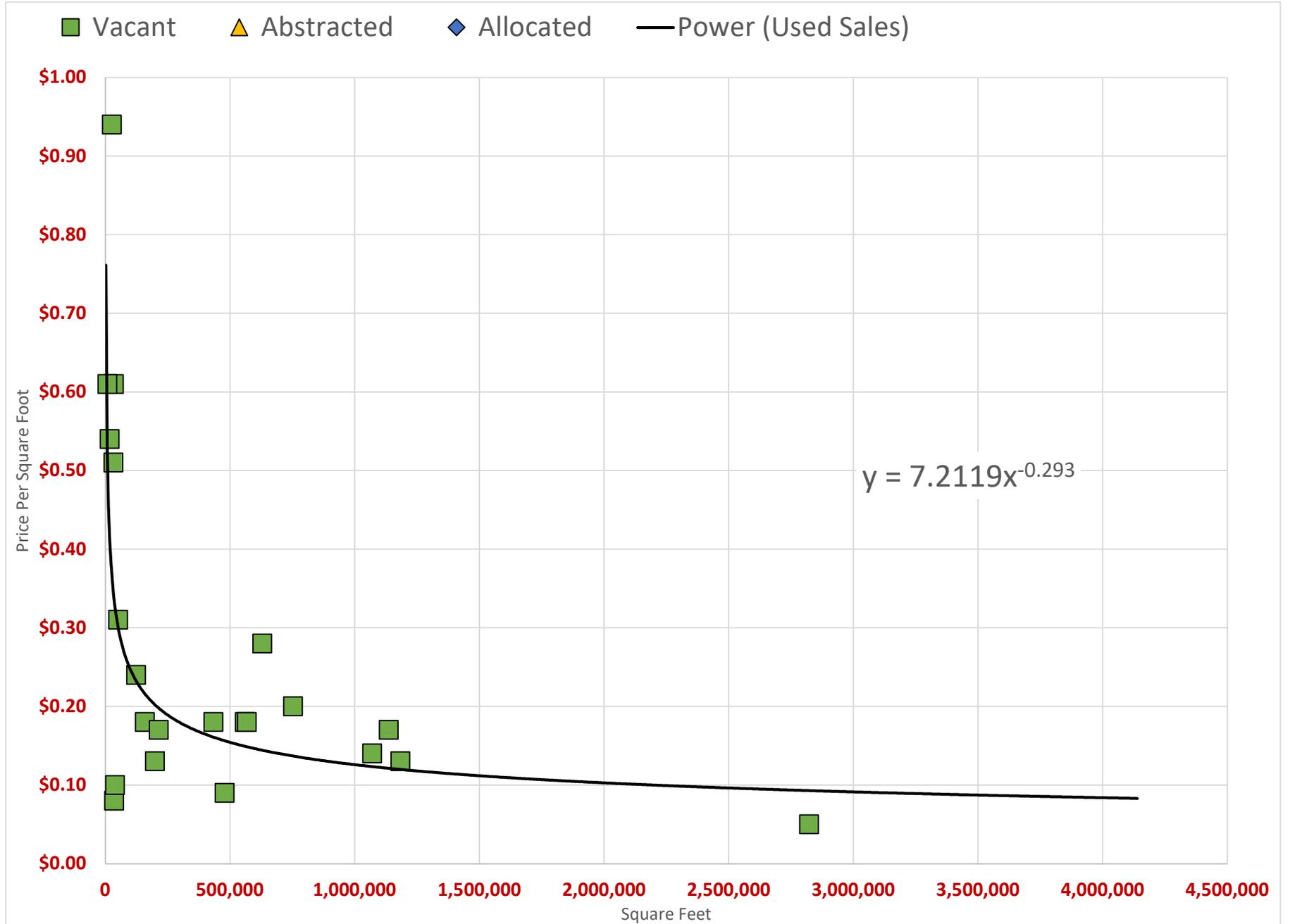
| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land Residual | ECF Area | Liber/Page | Tillable | Non Till | ROW/Drain | Non-Till /Acre \$4,000 | Est Till | Est Till/Acre |
|-----------------------|----------------------|-----------|--------------------|--------------------|----------|------------|---------------|----------|-----------|------------------------|---------------------|-------------------|
| 15 003 300 002 03 8 3 | 1690 DIMMERS RD | 01/27/25 | \$402,000 | \$402,000 | 400 | 1887/539 | 48.560 | 17.750 | 0.560 | \$71,000 | \$331,000 | \$6,816 |
| 15 014 100 006 14 8 3 | 1155 E MONTGOMERY RD | 02/25/25 | \$200,000 | \$200,000 | 400 | 1889/197 | 19.170 | 0.000 | 0.830 | \$0 | \$200,000 | \$10,433 |
| 15 028 400 008 28 8 3 | WOODBIDGE RD | 12/12/24 | \$150,000 | \$150,000 | 400 | 1885/35 | 14.500 | 0.000 | 0.500 | \$0 | \$150,000 | \$10,345 |
| 10 014 300 003 14 7 4 | S EDON | 06/13/23 | \$450,000 | \$450,000 | RES | 1852/450 | 73.500 | 0.000 | 0.500 | \$0 | \$450,000 | \$6,122 |
| 10 018 300 008 18 7 4 | GROVER | 09/13/24 | \$1,288,448 | \$1,288,448 | RES | 1879/122 | 188.260 | 0.000 | 8.850 | \$0 | \$1,288,448 | \$6,844 |
| 10 036 200 006 36 7 4 | GILMORE | 07/06/23 | \$150,479 | \$150,479 | RES | 1853/347 | 18.000 | 10.330 | 2.380 | \$41,320 | \$109,159 | \$6,064 |
| 11 003 400 020 03 7 3 | S HILLSDALE RD | 08/30/24 | \$525,000 | \$525,000 | 1001 | | 50.000 | 33.390 | 0.610 | \$133,560 | \$391,440 | \$7,829 |
| 11 012 400 005 12 7 3 | FOUST RD | 08/30/24 | \$397,500 | \$397,500 | 1001 | 1878-0283 | 20.000 | 54.350 | 0.650 | \$217,400 | \$180,100 | \$9,005 |
| 11 022 300 001 22 7 3 | W READING RD | 01/05/24 | \$255,000 | \$255,000 | 1001 | 1864-0302 | 24.550 | 16.400 | 0.450 | \$65,600 | \$189,400 | \$7,715 |
| 11 031 300 006 31 7 3 | BIGELOW RD | 05/08/23 | \$475,000 | \$475,000 | 1001 | 1849-0449 | 88.490 | 0.000 | 6.510 | \$0 | \$475,000 | \$5,368 |
| 14 004 400 013 04 8 4 | 8680 ABBOTT RD | 09/16/24 | \$72,000 | \$72,000 | 4000 | 1879/0365 | 8.000 | 9.250 | 0.500 | \$37,000 | \$35,000 | \$4,375 |
| 14 014 200 005 14 8 4 | W MONTGOMERY RD | 03/18/24 | \$435,000 | \$435,000 | 4000 | 1868/0475 | 39.250 | 32.640 | 0.670 | \$130,560 | \$304,440 | \$7,756 |
| 15 025 400 007 25 8 3 | GRASS LAKE RD | 06/13/24 | \$170,000 | \$170,000 | | 1872/1230 | 25.000 | 11.230 | 0.770 | \$44,920 | \$125,080 | \$5,003 |
| Totals: | | | \$4,970,427 | \$4,970,427 | | | 617.28 | | | | \$4,229,067 | |
| | | | | | | | | | | | Average | |
| | | | | | | | | | | | Per Net Acre | \$6,851.13 |
| | | | | | | | | | | | Used => | 6,850.00 |

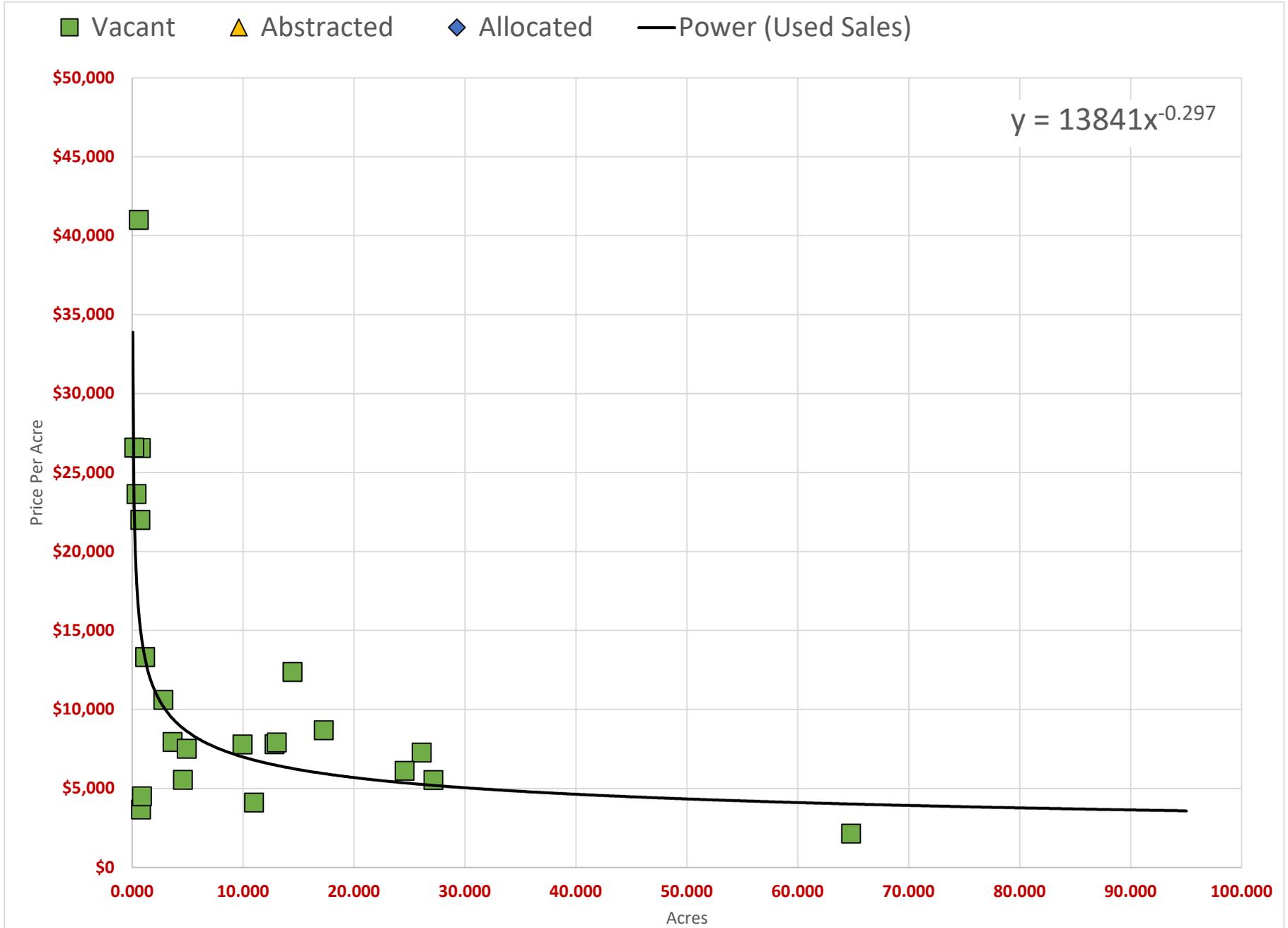
| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Dollars/FF | Actual Front | ECF Area | Liber/Page |
|----------------|----------------------|-----------|------------------|------------------|------------------|--------------|-------|--------------|------------|--------------|----------|------------|
| 10 045 001 025 | 4250 BEACH | 04/13/23 | \$100,000 | \$100,000 | \$45,339 | 53.3 | 0.0 | 0.00 | \$1,875 | 53.34 | LONG | 1848/26 |
| 10 210 001 003 | 5951 FISHERMAN | 02/26/24 | \$132,000 | \$132,000 | \$0 | 71.1 | 0.0 | 0.00 | \$1,856 | 71.12 | SOUTH | 1866/835 |
| 17 055 001 019 | 9950 E CHANNEL DR | 07/26/24 | \$155,000 | \$155,000 | \$0 | 180.7 | 124.7 | 0.00 | \$858 | 180.00 | 430 | 1875/1269 |
| 15 045 001 020 | 1280 VAN SICKLE'S DR | 08/18/23 | \$199,900 | \$58,687 | \$120,132 | 141.0 | 50.0 | 0.16 | \$416 | 141.00 | 410 | 1856/528 |
| 15 045 001 020 | 1280 VAN SICKLE'S DR | 08/19/24 | \$209,900 | \$68,687 | \$120,132 | 141.0 | 50.0 | 0.16 | \$487 | 141.00 | 410 | 1878/1017 |
| Totals: | | | \$796,800 | \$514,374 | \$285,603 | 587.1 | | 0.32 | | | | |
| | | | | Average | | | | | | | | |
| | | | | | | per FF=> | | \$876 | | | | |

| 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 | | |
| | | | | | | | per Net Acre=> | 1,814.09 | |
| | | | | | | | Per Acre Used => | 2,000.00 | |

Woodbridge 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 |





Woodbridge 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 |