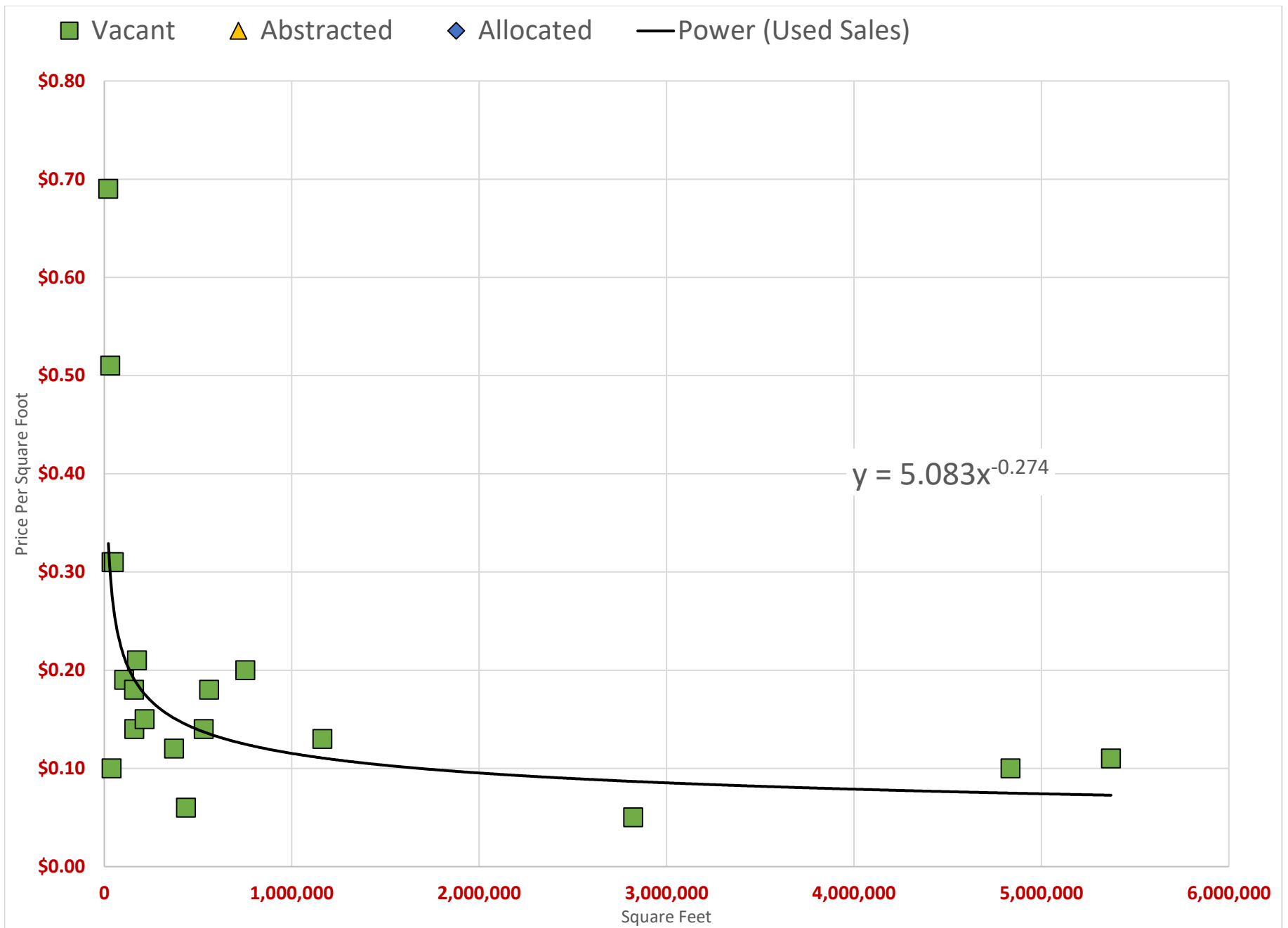
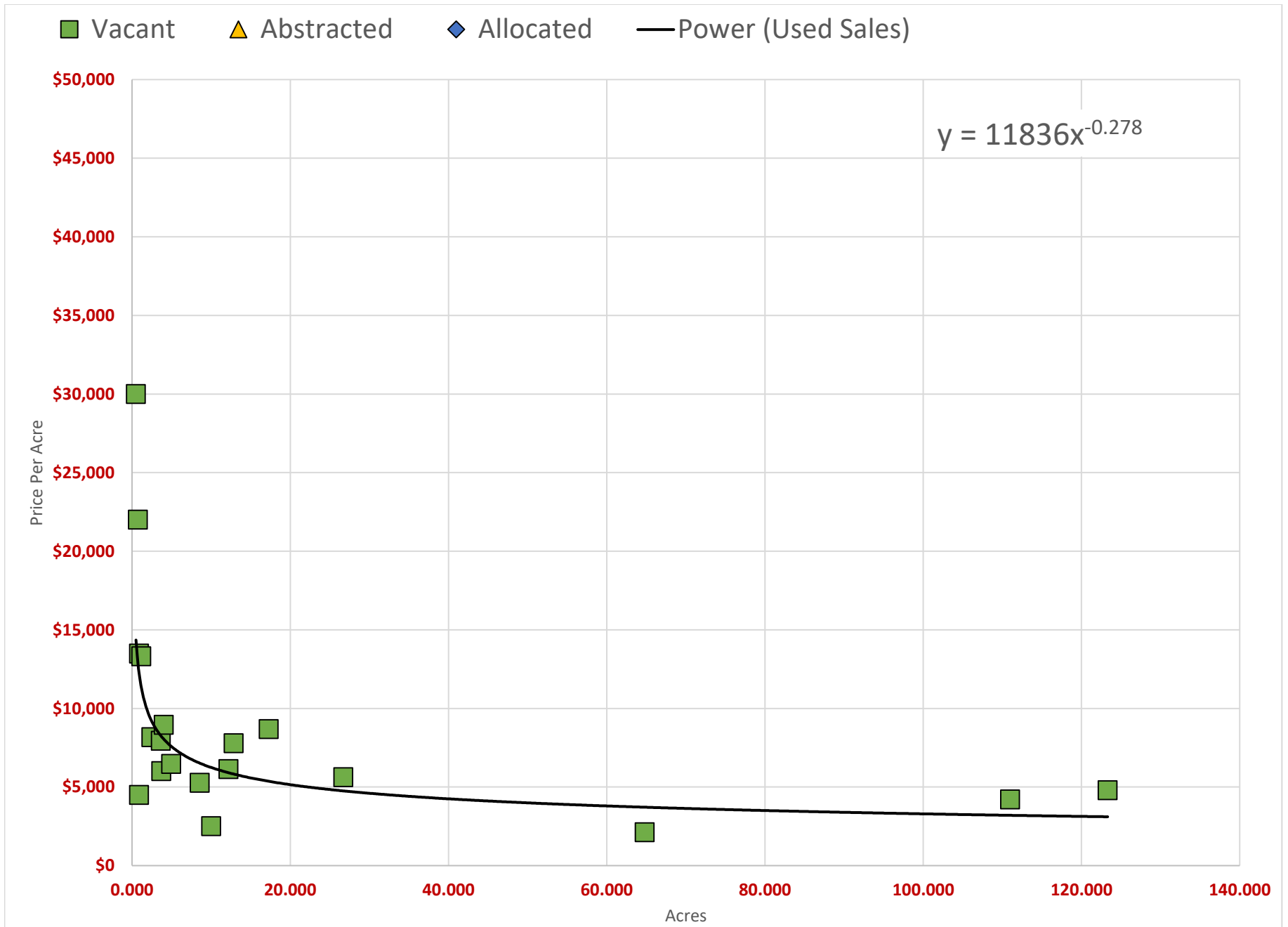


Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Other Parcels in Sale	Comments
Vacant	006-126-129-11	75 State St	9/22/2022	\$20,000		1836/279	2.450758	106,755	323.5	0	\$0		Hillsdale City /No Hwy/No DT
Vacant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



2025 Hillsdale Township Commercial Industrial Land Value Analysis



2025 Hillsdale Township Commercial Industrial Land Value Analysis

Curve Formula From Chart

Formula Pt 1: 5.08

Formula Pt 2: -0.2740

⬆

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 Square Footage Table in Assessing.net

SqFt	Acres	\$/sf	\$/ac	Concluded \$
2,500	0.057	\$0.60	\$25,943	\$1,489
5,000	0.115	\$0.49	\$21,455	\$2,463
7,500	0.172	\$0.44	\$19,199	\$3,306
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 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
07 030 100 026 30 6 3	FERNDAL DR	09/29/22	\$2,000	\$0	0.00	\$2,000	0.61	0.61	\$3,279
07 020 300 005 20 6 3	N BUNN RD	10/30/23	\$4,000	\$6,800	170.00	\$4,000	1.94	1.94	\$2,063
07 025 300 016 25 6 3	BRIDGE RD	09/06/22	\$40,000	\$10,300	25.75	\$40,000	3.35	3.35	\$11,940

Totals:			\$46,000	\$17,100		\$46,000	5.90	5.90	
			Sale. Ratio =>		37.17	Average		Average	
			Std. Dev. =>		91.63	per Net Acre=>		per SqFt=>	
						1 Acre Used =>		7,800.00	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
07 020 300 006 20 6 3	N BUNN RD	10/30/23	\$71,000	\$25,000	35.21	\$71,000	10.00	10.00	\$7,100
05 027 200 018 27 6 4	7490 ARKANSAS RD	12/01/22	\$95,000	\$36,200	38.11	\$44,779	10.34	1.45	\$4,331
02 013 200 006 13 5 3	MILNES RD	02/23/24	\$45,000	\$17,200	38.22	\$45,000	10.02	10.02	\$4,491
05 027 200 018 27 6 4	7490 ARKANSAS RD	12/01/22	\$95,000	\$36,200	38.11	\$44,779	10.34	1.45	\$4,331
07 020 300 027 20 6 3	MECHANIC RD	11/22/23	\$90,000	\$0	0.00	\$90,000	10.00	10.00	\$9,000

Totals:			\$396,000	\$114,600		\$295,558	50.70	32.92	
			Sale. Ratio =>		28.94	Average		Average	
			Std. Dev. =>		16.78	per Net Acre=>		per SqFt=>	
						10 Acres Used =>		5,800.00	

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

Acres	\$/Acre	Rate Used
1	7,800	7,800
1.5	7,700	11,550
2	7,600	15,200
2.5	7,500	18,750
3	7,400	22,200
4	7,100	28,400
5	6,900	34,500
7	6,500	45,500
10	5,800	58,000
15	5,000	75,000
20	4,300	86,000
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
07 205 001 009	4139 W BACON RD	03/29/24	\$67,500	\$13,997	\$14,975	101.2	\$138
07 205 001 030	4225 W BACON RD	02/15/24	\$75,000	\$36,070	\$15,656	105.8	\$341
07 245 001 004	2372 IVY LN	01/05/24	\$416,000	\$2,892	\$38,083	257.3	\$11
07 245 001 010	1905 WILDWOOD DR E	07/21/23	\$410,000	\$54,819	\$31,494	212.8	\$258
07 245 001 014	1829 WILDWOOD DR E	08/04/23	\$230,000	\$15,860	\$16,080	108.6	\$146
Totals:			\$1,198,500	\$123,638	\$116,288	785.7	
			Average				
			per FF=>			\$157	

Condo Site Value - Woods at Lochaven	
Total Acreage	12.89
Acreage Value (LV 400 Rural Residential Table)	67,826
Number of Units	26
Calculated Per Unit Rate	2,609
Used =>	2,609

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
07 031 200 004 31 6 3	4216 W HALLETT RD	02/26/24	\$289,000	\$179,447	\$44,923	141.8	\$1,265
07 165 001 083	1189 HICKORY RD	06/22/22	\$333,000	\$150,005	\$66,326	148.0	\$1,013
07 205 001 038	1510 SOUTH DR	08/04/22	\$305,000	\$112,073	\$65,522	146.3	\$766
07 205 001 039	1500 SOUTH DR	05/23/22	\$455,000	\$82,961	\$162,707	464.8	\$178
07 230 001 022	1464 NORTHVIEW DR	11/21/23	\$185,000	\$94,064	\$29,914	66.8	\$1,409
07 230 001 031	HICKORY RD	02/13/24	\$29,999	\$29,999	\$83,538	186.5	\$161
Totals:			\$1,596,999	\$648,549	\$452,930	1154.2	
						Average	
						per FF=>	\$562

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
07 031 200 004 31 6 3	4216 W HALLETT RD	02/26/24	\$289,000	\$179,447	\$44,923	141.8	\$1,265
07 035 400 016 35 6 3	1811 STEAMBURG RD	07/22/22	\$929,000	\$439,426	\$205,374	205.4	\$2,140
07 035 400 023 35 6 3	1991 STEAMBURG RD	02/28/24	\$985,000	\$529,023	\$210,604	210.6	\$2,512
07 165 001 083	1189 HICKORY RD	06/22/22	\$333,000	\$150,005	\$66,326	148.0	\$1,013
07 205 001 038	1510 SOUTH DR	08/04/22	\$305,000	\$112,073	\$65,522	146.3	\$766
07 205 001 039	1500 SOUTH DR	05/23/22	\$455,000	\$82,961	\$162,707	464.8	\$178
07 225 001 003	1399 HICKORY RD	11/17/23	\$233,000	\$140,268	\$31,264	69.8	\$2,010
07 230 001 022	1464 NORTHVIEW DR	11/21/23	\$185,000	\$94,064	\$29,914	66.8	\$1,409
Totals:			\$3,714,000	\$1,727,267	\$816,634	1453.5	
Average						\$1,188	
per FF=>							

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
07 020 300 022 20 6 3		05/10/23	\$200,000			\$200,000	22.5	22.8	0.700	79,800	\$120,200	\$ 5,342
07 020 300 026 20 6 3	2041 N BUNN RD	07/05/23	\$77,000	\$0	0.00	\$77,000	7.25	3.568	0.202	12,488	\$64,512	\$ 8,898
01 003 300 007 03 5 4	ANDERSON RD	08/03/23	\$193,000	\$55,500	28.76	\$193,000	17.06	7.5	0.15	26,250	\$166,750	\$ 9,774
02 015 300 013 15 5 3	E HASTINGS LAKE RD	04/01/22	\$230,000	\$145,800	63.39	\$230,000	58	14.75	2.25	51,625	\$178,375	\$ 3,075
Totals:			\$700,000	\$201,300		\$700,000	104.81				\$529,837	
				Sale. Ratio =>	28.76					Average per Net Acre=>	\$5,055.21	
				Std. Dev. =>	31.74					Tillabel Used =>	\$ 5,100	

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