

COMMERCIAL/INDUSTRIAL LAND SIDNEY TOWNSHIP  
VILLAGES SQ FOOT STUDY ONLY

| Curve Formula<br>From Chart |         | If you're using the Square Footage Table in Assessing.net |        |        |           |              |
|-----------------------------|---------|---|--------|--------|-----------|--------------|
|                             |         | SqFt  | Acres  | \$/sf  | \$/ac     | Concluded \$ |
|                             |         | 2,500   | 0.057  | \$3.00 | \$130,693 | \$7,501      |
| Formula Pt 1:               | 284.39  | 5,000   | 0.115  | \$2.00 | \$87,323  | \$10,023     |
| Formula Pt 2:               | -0.5817 | 7,500   | 0.172  | \$1.58 | \$68,975  | \$11,876     |
|                             |         | 10,000  | 0.230  | \$1.34 | \$58,345  | \$13,394     |
|                             |         | 12,500  | 0.287  | \$1.18 | \$51,242  | \$14,705     |
|                             |         | 15,000  | 0.344  | \$1.06 | \$46,086  | \$15,870     |
|                             |         | 20,000  | 0.459  | \$0.89 | \$38,984  | \$17,899     |
|                             |         | 25,000  | 0.574  | \$0.79 | \$34,238  | \$19,650     |
|                             |         | 30,000  | 0.689  | \$0.71 | \$30,792  | \$21,207     |
|                             |         | 40,000  | 0.918  | \$0.60 | \$26,047  | \$23,918     |
|                             |         | 50,000  | 1.148  | \$0.53 | \$22,876  | \$26,258     |
|                             |         | 60,000  | 1.377  | \$0.47 | \$20,574  | \$28,339     |
|                             |         | 87,120  | 2.000  | \$0.38 | \$16,561  | \$33,123     |
|                             |         | 130,680   | 3.000  | \$0.30 | \$13,081  | \$39,244     |
|                             |         | 174,240   | 4.000  | \$0.25 | \$11,065  | \$44,262     |
|                             |         | 217,800   | 5.000  | \$0.22 | \$9,718   | \$48,592     |
|                             |         | 435,600   | 10.000 | \$0.15 | \$6,493   | \$64,933     |
|                             |         | 653,400   | 15.000 | \$0.12 | \$5,129   | \$76,934     |
|                             |         | 871,200   | 20.000 | \$0.10 | \$4,339   | \$86,771     |
|                             |         | 1,089,000   | 25.000 | \$0.09 | \$3,810   | \$95,259     |

↑  
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".

↘ This slope should not be downward facing. A pers

↓ The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

| Acre Ranges |          | Vacant     |        |            |              | Abstraction |         |            |              |            |
|-------------|----------|------------|--------|------------|--------------|-------------|---------|------------|--------------|------------|
| Low         | High     | # of Sales | COD    | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF | # of Sales |
| 0.00        | 0.99     | 1          | 0.00%  | \$0.75     | \$0.75       | 18          | 97.02%  | \$3.05     | \$1.98       | 20         |
| 1.00        | 1.99     | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          |
| 2.00        | 4.99     | 1          | 0.00%  | \$0.62     | \$0.62       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          |
| 5.00        | 9.99     | 1          | 0.00%  | \$0.13     | \$0.13       | 2           | 5.75%   | \$0.44     | \$0.44       | 2          |
| 10.00       | 10000.00 | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          |
| 0.00        | 10000.00 | 3          | 33.33% | \$0.50     | \$0.62       | 20          | 109.10% | \$2.79     | \$1.72       | 22         |

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| If you're using the Acreage Table in Assessing.net |       |        |          |              |
|--|-------|--------|----------|--------------|
| SqFt   | Acres | \$/sf  | \$/ac    | Concluded \$ |
| 43,560   | 1.0   | \$0.57 | \$24,787 | \$24,787     |
| 65,340   | 1.5   | \$0.45 | \$19,578 | \$29,368     |
| 87,120   | 2.0   | \$0.38 | \$16,561 | \$33,123     |
| 108,900  | 2.5   | \$0.33 | \$14,545 | \$36,363     |
| 130,680  | 3.0   | \$0.30 | \$13,081 | \$39,244     |
| 174,240  | 4.0   | \$0.25 | \$11,065 | \$44,262     |
| 217,800  | 5.0   | \$0.22 | \$9,718  | \$48,592     |
| 304,920  | 7.0   | \$0.18 | \$7,991  | \$55,935     |
| 435,600  | 10.0  | \$0.15 | \$6,493  | \$64,933     |
| 653,400  | 15.0  | \$0.12 | \$5,129  | \$76,934     |
| 871,200  | 20.0  | \$0.10 | \$4,339  | \$86,771     |
| 1,089,000  | 25.0  | \$0.09 | \$3,810  | \$95,259     |
| 1,306,800  | 30.0  | \$0.08 | \$3,427  | \$102,808    |
| 1,742,400  | 40.0  | \$0.07 | \$2,899  | \$115,953    |
| 2,178,000  | 50.0  | \$0.06 | \$2,546  | \$127,296    |
| 4,356,000  | 100.0 | \$0.04 | \$1,701  | \$170,106    |

on wouldn't pay less for 5,000 sf than they would for 2,500 sf.

| Allocation     |               |               | All Methods |                |               |               |
|----------------|---------------|---------------|-------------|----------------|---------------|---------------|
| COD            | Mean \$/SF    | Median \$/SF  | # of Sales  | COD            | Mean \$/SF    | Median \$/SF  |
| 108.89%        | \$1.30        | \$0.77        | 39          | 115.55%        | \$2.09        | \$1.24        |
| 0.00%          | \$0.00        | \$0.00        | 0           | 0.00%          | \$0.00        | \$0.00        |
| 0.00%          | \$0.00        | \$0.00        | 1           | 0.00%          | \$0.62        | \$0.62        |
| 25.00%         | \$0.08        | \$0.08        | 5           | 109.23%        | \$0.23        | \$0.13        |
| 0.00%          | \$0.00        | \$0.00        | 0           | 0.00%          | \$0.00        | \$0.00        |
| <b>118.71%</b> | <b>\$1.19</b> | <b>\$0.69</b> | <b>45</b>   | <b>140.97%</b> | <b>\$1.85</b> | <b>\$0.96</b> |