

COMMERCIAL/INDUSTRIAL LAND VILLAGES EVERGREEN TWP

At 100 ACRES APPLY \$2500 PER ACRE

Curve Formula 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 person

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

Acre Ranges		Vacant				Abstraction				# of Sales
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	
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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At 100 ACRES APPLY \$2500 PER ACRE

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
118.71%	\$1.19	\$0.69	45	140.97%	\$1.85	\$0.96