RICHLAND VILLAGES COMM INDUSTRIAL LAND SQ FOOTAGE RATES ONLY 2026

Curve Formula From Chart	
Formula Pt 1:	284.39
Formula Pt 2:	-0.5817

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	$3.00	$130,693	$7,501
5,000	0.115	$2.00	$87,323	$10,023
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

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**

MONTCALM COMMERICAL/INDUSTRIAL LAND

RICHLAND VILLAGES COMM INDUSTRIAL LAND SQ FOOTAGE RATES ONLY 2026

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**