

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-222-403-05	56 PARK	04/10/20	21-NOT USED/OTHER	\$ 63,000	\$ 157,895	\$ 3.62	Blackmar & Cook's Addition	2BC.WARD 2 BLACKMAR & COOK'S	College purchase - Buildings demolished, combined w/ adjacent property	1757/0679		C-1	401	no	no	yes
006-222-228-25	427 N WEST	05/28/20	03-ARM'S LENGTH	\$ 60,000	\$ 175,953	\$ 4.04	Martindale's Addition	2MART.WARD 2 MARTINDALE'S	Buildings demolished, combined w/ adjacent property	1763/0630		RD-1	401	no	no	yes
006-222-403-10	101 MCCLELLAN	06/10/20	21-NOT USED/OTHER	\$ 8,500	\$ 17,418	\$ 0.40	Blackmar & Cook's Addition	2BC.WARD 2 BLACKMAR & COOK'S	College purchase - buildings demolished	1764/0390		RD-1	401	no	no	no
006-215-301-02	10 WILDLIFE	07/06/20	03-ARM'S LENGTH	\$ 20,500	\$ 14,942	\$ 0.34	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1766/0673		R-1	402	no	no	no
006-215-301-03	14 WILDLIFE	07/07/20	03-ARM'S LENGTH	\$ 20,500	\$ 12,372	\$ 0.28	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1766/0672		R-1	402	no	no	no
006-222-228-10	419 N WEST	08/17/20	35-UNDER DURESS	\$ 17,500	\$ 15,583	\$ 0.36	Martindale's Addition	2MART.WARD 2 MARTINDALE'S	Condemned building demolished	1770/0515		RD-1	402	no	no	yes
006-215-301-17	11 WILDLIFE	09/21/20	03-ARM'S LENGTH	\$ 18,500	\$ 16,003	\$ 0.37	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1773/0738		R-1	402	no	no	no
006-426-377-17	98 W ST JOE	11/19/20	21-NOT USED/OTHER	\$ 5,000	\$ 1,675	\$ 0.04	Fairgrounds/Mill Pond	INDUSTRIAL LAND	Kiwanis purchase	1779/0840		PRD	402	Mill Pond	no	yes
006-016-400-13	3285 W CARLETON	01/11/21	03-ARM'S LENGTH	\$ 219,000	\$ 119,607	\$ 2.75	M-99 north	99.M-99 FRONTAGE	good vacant sale - now DQ	1783/0830		B-3	202	no	yes	yes
006-435-103-23	280 S BROAD	01/11/21	08-ESTATE	\$ 75,000	\$ 416,667	\$ 9.57	M-99 south	99.M-99 FRONTAGE	Buildings demolished, combined w/ adjacent property	1783/0603		B-3	201	no	yes	yes
006-227-178-21	31 HIGHLAND	02/03/21	19-MULTI PARCEL ARM'S LENGTH	\$ 19,300	\$ 32,167	\$ 0.74	Glendale Addition	3.WARD 3	sheds	1786/0653	006-227-178-02	R-1	401	no	no	yes
006-222-126-01	41 W MONTGOMERY	05/13/21	03-ARM'S LENGTH	\$ 20,000	\$ 2,062	\$ 0.05	near Oak Grove Cemetery	DEVELOPMENTAL PROPERTY	wetland @ dead end of street by bike path	1795/1222		RD-1	602	no	no	no
006-426-476-06	199 BARNARD	07/26/21	03-ARM'S LENGTH	\$ 67,000	\$ 11,342	\$ 0.26	City boundary southeast	4.WARD 4	good vacant sale	1802/0969		R-1	402	no	no	yes
006-222-478-26	207 N MANNING	08/18/21	21-NOT USED/OTHER	\$ 103,000	\$ 225,877	\$ 5.19	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1804/0711		RM-1	402	no	no	yes
006-015-300-27	3007 W CARLETON	10/22/21	03-ARM'S LENGTH	\$ 28,000	\$ 2,713	\$ 0.06	M-99 north	99.M-99 FRONTAGE	<66' frontage, former RR property - now Mystic Tint & Accessories	1810/0175		B-3	602	no	yes	yes
006-126-104-09	91 UNION	11/01/21	25-PARTIAL CONSTRUCTION	\$ 28,117	\$ 149,559	\$ 3.43	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	House fire prior to sale - insurance bond to seller after demolition by buyer	1811/0659		RD-1	402	no	no	yes
006-221-202-04	203 DEVELOPMENT	11/23/21	13-GOVERNMENT	\$ 20,000	\$ 5,110	\$ 0.12	Industrial Park	INDUSTRIAL LAND	City sold	1815/0947		I-1	302	no	no	yes
006-327-453-28	63 W HALLETT	02/25/22	03-ARM'S LENGTH	\$ 180,000	\$ 18,054	\$ 0.41	Peters Addition	3.WARD 3	good vacant sale	1820/0516		R-1	401	no	no	yes
006-426-402-17	40 LAKEVIEW	03/28/22	32-SPLIT VACANT	\$ 9,500	\$ 16,551	\$ 0.38	Southeast Addition	4N4SE.WARD 4 NEZ 4 SOUTHEAST	Combined w/ adjacent property	1822/0783		RD-1	402	no	no	yes
006-426-377-13	100 W ST JOE	04/05/22	21-NOT USED/OTHER	\$ 12,000	\$ 13,483	\$ 0.31	Fairgrounds/Mill Pond	INDUSTRIAL LAND	Ag Society purchase	1823/0840		PRD	302	Mill Pond	no	yes
006-327-340-31	11 FOXTAIL	04/07/22	03-ARM'S LENGTH	\$ 13,500	\$ 27,721	\$ 0.64	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	good vacant sale	1823/0886		R-1	402	no	no	yes
006-227-151-38	9 CORONA	04/29/22	03-ARM'S LENGTH	\$ 8,300	\$ 20,647	\$ 0.47	Spring Hill	3.WARD 3	good vacant sale	1825/0501		R-1	402	no	no	yes
006-327-340-22	7 FOXTAIL	05/16/22	13-GOVERNMENT	\$ 27,000	\$ 34,264	\$ 0.79	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	EDC sold	1826/0694		R-1	402	no	no	yes
006-216-300-13	901 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 150,000	\$ 4,939	\$ 0.11	Industrial Park	2W.WARD 2 WEST OF M-99	City sold - rezoned to R-1	1828/0321		R-1	402	no	no	yes
006-216-101-01	805 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 760,100	\$ 4,899	\$ 0.11	Industrial Park	INDUSTRIAL LAND	City sold	1828/0649	006-221-201-01, 006-221-201-02, 006-221-201-04, 006-221-251-02, 006-221-251-03, 006-221-251-04,	I-1	302	no	no	yes
006-334-231-19	50 MORRY	06/15/22	13-GOVERNMENT	\$ 30,000	\$ 83,102	\$ 1.91	Lynwood Terrace	4.WARD 4	City purchase for stormwater retention	1828/1161		R-1	402	no	no	yes

Totals: \$ 1,983,317

Minimum Adj. Sale \$:	\$ 5,000
Maximum Adj. Sale \$:	\$ 760,100

Average per SqFt=>	\$ 0.19
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Used for Land Tables:

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 5,000
	5,000	\$ 5,000
	7,500	\$ 5,000
	10,000	\$ 5,000
	12,500	\$ 5,000
	15,000	\$ 5,000
	20,000	\$ 5,000
	25,000	\$ 5,000
	30,000	\$ 5,654
	40,000	\$ 7,538
1.0		\$ 8,209
	50,000	\$ 9,423
	60,000	\$ 11,307
1.5		\$ 12,313
2.0	87,120	\$ 16,418
2.5		\$ 20,522
3.0	130,680	\$ 24,627
4.0	174,240	\$ 32,836
5.0	217,800	\$ 41,044
7.0		\$ 57,462
10.0	435,600	\$ 82,089
15.0	653,400	\$ 123,133
20.0	871,200	\$ 164,178
25.0	1,089,000	\$ 205,222
30.0		\$ 246,267
40.0		\$ 328,356
50.0		\$ 410,444
100.0		\$ 760,100



Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in					Sewer/Water at street?	
													Liber/Page	Sale	Zoning	Class	Waterfront?		M-99 frontage?
006-227-151-38	9 CORONA	04/29/22	03-ARM'S LENGTH	\$ 8,300	0.40	17,511	\$ 30.18	\$ 20,647	\$ 0.47	Spring Hill	3.WARD 3	good vacant sale	1825/0501		R-1	402	no	no	yes
006-327-340-31	11 FOXTAIL	04/07/22	03-ARM'S LENGTH	\$ 13,500	0.49	21,214	\$ 102.51	\$ 27,721	\$ 0.64	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	good vacant sale	1823/0886		R-1	402	no	no	yes
006-227-178-21	31 HIGHLAND	02/03/21	19-MULTI PARCEL ARM'S LENGTH	\$ 19,300	0.60	26,136	\$ 97.47	\$ 32,167	\$ 0.74	Glendale Addition	3.WARD 3	sheds	1786/0653	006-227-178-02	R-1	401	no	no	yes
006-327-340-22	7 FOXTAIL	05/16/22	13-GOVERNMENT	\$ 27,000	0.79	34,325	\$ 68.98	\$ 34,264	\$ 0.79	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	EDC sold	1826/0694		R-1	402	no	no	yes
006-334-231-19	50 MORRY	06/15/22	13-GOVERNMENT	\$ 30,000	0.36	15,725	\$ 119.64	\$ 83,102	\$ 1.91	Lynwood Terrace	4.WARD 4	City purchase for stormwater retention	1828/1161		R-1	402	no	no	yes

Totals: \$ 98,100 2.64

Minimum Adj. Sale \$:	\$ 8,300
Maximum Adj. Sale \$:	\$ 80,000

Average per Net Acre=>	\$ 37,187
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Average per SqFt=>	\$ 0.85
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Site Value Analysis		
Acres	SF	Value
	2,500	\$ 8,300
	5,000	\$ 8,300
	7,500	\$ 8,300
	10,000	\$ 8,537
	12,500	\$ 10,671
	15,000	\$ 12,806
	20,000	\$ 17,074
	25,000	\$ 21,343
	30,000	\$ 25,611
	40,000	\$ 34,148
1.0		\$ 37,187
	50,000	\$ 42,685
	60,000	\$ 51,222
1.5		\$ 55,781
2.0	87,120	\$ 74,375
2.5		\$ 80,000



Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in					Sewer/Water at street?
													Liber/Page	Sale	Zoning	Class	Waterfront?	
006-016-100-25	14 GAS LIGHT	02/16/18	32-SPLIT VACANT	\$ 80,000	1.80	78,408	\$ 201.08	\$ 44,444	\$ 1.02	Bullhead Lk	LF.LAKE FRONT	no street frontage, sold to adjacent owner	1681/0327	I-1	202	Bullhead Lk	adjacent	yes
006-426-401-06	266 E BACON	06/13/18	03-ARM'S LENGTH	\$ 145,000	8.40	365,904	\$ 274.62	\$ 17,262	\$ 0.40	Southeast Addition	4N4SE.WARD 4 NEZ 4 SOUTHEAST	buildings demolished; now condos	1693/0573	RD-1	401	no	no	yes
006-327-453-28	63 W HALLETT	02/25/22	03-ARM'S LENGTH	\$ 180,000	9.97	434,293	\$ 161.20	\$ 18,054	\$ 0.41	Peters Addition	3.WARD 3	good vacant sale	1820/0516	R-1	401	no	no	yes

Totals: \$ 405,000 20.17

Minimum Adj. Sale \$: \$ 80,000
 Maximum Adj. Sale \$: \$ 180,000

Average per Net Acre=> \$ 20,079

Average per SqFt=> \$ 0.46

Site Value Analysis		
Acres	SF	Value
3.0	130,680	\$ 80,000
4.0	174,240	\$ 80,317
5.0	217,800	\$ 100,397
7.0		\$ 140,555
10.0	435,600	\$ 180,000
15.0	653,400	\$ 180,000
20.0	871,200	\$ 180,000
25.0	1,089,000	\$ 180,000
30.0		\$ 180,000



Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Actual Front	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-216-101-01	805 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 760,100	155.15	6,758,334	\$ 287.92	\$ 4,899	\$ 0.11	Industrial Park	INDUSTRIAL LAND	City sold	1828/0649	006-221-201-01, 006-221-201-02, 006-221-201-04, 006-221-251-02, 006-221-251-03, 006-221-251-04, 006-221-301-02	I-1	302	2,640.00	no	no	yes
07 031 300 009 31 6 3	Cole Rd	08/20/21	03-ARM'S LENGTH	\$ 185,000	37.50	1,633,500	\$ 65.74	\$ 4,933	\$ 0.11	Hillsdale Twp			1804/1134			402	747.00	no	no	no
02 030 200 008 30 5 3	W Sterling Rd	09/27/21	03-ARM'S LENGTH	\$ 200,000	40.52	1,765,051	\$ 300.66	\$ 4,936	\$ 0.11	Scipio Twp		sold to adjacent owner	1807/0717			102	664.00	no	no	no
006-216-300-13	901 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 150,000	30.37	1,322,917	\$ 56.15	\$ 4,939	\$ 0.11	Industrial Park	2W.WARD 2 WEST OF M-99	City sold - rezoned to R-1	1828/0321		R-1	402	2,671.26	no	no	yes
02 015 100 004 15 5 3	1257 E Litchfield Rd	05/19/21	03-ARM'S LENGTH	\$ 118,900	24.00	1,045,440	\$ 180.15	\$ 4,954	\$ 0.11	Scipio Twp			1796/0787			402	660.00	no	no	no
14 009 400 003 09 8 4	Abbott Rd	12/16/21	03-ARM'S LENGTH	\$ 146,500	29.30	1,276,308	\$ 151.50	\$ 5,000	\$ 0.11	Camden Twp		sold to adjacent owner	1815/0719			402	967.00	no	no	no
03 017 200 009 17 5 2	E Chicago Rd	10/22/21	03-ARM'S LENGTH	\$ 251,000	50.00	2,178,000	\$ 502.00	\$ 5,020	\$ 0.12	Moscow Twp		sold to adjacent owner	1810/0759			102	500.00	no	US-12	no
01 004 200 003 04 5 4	Riker Rd/County Ln Rd; Sterling Rd / Ash Rd	07/22/21	19-MULTI PARCEL ARM'S LENGTH	\$ 495,000	95.96	4,180,018	\$ 361.84	\$ 5,158	\$ 0.12	Litchfield Twp		non-adjacent parcels, sold to adjent owner	1806/0608	01 026 100 007 26 5 4 17 012 100 008		102		no	no	no
17 011 200 004 11 8 1	Tamarack Rd/Elm Rd	12/02/20	19-MULTI PARCEL ARM'S LENGTH	\$ 725,000	135.19	5,888,876	\$ 665.14	\$ 5,363	\$ 0.12	Wright Twp			1781/0303			102	7,170.00	no	no	no
15 008 300 001 08 8 3	9503 Carpenter Rd	08/31/20	03-ARM'S LENGTH	\$ 220,000	40.00	1,742,400	\$ 333.33	\$ 5,500	\$ 0.13	Woodbridge Twp			1771/1135			102	660.00	no	no	no
05 008 200 011 08 6 4	Thompson Rd	04/07/21	32-SPLIT VACANT	\$ 335,000	60.70	2,644,092	\$ 186.11	\$ 5,519	\$ 0.13	Allen Twp		sold to adjacent owner	1793/0259			102	1,800.00	no	no	no
14 009 300 008 09 8 4	Brott Rd	02/16/22	03-ARM'S LENGTH	\$ 139,900	24.09	1,049,360	\$ 777.22	\$ 5,807	\$ 0.13	Camden Twp			1819/0658			102	180.00	no	no	no
01 013 100 006 13 5 4	M-99 (Homer Rd); 5633 W Litchfield Rd	02/01/22	19-MULTI PARCEL ARM'S LENGTH	\$ 600,000	100.87	4,393,897	\$ 861.65	\$ 5,948	\$ 0.14	Litchfield Twp			1821/0325	01 013 300 016 13 5 4		102	615.51	no	yes	no
09 036 300 015 36 6 1	Culbert Rd	03/25/22	32-SPLIT VACANT	\$ 140,777	23.66	1,030,630	\$ 111.34	\$ 5,950	\$ 0.14	Wheatland Twp			1822/0872			402	1,264.40	no	no	no
18 003 100 011 03 9 2	14225 S Bird Lake Rd US-127 (Meridian	09/11/21	03-ARM'S LENGTH	\$ 120,000	19.38	844,193	\$ 93.43	\$ 6,192	\$ 0.14	Amboy Twp		sold as 3 parcels	1807/0119			102	1,284.30	no	no	no
17 001 200 002 01 9 1	Rd)/Broom Rd	12/14/21	03-ARM'S LENGTH	\$ 1,287,171	158.91	6,922,120	\$ 553.15	\$ 8,100	\$ 0.19	Wright Twp		sold to adjacent owner	1814/1289			102	2,327.00	no	US-127	no

Totals: \$ 5,874,348 1,025.60

Minimum Adj. Sale \$:	\$ 118,900
Maximum Adj. Sale \$:	\$ 1,287,171

Average per Net Acre=>	\$ 5,728
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Average per SqFt=>	\$ 0.13
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Site Value Analysis		
Acres	SF	Value
40.0		\$ 229,109
50.0		\$ 286,386
100.0		\$ 572,772



Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-126-129-11	75 STATE	09/22/22	03-ARM'S LENGTH	\$ 20,000	2.43	105,851	\$ 62	\$ 8,230	\$ 0.19	Fowler's Addition	14FOW.WARDS 1 & 4 FOWLER'S ADDTION	no street frontage	1836/0279		R-1	402	no	no	yes
006-426-476-06	199 BARNARD	07/26/21	03-ARM'S LENGTH	\$ 67,000	5.91	257,309	\$ 54.49	\$ 11,342	\$ 0.26	City boundary southeast	4.WARD 4	good vacant sale	1802/0969		R-1	402	no	no	yes
006-222-126-01	41 W MONTGOMERY	05/13/21	03-ARM'S LENGTH	\$ 20,000	9.70	422,401	\$ 30	\$ 2,062	\$ 0.05	near Oak Grove Cemetery	DEVELOPMENTAL PROPERTY	wetland @ dead end of street by bike path	1795/1222		RD-1	602	no	no	no
02 026 300 002 26 5 3	E Chicago Rd (US-12)	10/25/21	03-ARM'S LENGTH	\$ 25,000	10.00	435,600	\$ 38	\$ 2,500	\$ 0.06	Scipio Twp		no road frontage, Easement access only	1811/0859			402	no	US-12 (easement)	no
006-015-300-27	3007 W CARLETON	10/22/21	03-ARM'S LENGTH	\$ 28,000	10.32	449,539	\$ 48	\$ 2,713	\$ 0.06	M-99 north	99.M-99 FRONTAGE	<66' frontage, former RR property - now Mystic Tint & Accessories	1810/0175		B-3	602	no	yes	yes
09 018 400 006 18 6 1	N JEROME RD	02/24/22	21-NOT USED/OTHER	\$ 50,000	32.00	1,393,920	\$ 25	\$ 1,563	\$ 0.04	Wheatland Twp		sold by Church; wetland, drain easement	1820/0151			101	no	no	no
19 009 400 008 09 5 4	Litchfield Rd	03/03/22	13-GOVERNMENT	\$ 80,000	32.50	1,415,700	\$ 61	\$ 2,462	\$ 0.06	Litchfield City		wetlands, sold by TIFA	1821/0223			202	St Joseph River	no	yes?
05 003 100 010 03 6 4	N Allen Rd (M-49)/Jonesville rd	07/24/20	03-ARM'S LENGTH	\$ 82,323	35.33	1,538,975	\$ 74	\$ 2,330	\$ 0.05	Allen Twp			1768/0028			102	no	M-49	no
16 010 400 001 10 8 2	6490 PRATVILLE RD	05/26/21	03-ARM'S LENGTH	\$ 80,000	37.00	1,611,720	\$ 174	\$ 2,162	\$ 0.05	Ransom Twp			1797/0214			102	no	no	no
06 015 100 010 15 6 3	Moore Rd	10/07/20	19-MULTI PARCEL ARM'S LENGTH	\$ 305,000	126.17	5,495,965	\$ 293	\$ 2,417	\$ 0.06	Fayette Twp		wetlands, adjacent to City St Joseph River Nature Preserve	1776/0476	06 016 200 015 16 6 3		402	St Joseph River	no	no

Totals:	\$ 757,323	301.35	Average per Net Acre=>	\$ 2,513	Average per SqFt=>	\$ 0.06
Minimum Adj. Sale \$:	\$ 20,000					
Maximum Adj. Sale \$:	\$ 305,000					

Site Value Analysis		
Acres	SF	Value
1.0		\$ 20,000
1.5		\$ 20,000
2.0	87,120	\$ 20,000
2.5		\$ 20,000
3.0	130,680	\$ 20,000
4.0	174,240	\$ 20,000
5.0	217,800	\$ 20,000
7.0		\$ 20,000
10.0	435,600	\$ 25,131
15.0	653,400	\$ 37,696
20.0	871,200	\$ 50,261
25.0	1,089,000	\$ 62,827
30.0		\$ 75,392
40.0		\$ 100,523
50.0		\$ 125,653
100.0		\$ 251,307



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 1.1.WARD 1, Last Edited: 02/08/2023

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 14FOW.14FOW.WARDS 1 & 4 FOWLER'S ADDTION , Last Edited: 02/08/2023

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in				Sewer/Water at street?	
													Sale	Zoning	Class	Waterfront?		
006-126-108-03	55 HILLSDALE	03/16/16	19-MULTI PARCEL ARM'S LENGTH	\$16,000	18,513	\$ 73.33	\$ 37,647	\$ 0.86	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	vacant sale	1617/0519	006-126-108-02	B-1	202	no	no	yes
006-126-102-03	51 HOWDER	02/04/16	03-ARM'S LENGTH	\$11,000	10,890	\$ 83.33	\$ 44,000	\$ 1.01	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	demolition & new construction & buyer	1613/0224		RD-1	401	no	no	yes
006-126-128-01	2 STATE	05/09/03	03-ARM'S LENGTH	\$14,000	13,155	\$ 60.27	\$ 46,358	\$ 1.06	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	demolition & new construction & buyer	1077/0669		RM-1	401	no	no	yes
006-126-157-01	103 E CARLETON	12/04/00	03-ARM'S LENGTH	\$75,000	47,960	\$ 166.47	\$ 68,120	\$ 1.56	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	Paid \$190,000, split and sold old bldg	0918/0993		B-2	201	no	no	yes
006-126-104-09	91 UNION	11/01/21	25-PARTIAL CONSTRUCTION	\$ 28,117	8,189	\$ 152.60	\$ 149,559	\$ 3.43	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	House fire prior to sale - insurance bond to seller after demolition by buyer	1811/0659		RD-1	401	no	no	yes
006-126-102-04	53 HOWDER	10/19/16	03-ARM'S LENGTH	\$ 66,712	10,890	\$ 505.39	\$ 266,848	\$ 6.13	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	demolition & new construction & buyer	1637/0474		RD-1	401	no	no	yes
006-126-107-02	85 UNION	11/06/18	03-ARM'S LENGTH	\$ 45,000	7,275	\$ 240.64	\$ 269,461	\$ 6.19	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	demolition & new construction & buyer	1707/0478		RD-1	401	no	no	yes
006-126-102-07	118 OAK	05/24/16	03-ARM'S LENGTH	\$50,000	6,534	\$ 714.25	\$ 333,333	\$ 7.65	North Addition	14N.WARDS 1 & 4 NORTH ADDITION	demolition & new construction & buyer	1624/0322		RD-1	401	no	no	yes
Totals:				\$ 305,829														

Minimum Adj. Sale \$:	\$ 11,000	Average per Net Acre=>	\$ 107,952
Maximum Adj. Sale \$:	\$ 75,000		

Average per SqFt=>	\$ 2.48
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Site Value Analysis		
Acres	SF	Value
	2,500	\$ 11,000
	5,000	\$ 12,391
	7,500	\$ 18,587
	10,000	\$ 24,782
	12,500	\$ 30,978
	15,000	\$ 37,174
	20,000	\$ 49,565
	25,000	\$ 61,956
	30,000	\$ 74,347
	40,000	\$ 75,000
1.0		\$ 75,000
	50,000	\$ 75,000
	60,000	\$ 75,000
1.5		\$ 75,000
2.0	87,120	\$ 75,000

Over 2A use standard rates



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 14N.14N.WARDS 1 & 4 NORTH ADDITION, Last Edited: 02/08/2023

Over 2 Acres Used Standard Rates

Values for Acreage Table 1: 'NORTH ADDN ACREAGE'

1 Acre: 75,000	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 75,000	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 75,000	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'North Addn sf rates'

2,500 Sq Ft: 11,000	25,000 Sq Ft: 61,956	174,240 Sq Ft: 80,317
5,000 Sq Ft: 12,391	30,000 Sq Ft: 74,347	217,800 Sq Ft: 100,397
7,500 Sq Ft: 18,587	40,000 Sq Ft: 75,000	435,600 Sq Ft: 180,000
10,000 Sq Ft: 24,782	50,000 Sq Ft: 75,000	653,400 Sq Ft: 180,000
12,500 Sq Ft: 30,978	60,000 Sq Ft: 75,000	871,200 Sq Ft: 180,000
15,000 Sq Ft: 37,174	87,120 Sq Ft: 75,000	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 49,565	130,680 Sq Ft: 80,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 1BG.1BG.WARD 1 BLACKMAR & GALLAHER'S AD, Last Edited: 02/08/2023

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in			Sewer/Water at street?		
												Liber/Page	Sale	Zoning Class			
006-222-229-21	352 HILLSDALE	04/05/17	03-ARM'S LENGTH	\$ 18,500	18,687	\$ 224.24	\$ 43,124	\$ 0.99	Martindale's Addition	2MART.WARD 2 MARTINDALE'S	Condemned building demolished TAX SALE; BLDGS DEMOLISHED, COMBINED W/ ADJ AFTER PURCHASE	1652/0466		401			
006-222-228-23	431 N WEST	09/05/19	13-GOVERNMENT	\$ 19,000	18,034	\$ 208.79	\$ 45,894	\$ 1.05	Martindale's Addition	2MART.WARD 2 MARTINDALE'S	house demolished after purchase, garage remains good vacant sale	1734/0473	RD-1	401	91.00	no no no	yes
006-222-402-05	84 MCCLELLAN	05/17/17	03-ARM'S LENGTH	\$ 115,000	102,366	\$ 372.81	\$ 48,936	\$ 1.12	Blackmar & Cook's Addition	2BC.WARD 2 BLACKMAR & COOK'S		1656/0490		401			
006-222-403-03	55 MCCLELLAN	01/05/17	03-ARM'S LENGTH	\$ 200,000	107,593	\$ 276.99	\$ 80,972	\$ 1.86	Blackmar & Cook's Addition	2BC.WARD 2 BLACKMAR & COOK'S		1644/0772		402			
006-222-403-05	56 PARK	04/10/20	21-NOT USED/OTHER	\$ 63,000	17,380	\$ 768.29	\$ 157,895	\$ 3.62	Blackmar & Cook's Addition	2BC.WARD 2 BLACKMAR & COOK'S	College purchase - Buildings demolished, combined w/ adjacent property	1757/0679	C-1	401	82.00	no no	yes
006-222-228-25	427 N WEST	05/28/20	03-ARM'S LENGTH	\$ 60,000	14,854	\$ 800.00	\$ 175,953	\$ 4.04	Martindale's Addition	2MART.WARD 2 MARTINDALE'S	Buildings demolished, combined w/ adjacent property	1763/0630	RD-1	401	75.00	no no	yes
006-222-478-28	221 N MANNING	01/23/19	21-NOT USED/OTHER	\$ 90,000	20,212	\$ 1,001.11	\$ 193,966	\$ 4.45	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1713/0278	RM-1	401	89.75	no no	yes
006-222-478-26	207 N MANNING	08/18/21	21-NOT USED/OTHER	\$ 103,000	19,863	\$ 1,168.29	\$ 225,877	\$ 5.19	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1804/0711	RM-1	402	88.14	no no	yes
006-222-476-12	236 N WEST	01/18/17	21-NOT USED/OTHER	\$ 89,000	14,723	\$ 1,198.65	\$ 263,314	\$ 6.04	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College purchase, vacant lot	1645/0405		402			
006-222-476-03	6 W COLLEGE	07/19/18	21-NOT USED/OTHER	\$ 165,000	4,008	\$ 3,367.35	\$ 1,793,478	\$ 41.17	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College purchase - Buildings demolished, combined w/ adjacent property	1696/0960		401			

Totals: \$ 922,500

Minimum Adj. Sale \$:	\$ 18,500	Average	
Maximum Adj. Sale \$:	\$ 200,000	per Net Acre=>	\$ 118,986

Average	
per SqFt=>	\$ 2.73

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 18,500
	5,000	\$ 18,500
	7,500	\$ 20,487
	10,000	\$ 27,315
	12,500	\$ 34,144
	15,000	\$ 40,973
	20,000	\$ 54,631
	25,000	\$ 68,289
	30,000	\$ 81,946
	40,000	\$ 109,262
1.0		\$ 118,986
	50,000	\$ 136,577
	60,000	\$ 163,893
1.5		\$ 178,479
2.0	87,120	\$ 200,000
2.5		\$ 200,000
3.0	130,680	\$ 200,000
4.0	174,240	\$ 200,000
5.0	217,800	\$ 200,000
7.0		\$ 200,000
10.0	435,600	\$ 200,000
15.0	653,400	\$ 200,000
20.0	871,200	\$ 200,000
25.0	1,089,000	\$ 200,000
30.0		\$ 200,000

Over 30 Acres use standard rates



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2BC.2BC.WARD 2 BLACKMAR & COOK'S, Last Edited: 02/08/2023

Ward 2 College Area

Over 30 Acres Used Standard Rates

Values for Acreage Table 1: '2BC/E/MART ACREAGE'

1 Acre: 118,986	3 Acre: 200,000	10 Acre: 200,000	30 Acre: 200,000
1.5 Acre: 178,479	4 Acre: 200,000	15 Acre: 200,000	40 Acre: 229,109
2 Acre: 200,000	5 Acre: 200,000	20 Acre: 200,000	50 Acre: 286,386
2.5 Acre: 200,000	7 Acre: 200,000	25 Acre: 200,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: '2BC/E/MART SF Rates'

2,500 Sq Ft: 18,500	25,000 Sq Ft: 68,289	174,240 Sq Ft: 200,000
5,000 Sq Ft: 18,500	30,000 Sq Ft: 81,946	217,800 Sq Ft: 200,000
7,500 Sq Ft: 20,487	40,000 Sq Ft: 109,262	435,600 Sq Ft: 200,000
10,000 Sq Ft: 27,315	50,000 Sq Ft: 136,577	653,400 Sq Ft: 200,000
12,500 Sq Ft: 34,144	60,000 Sq Ft: 163,893	871,200 Sq Ft: 200,000
15,000 Sq Ft: 40,973	87,120 Sq Ft: 200,000	1,089,000 Sq Ft: 200,000
20,000 Sq Ft: 54,631	130,680 Sq Ft: 200,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2E.2E.WARD 2 EAST OF M-99, Last Edited: 02/08/2023

Ward 2 College Area

Over 30 Acres Used Standard Rates

Values for Acreage Table 1: '2BC/E/MART ACREAGE'

1	Acre: 118,986	3	Acre: 200,000	10	Acre: 200,000	30	Acre: 200,000
1.5	Acre: 178,479	4	Acre: 200,000	15	Acre: 200,000	40	Acre: 229,109
2	Acre: 200,000	5	Acre: 200,000	20	Acre: 200,000	50	Acre: 286,386
2.5	Acre: 200,000	7	Acre: 200,000	25	Acre: 200,000	100	Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1	Acre: 20,000	3	Acre: 20,000	10	Acre: 25,131	30	Acre: 75,392
1.5	Acre: 20,000	4	Acre: 20,000	15	Acre: 37,696	40	Acre: 100,523
2	Acre: 20,000	5	Acre: 20,000	20	Acre: 50,261	50	Acre: 125,653
2.5	Acre: 20,000	7	Acre: 20,000	25	Acre: 62,827	100	Acre: 251,307

Values for Square Footage Table: '2BC/E/MART SF Rates'

2,500	Sq Ft: 18,500	25,000	Sq Ft: 68,289	174,240	Sq Ft: 200,000
5,000	Sq Ft: 18,500	30,000	Sq Ft: 81,946	217,800	Sq Ft: 200,000
7,500	Sq Ft: 20,487	40,000	Sq Ft: 109,262	435,600	Sq Ft: 200,000
10,000	Sq Ft: 27,315	50,000	Sq Ft: 136,577	653,400	Sq Ft: 200,000
12,500	Sq Ft: 34,144	60,000	Sq Ft: 163,893	871,200	Sq Ft: 200,000
15,000	Sq Ft: 40,973	87,120	Sq Ft: 200,000	1,089,000	Sq Ft: 200,000
20,000	Sq Ft: 54,631	130,680	Sq Ft: 200,000		

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2MART.2MART.WARD 2 MARTINDALE'S, Last Edited: 02/08/2023

Ward 2 College Area

Over 30 Acres Used Standard Rates

Values for Acreage Table 1: '2BC/E/MART ACREAGE'

1	Acre: 118,986	3	Acre: 200,000	10	Acre: 200,000	30	Acre: 200,000
1.5	Acre: 178,479	4	Acre: 200,000	15	Acre: 200,000	40	Acre: 229,109
2	Acre: 200,000	5	Acre: 200,000	20	Acre: 200,000	50	Acre: 286,386
2.5	Acre: 200,000	7	Acre: 200,000	25	Acre: 200,000	100	Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1	Acre: 20,000	3	Acre: 20,000	10	Acre: 25,131	30	Acre: 75,392
1.5	Acre: 20,000	4	Acre: 20,000	15	Acre: 37,696	40	Acre: 100,523
2	Acre: 20,000	5	Acre: 20,000	20	Acre: 50,261	50	Acre: 125,653
2.5	Acre: 20,000	7	Acre: 20,000	25	Acre: 62,827	100	Acre: 251,307

Values for Square Footage Table: '2BC/E/MART SF Rates'

2,500 Sq Ft: 18,500	25,000 Sq Ft: 68,289	174,240 Sq Ft: 200,000
5,000 Sq Ft: 18,500	30,000 Sq Ft: 81,946	217,800 Sq Ft: 200,000
7,500 Sq Ft: 20,487	40,000 Sq Ft: 109,262	435,600 Sq Ft: 200,000
10,000 Sq Ft: 27,315	50,000 Sq Ft: 136,577	653,400 Sq Ft: 200,000
12,500 Sq Ft: 34,144	60,000 Sq Ft: 163,893	871,200 Sq Ft: 200,000
15,000 Sq Ft: 40,973	87,120 Sq Ft: 200,000	1,089,000 Sq Ft: 200,000
20,000 Sq Ft: 54,631	130,680 Sq Ft: 200,000	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in				Sewer/Water	
												Liber/Page	Sale	Zoning	Class	Waterfront?	M-99 frontage?
006-222-478-28	221 N MANNING	01/23/19	21-NOT USED/OTHER	\$ 90,000	20,212	\$ 1,000.56	\$ 193,966	\$ 4.45	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1713/0278	RM-1	401	no	no	yes
006-222-478-26	207 N MANNING	08/18/21	21-NOT USED/OTHER	\$ 103,000	19,863	\$ 1,168.29	\$ 225,877	\$ 5.19	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1804/0711	RM-1	402	no	no	yes
006-222-477-23	216 N MANNING	09/08/15	21-NOT USED/OTHER	\$ 100,555	16,204	\$ 1,081.24	\$ 270,309	\$ 6.21	Blackmar & Beebe's Addition	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	College Park (sold by College)	1601/0517	RM-1	401	no	no	yes

Totals: \$ 293,555

Minimum Adj. Sale \$:	\$ 90,000	Average	
Maximum Adj. Sale \$:	\$ 103,000	per Net Acre=>	\$ 227,210

Average	
per SqFt=>	\$ 5.22

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 90,000
	5,000	\$ 90,000
	7,500	\$ 90,000
	10,000	\$ 90,000
	12,500	\$ 90,000
	15,000	\$ 90,000
	20,000	\$ 103,000
	25,000	\$ 103,000
	30,000	\$ 103,000
	40,000	\$ 103,000
1.0		\$ 103,000
	50,000	\$ 103,000
	60,000	\$ 103,000
1.5		\$ 103,000
2.0	87,120	\$ 103,000
2.5		\$ 103,000
3.0	130,680	\$ 103,000
4.0	174,240	\$ 103,000
5.0	217,800	\$ 103,000

Over 5 Acres use standard rates



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2N2CP.2N2CP.WARD 2 NEZ 2 COLLEGE PARK, Last Edited: 02/08/2023

Over 5 Acres Used Standard Rates

Values for Acreage Table 1: '2N2CP ACREAGE'

1 Acre: 103,000	3 Acre: 103,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 103,000	4 Acre: 103,000	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 103,000	5 Acre: 103,000	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 103,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: '2N2CP SF RATES'

2,500 Sq Ft: 90,000	25,000 Sq Ft: 103,000	174,240 Sq Ft: 103,000
5,000 Sq Ft: 90,000	30,000 Sq Ft: 103,000	217,800 Sq Ft: 103,000
7,500 Sq Ft: 90,000	40,000 Sq Ft: 103,000	435,600 Sq Ft: 180,000
10,000 Sq Ft: 90,000	50,000 Sq Ft: 103,000	653,400 Sq Ft: 180,000
12,500 Sq Ft: 90,000	60,000 Sq Ft: 103,000	871,200 Sq Ft: 180,000
15,000 Sq Ft: 90,000	87,120 Sq Ft: 103,000	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 103,000	130,680 Sq Ft: 103,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2W.2W.WARD 2 WEST OF M-99, Last Edited: 02/08/2023

Sites: **(Stony Ridge)**

Site 'J': Description: 'SITE CONDO UNIT' Value: 1,000

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1	Acre: 37,187	3	Acre: 80,000	10	Acre: 180,000	30	Acre: 180,000
1.5	Acre: 55,781	4	Acre: 80,317	15	Acre: 180,000	40	Acre: 229,109
2	Acre: 74,375	5	Acre: 100,397	20	Acre: 180,000	50	Acre: 286,386
2.5	Acre: 80,000	7	Acre: 140,555	25	Acre: 180,000	100	Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1	Acre: 20,000	3	Acre: 20,000	10	Acre: 25,131	30	Acre: 75,392
1.5	Acre: 20,000	4	Acre: 20,000	15	Acre: 37,696	40	Acre: 100,523
2	Acre: 20,000	5	Acre: 20,000	20	Acre: 50,261	50	Acre: 125,653
2.5	Acre: 20,000	7	Acre: 20,000	25	Acre: 62,827	100	Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500	Sq Ft: 8,300	25,000	Sq Ft: 21,343	174,240	Sq Ft: 80,317
5,000	Sq Ft: 8,300	30,000	Sq Ft: 25,611	217,800	Sq Ft: 100,397
7,500	Sq Ft: 8,300	40,000	Sq Ft: 34,148	435,600	Sq Ft: 180,000
10,000	Sq Ft: 8,537	50,000	Sq Ft: 42,685	653,400	Sq Ft: 180,000
12,500	Sq Ft: 10,671	60,000	Sq Ft: 51,222	871,200	Sq Ft: 180,000
15,000	Sq Ft: 12,806	87,120	Sq Ft: 74,375	1,089,000	Sq Ft: 180,000
20,000	Sq Ft: 17,074	130,680	Sq Ft: 80,000		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in				Sewer/Water at street?	
													Liber/Page	Sale	Zoning	Class		
006-215-301-03	14 WILDLIFE	07/07/20	03-ARM'S LENGTH	\$ 20,500	1.66	72,179	\$ 97.70	\$ 12,372	\$ 0.28	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1766/0672	R-1	402	no	no	no
006-215-301-02	10 WILDLIFE	07/06/20	03-ARM'S LENGTH	\$ 20,500	1.37	59,764	\$ 42.66	\$ 14,942	\$ 0.34	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1766/0673	R-1	402	no	no	no
006-215-301-17	11 WILDLIFE	09/21/20	03-ARM'S LENGTH	\$ 18,500	1.16	50,355	\$ 139.25	\$ 16,003	\$ 0.37	Wildlife Sanctuary	2WILD.WARD 2 WILDLIFE	good vacant sale	1773/0738	R-1	402	no	no	no

Totals: \$ 59,500 4.19

Minimum Adj. Sale \$: \$ 18,500
 Maximum Adj. Sale \$: \$ 760,100

Average per Net Acre=> \$ 14,217

Average per SqFt=> \$ 0.33

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 18,500
	5,000	\$ 18,500
	7,500	\$ 18,500
	10,000	\$ 18,500
	12,500	\$ 18,500
	15,000	\$ 18,500
	20,000	\$ 18,500
	25,000	\$ 18,500
	30,000	\$ 18,500
	40,000	\$ 18,500
1.0		\$ 18,500
	50,000	\$ 18,500
	60,000	\$ 19,583
1.5		\$ 21,326
2.0	87,120	\$ 28,435
2.5		\$ 35,544
3.0	130,680	\$ 42,652
4.0	174,240	\$ 56,870
5.0	217,800	\$ 71,087
7.0		\$ 99,522
10.0	435,600	\$ 142,174

Over 10 Acres use standard rates



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 2WILD.2WILD.WARD 2 WILDLIFE, Last Edited: 02/08/2023

Over 10 Acres Used Standard Rates

Values for Acreage Table 1: 'WILDLIFE ACREAGE'

1 Acre: 18,500	3 Acre: 42,652	10 Acre: 142,174	30 Acre: 180,000
1.5 Acre: 21,326	4 Acre: 56,870	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 28,435	5 Acre: 71,087	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 35,544	7 Acre: 99,522	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 18,500	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Wildlife sf rates'

2,500 Sq Ft: 18,500	25,000 Sq Ft: 18,500	174,240 Sq Ft: 56,870
5,000 Sq Ft: 18,500	30,000 Sq Ft: 18,500	217,800 Sq Ft: 71,087
7,500 Sq Ft: 18,500	40,000 Sq Ft: 18,500	435,600 Sq Ft: 142,174
10,000 Sq Ft: 18,500	50,000 Sq Ft: 18,500	653,400 Sq Ft: 180,000
12,500 Sq Ft: 18,500	60,000 Sq Ft: 19,583	871,200 Sq Ft: 180,000
15,000 Sq Ft: 18,500	87,120 Sq Ft: 28,435	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 18,500	130,680 Sq Ft: 42,652	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 3.3.WARD 3, Last Edited: 02/08/2023

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-327-340-31	11 FOXTAIL	04/07/22	03-ARM'S LENGTH	\$ 13,500	21,214	\$ 102.51	\$ 27,721	\$ 0.64	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	good vacant sale	1823/0886		R-1	402	no	no	yes
006-327-340-22	7 FOXTAIL	05/16/22	13-GOVERNMENT	\$ 27,000	34,325	\$ 68.98	\$ 34,264	\$ 0.79	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	EDC sold	1826/0694		R-1	402	no	no	yes
006-327-340-21	9 FOXTAIL	07/17/18	13-GOVERNMENT	\$ 20,000	41,469	\$ 86.21	\$ 21,008	\$ 0.48	Three Meadows	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	EDC sold	1696/0745	006-327-340-31	R-1	402	no	no	yes
Totals:				\$ 60,500														

Minimum Adj. Sale \$:	\$ 5,000	Average	
Maximum Adj. Sale \$:	\$ 760,100	per Net Acre=>	\$ 27,167
		Average per SqFt=>	\$ 0.62

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 5,000
	5,000	\$ 5,000
	7,500	\$ 5,000
	10,000	\$ 6,237
	12,500	\$ 7,796
	15,000	\$ 9,355
	20,000	\$ 12,473
	25,000	\$ 15,591
	30,000	\$ 18,710
	40,000	\$ 24,946
1.0		\$ 27,167
	50,000	\$ 31,183
	60,000	\$ 37,420
1.5		\$ 40,750
2.0	87,120	\$ 54,333
2.5		\$ 67,916

Over 2.5 Acres use standard rates



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 3N1TM.3N1TM.WARD 3 NEZ 1 THREE MEADOWS, Last Edited: 02/08/2023

Over 2.5 Acres Used Standard Rates

Values for Acreage Table 1: 'THREE MEADOW ACREAGE'

1 Acre: 27,167	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 40,750	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 54,333	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 67,916	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Three Meadows SF'

2,500 Sq Ft: 5,000	25,000 Sq Ft: 15,591	174,240 Sq Ft: 80,317
5,000 Sq Ft: 5,000	30,000 Sq Ft: 18,710	217,800 Sq Ft: 100,397
7,500 Sq Ft: 5,000	40,000 Sq Ft: 24,946	435,600 Sq Ft: 180,000
10,000 Sq Ft: 6,237	50,000 Sq Ft: 31,183	653,400 Sq Ft: 180,000
12,500 Sq Ft: 7,796	60,000 Sq Ft: 37,420	871,200 Sq Ft: 180,000
15,000 Sq Ft: 9,355	87,120 Sq Ft: 54,333	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 12,473	130,680 Sq Ft: 80,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 4.4.WARD 4, Last Edited: 02/08/2023

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST, Last Edited: 02/08/2023

Sites: **(Hillsdale Commons)**

Site 'J': Description: 'CONDO UNIT ' Value: 4,030

Used Standard Rates

Values for Acreage Table 1: 'STANDARD ACREAGE'

1 Acre: 37,187	3 Acre: 80,000	10 Acre: 180,000	30 Acre: 180,000
1.5 Acre: 55,781	4 Acre: 80,317	15 Acre: 180,000	40 Acre: 229,109
2 Acre: 74,375	5 Acre: 100,397	20 Acre: 180,000	50 Acre: 286,386
2.5 Acre: 80,000	7 Acre: 140,555	25 Acre: 180,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'Standard SF Rates'

2,500 Sq Ft: 8,300	25,000 Sq Ft: 21,343	174,240 Sq Ft: 80,317
5,000 Sq Ft: 8,300	30,000 Sq Ft: 25,611	217,800 Sq Ft: 100,397
7,500 Sq Ft: 8,300	40,000 Sq Ft: 34,148	435,600 Sq Ft: 180,000
10,000 Sq Ft: 8,537	50,000 Sq Ft: 42,685	653,400 Sq Ft: 180,000
12,500 Sq Ft: 10,671	60,000 Sq Ft: 51,222	871,200 Sq Ft: 180,000
15,000 Sq Ft: 12,806	87,120 Sq Ft: 74,375	1,089,000 Sq Ft: 180,000
20,000 Sq Ft: 17,074	130,680 Sq Ft: 80,000	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Effec. Front	Depth	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Actual Front	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-426-305-14	72 S BROAD	10/20/17	35-UNDER DURESS	\$26,000	70.0	199.2	0.31	13,286	\$ 371	\$ 85,246	\$ 1.96	M-99/south addition Adams Twp adjacent to	99.M-99 FRONTAGE	demolition of condemned structure	1672/0092		R-1	402	71.55	no	yes	yes
08 010 100 019 10 6 2	4646 KNOWLES	03/25/21	32-SPLIT VACANT	\$120,000	187.0	313.0	1.34	58,370	\$ 642	\$ 89,552	\$ 2.06	North Adams Village		good vacant sale - now Dollar General	1790/1127			201	187.00	no	no	yes
006-016-400-13	3285 W CARLETON	01/11/21	03-ARM'S LENGTH	\$ 219,000	205.0	389.0	1.83	79,758	\$ 1,068	\$ 119,607	\$ 2.75	M-99 north	99.M-99 FRONTAGE	good vacant sale - now DQ	1783/0830		B-3	201	205.00	no	yes	yes
006-015-300-05	3131 W CARLETON	01/29/10	03-ARM'S LENGTH	\$325,000	160.0	522.6	1.91	83,287	\$ 2,032	\$ 169,979	\$ 3.90	M-99 north	99.M-99 FRONTAGE	good vacant sale - now O'Reilly Auto Parts	1416/0883		B-3	201	159.91	no	yes	yes
006-015-300-25	3011 W CARLETON	11/26/19	32-SPLIT VACANT	\$ 250,000	207.5	282.0	1.34	58,501	\$ 1,205	\$ 186,150	\$ 4.27	M-99 north	99.M-99 FRONTAGE	good vacant sale - now Taco Bell	1743/0470		B-3	201	207.50	no	yes	yes
006-435-103-23	280 S BROAD	01/11/21	08-ESTATE	\$ 75,000	82.3	100.1	0.18	7,841	\$ 911	\$ 416,667	\$ 9.57	M-99 south	99.M-99 FRONTAGE	Buildings demolished, combined w/ adjacent property	1783/0603		B-3	201	83.48	no	yes	yes

Totals: \$ 1,015,000 911.8 6.91

Minimum Adj. Sale \$:	\$ 26,000	Average	
Maximum Adj. Sale \$:	\$ 325,000	per FF=>	\$ 1,113

Average	
per Net Acre=>	\$ 146,867

Average	
per SqFt=>	\$ 3.37

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 26,000
	5,000	\$ 26,000
	7,500	\$ 26,000
	10,000	\$ 33,716
	12,500	\$ 42,145
	15,000	\$ 50,574
	20,000	\$ 67,432
	25,000	\$ 84,290
	30,000	\$ 101,148
	40,000	\$ 134,864
1.0		\$ 146,867
	50,000	\$ 168,580
	60,000	\$ 202,297
1.5		\$ 220,301
2.0	87,120	\$ 293,735
2.5		\$ 325,000
3.0	130,680	\$ 325,000
4.0	174,240	\$ 325,000
5.0	217,800	\$ 325,000
7.0		\$ 325,000
10.0	435,600	\$ 325,000
15.0	653,400	\$ 325,000
20.0	871,200	\$ 325,000
25.0	1,089,000	\$ 325,000
30.0		\$ 325,000
40.0		\$ 325,000
50.0		\$ 325,000

Over 50 Acres use standard rate



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood 99.99.M-99 FRONTAGE, Last Edited: 02/08/2023

Over 50 Acres Used Standard Rates

Values for Acreage Table 1: 'M-99 ACREAGE'

1 Acre: 146,867	3 Acre: 325,000	10 Acre: 325,000	30 Acre: 325,000
1.5 Acre: 220,301	4 Acre: 325,000	15 Acre: 325,000	40 Acre: 325,000
2 Acre: 293,735	5 Acre: 325,000	20 Acre: 325,000	50 Acre: 325,000
2.5 Acre: 325,000	7 Acre: 325,000	25 Acre: 325,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'M-99 SF RATES'

2,500 Sq Ft: 26,000	25,000 Sq Ft: 84,290	174,240 Sq Ft: 325,000
5,000 Sq Ft: 26,000	30,000 Sq Ft: 101,148	217,800 Sq Ft: 325,000
7,500 Sq Ft: 26,000	40,000 Sq Ft: 134,864	435,600 Sq Ft: 325,000
10,000 Sq Ft: 33,716	50,000 Sq Ft: 168,580	653,400 Sq Ft: 325,000
12,500 Sq Ft: 42,145	60,000 Sq Ft: 202,297	871,200 Sq Ft: 325,000
15,000 Sq Ft: 50,574	87,120 Sq Ft: 293,735	1,089,000 Sq Ft: 325,000
20,000 Sq Ft: 67,432	130,680 Sq Ft: 325,000	

Rates for Rate Table 'ADJUSTED SQ FT', (SqFt)

ROW (EXEMPT) : 0.00

FORMER RR PROP : 0.05

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Liber/Page	Other Parcels in Sale	Zoning	Class	Waterfront?	M-99 frontage?	Sewer/Water at street?
006-221-202-04	203 DEVELOPMENT	11/23/21	13-GOVERNMENT	\$ 20,000	3.91	170,494	\$ 72.73	\$ 5,110	\$ 0.12	Industrial Park	INDUSTRIAL LAND	City sold	1815/0947		I-1	302	no	no	yes
006-216-300-13	901 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 150,000	30.37	1,322,917	\$ 56.15	\$ 4,939	\$ 0.11	Industrial Park	2W.WARD 2 WEST OF M-99	City sold - rezoned to R-1	1828/0321		R-1	402	no	no	yes
006-216-101-01	805 DEVELOPMENT	06/07/22	13-GOVERNMENT	\$ 760,100	155.15	6,758,334	\$ 287.92	\$ 4,899	\$ 0.11	Industrial Park	INDUSTRIAL LAND	City sold	1828/0649	006-221-201-01, 006-221-201-02, 006-221-201-04, 006-221-251-02, 006-221-251-03, 006-221-251-04, 006-221-301-02	I-1	302	no	no	yes

Totals: \$ 930,100 189.43

Minimum Adj. Sale \$:	\$ 20,000
Maximum Adj. Sale \$:	\$ 760,100

Average per Net Acre=>	\$ 4,910
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Average per SqFt=>	\$ 0.11
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Site Value Analysis		
Acres	SF	Value
	2,500	\$ 20,000
	5,000	\$ 20,000
	7,500	\$ 20,000
	10,000	\$ 20,000
	12,500	\$ 20,000
	15,000	\$ 20,000
	20,000	\$ 20,000
	25,000	\$ 20,000
	30,000	\$ 20,000
	40,000	\$ 20,000
1.0		\$ 20,000
	50,000	\$ 20,000
	60,000	\$ 20,000
1.5		\$ 20,000
2.0	87,120	\$ 20,000
2.5		\$ 20,000
3.0	130,680	\$ 20,000
4.0	174,240	\$ 20,000
5.0	217,800	\$ 24,549
7.0		\$ 34,369
10.0	435,600	\$ 49,099
15.0	653,400	\$ 73,648
20.0	871,200	\$ 98,198
25.0	1,089,000	\$ 122,747
30.0		\$ 147,297
40.0		\$ 196,396
50.0		\$ 245,494
100.0		\$ 490,989



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood IND.INDUSTRIAL LAND, Last Edited: 02/08/2023

Values for Acreage Table 1: 'INDUSTRIAL ACREAGE'

1	Acre: 20,000	3	Acre: 20,000	10	Acre: 49,099	30	Acre: 147,297
1.5	Acre: 20,000	4	Acre: 20,000	15	Acre: 73,648	40	Acre: 196,396
2	Acre: 20,000	5	Acre: 24,549	20	Acre: 98,198	50	Acre: 245,494
2.5	Acre: 20,000	7	Acre: 34,369	25	Acre: 122,747	100	Acre: 490,989

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1	Acre: 20,000	3	Acre: 20,000	10	Acre: 25,131	30	Acre: 75,392
1.5	Acre: 20,000	4	Acre: 20,000	15	Acre: 37,696	40	Acre: 100,523
2	Acre: 20,000	5	Acre: 20,000	20	Acre: 50,261	50	Acre: 125,653
2.5	Acre: 20,000	7	Acre: 20,000	25	Acre: 62,827	100	Acre: 251,307

Values for Square Footage Table: 'industrial sf rates'

2,500 Sq Ft: 20,000	25,000 Sq Ft: 20,000	174,240 Sq Ft: 20,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 20,000	217,800 Sq Ft: 24,549
7,500 Sq Ft: 20,000	40,000 Sq Ft: 20,000	435,600 Sq Ft: 49,099
10,000 Sq Ft: 20,000	50,000 Sq Ft: 20,000	653,400 Sq Ft: 73,648
12,500 Sq Ft: 20,000	60,000 Sq Ft: 20,000	871,200 Sq Ft: 98,198
15,000 Sq Ft: 20,000	87,120 Sq Ft: 20,000	1,089,000 Sq Ft: 122,747
20,000 Sq Ft: 20,000	130,680 Sq Ft: 20,000	

SALE DATE	Parcel_1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/PAGE	SALE PRICE	Ver	Bldg Value	Land Residual	Actual Front	Rear	Adjusted Frontage	Actual Depth	Standard Depth	Depth Factor	Equivalent FF	\$/FF	\$/Lot	Sq Ft	\$/Sq Ft	Comment
5/13/21	07 255 001 004	1.00	N	N	1795/1289	\$ 170,000			\$ 170,000	192.88	150.00	178.59	406.42	166.02	1.56	279.42	\$ 608	\$ 170,000	58,586	\$ 2.90	Site Condo - Baw Beese
6/23/20	07 200 001 050	1.00	N	N	1765/633	\$ 10,000	pta	\$ -	\$ 10,000	20.00	10.00	16.67	138.00	166.02	0.91	15.20	\$ 658	\$ 10,000	2,070	\$ 4.83	LF South Sand Lake
8/21/20	18 050 001 022	1.00	Y	N	1771/1074	\$ 34,000	pta	\$ -	\$ 34,000	40.00	78.21	52.74	143.20	166.02	0.93	48.98	\$ 694	\$ 34,000	8,482	\$ 4.01	LF Lake Diane
7/15/21	18 045 001 027	1.00	Y	N	1801/439	\$ 50,000	pta	\$ -	\$ 50,000	82.00	70.66	78.22	140.32	166.02	0.92	71.91	\$ 695	\$ 50,000	9,822	\$ 5.09	LF Lake Diane
5/28/21	18 071 001 021	1.00	Y	N	1797/302	\$ 75,000	pta	\$ -	\$ 75,000	136.74	126.78	133.42	107.00	166.02	0.80	107.11	\$ 700	\$ 75,000	13,646	\$ 5.50	LF Lake Diane
9/14/20	17 055 001 005	1.00	Y	N	1773/1147	\$ 40,000		\$ -	\$ 40,000	60.00	60.00	60.00	140.00	166.02	0.92	55.10	\$ 726	\$ 40,000	8,400	\$ 4.76	LF Lime Lake
9/20/21	04 210 001 106	1.00	N	N	1807/124	\$ 52,500		\$ -	\$ 52,500	85.00	64.00	78.00	141.67	166.02	0.92	72.05	\$ 729	\$ 52,500	9,299	\$ 5.65	LF Lake Somerset
12/2/20	04 140 001 021	1.00	N	N	1781/95	\$ 44,000		\$ -	\$ 44,000	50.00	64.23	54.74	187.80	166.02	1.06	58.22	\$ 756	\$ 44,000	10,554	\$ 4.17	CL Lake LeAnn
10/14/20	08 055 001 012	1.00	N	N	1777/859	\$ 65,900		\$ -	\$ 65,900	75.04	75.00	75.03	215.40	166.02	1.14	85.46	\$ 771	\$ 65,900	16,154	\$ 4.08	LF Lake Bel-Air
7/17/20	18 045 001 178	1.00	Y	N	1769/94	\$ 69,500	pta	\$ -	\$ 69,500	125.34	100.00	116.89	95.02	166.02	0.76	88.43	\$ 786	\$ 69,500	10,298	\$ 6.75	LF Lake Diane
5/22/20	04 220 001 025	2.00	N	N	1763/374	\$ 125,000	pta		\$ 125,000	120.00	180.00	140.00	202.25	166.02	1.10	154.52	\$ 809	\$ 62,500	32,125	\$ 3.89	LF Perch Lake
11/10/21	18 045 001 040	3.00	Y	N	1812/17	\$ 180,000	pta	\$ -	\$ 180,000	220.04	224.34	221.47	152.34	166.02	0.96	212.15	\$ 848	\$ 60,000	33,380	\$ 5.39	LF/BL Lake Diane
11/4/21	18 048 001 009	1.00	Y	N	1812/125	\$ 65,000		\$ -	\$ 65,000	66.52	142.12	91.72	110.40	166.02	0.82	74.79	\$ 869	\$ 65,000	11,175	\$ 5.82	LF Lake Diane (Site Condo)
12/14/21	04 210 001 061	1.00	N	N	1815/334	\$ 77,000		\$ -	\$ 77,000	112.00	67.19	97.06	138.18	166.02	0.91	88.55	\$ 870	\$ 77,000	12,010	\$ 6.41	LF Lake Somerset
8/13/20	04 075 001 012	1.00	N	N	1770/425	\$ 65,000	pta	\$ -	\$ 65,000	78.96	85.27	81.06	138.48	166.02	0.91	74.03	\$ 878	\$ 65,000	9,687	\$ 6.71	LF Lake LeAnn
3/10/21	18 070 001 014	1.00	Y	N	1789/289	\$ 70,000	pta	\$ -	\$ 70,000	65.64	65.00	65.43	233.46	166.02	1.19	77.58	\$ 902	\$ 70,000	15,124	\$ 4.63	LF Lake Diane
8/31/20	18 048 001 001	1.00	Y	N	1773/212	\$ 63,000	pta	\$ -	\$ 63,000	85.57	88.44	86.53	101.65	166.02	0.78	67.70	\$ 931	\$ 63,000	7,706	\$ 8.18	LF Lake Diane (Site Condo)
8/4/21	18 050 001 030	2.00	Y	N	1803/203	\$ 148,000		\$ -	\$ 148,000	170.58	126.50	155.89	171.80	166.02	1.02	158.57	\$ 933	\$ 74,000	24,655	\$ 6.00	LF Lake Diane
1/19/22	04 075 001 032	1.00	N	N	1818/122	\$ 85,000			\$ 85,000	98.11	63.83	86.68	180.01	166.02	1.04	90.26	\$ 942	\$ 85,000	11,517	\$ 7.38	LF Lake LeAnn
7/1/20	18 048 001 003	1.00	Y	N	1766/790	\$ 65,000	pta	\$ -	\$ 65,000	85.55	70.09	80.40	104.22	166.02	0.79	63.70	\$ 1,020	\$ 65,000	6,968	\$ 9.33	LF Lake Diane (Site Condo)
3/4/21	04 155 001 011	1.00	N	N	1788/579	\$ 58,000		\$ -	\$ 58,000	41.79	81.00	54.86	169.71	166.02	1.01	55.47	\$ 1,046	\$ 58,000	9,349	\$ 6.20	LF Lake LeAnn
3/31/21	04 205 001 031	1.00	N	N	1791/233	\$ 82,900	pta	\$ -	\$ 82,900	85.82	85.00	85.55	140.91	166.02	0.92	78.81	\$ 1,052	\$ 82,900	11,977	\$ 6.92	LF Lake Somerset
4/20/21	04 140 001 020	1.00	N	N	1793/1046	\$ 59,900		\$ -	\$ 59,900	50.00	63.99	54.66	176.24	166.02	1.03	56.32	\$ 1,064	\$ 59,900	9,951	\$ 6.02	CL Lake LeAnn
7/31/20	04 195 001 005	1.00	N	N	1769/785	\$ 82,000		\$ -	\$ 82,000	78.30	76.31	77.64	154.62	166.02	0.97	74.92	\$ 1,094	\$ 82,000	11,500	\$ 7.13	LF Lake Somerset
10/7/20	18 048 001 012	1.00	Y	N	1776/499	\$ 60,000	pta	\$ -	\$ 60,000	70.00	54.77	64.92	113.36	166.02	0.83	53.65	\$ 1,118	\$ 60,000	6,355	\$ 9.44	LF Lake Diane (Site Condo)
5/5/21	18 045 001 020	1.00	Y	N	1794/850	\$ 77,900	pta	\$ -	\$ 77,900	60.40	60.00	60.27	178.75	166.02	1.04	62.53	\$ 1,246	\$ 77,900	10,725	\$ 7.26	LF Lake Diane
5/19/21	04 205 001 096	1.00	N	N	1796/316	\$ 98,100		\$ -	\$ 98,100	74.16	75.36	74.56	176.01	166.02	1.03	76.77	\$ 1,278	\$ 98,100	10,569	\$ 9.28	LF Lake Somerset
5/28/21	04 095 001 042	1.00	N	N	1797/82	\$ 100,000		\$ -	\$ 100,000	65.00	65.00	65.00	180.00	166.02	1.04	67.68	\$ 1,478	\$ 100,000	11,700	\$ 8.55	LF Lake Somerset
2/22/19	006-435-277-02	1.00	Y	Y	1715/0262	\$ 242,000		\$ -	\$ 242,000	108.60	108.50	108.57	277.50	166.02	1.29	140.36	\$ 1,724	\$ 242,000	24,742	\$ 9.78	LF Baw Beese Hillsdale City bldgs demo'd
Number of Lots = 33		Totals		\$	2,414,700	\$ -	\$ 2,414,700	2,604.04	2,581.59	2,596.56	4,814.72	4,814.72	2,610.25	418,526							
Sale Count = 29		Ave->						89.79	89.02	89.54	166.02	166.02	1.00	90.01	\$ 925	\$ 73,173	14,432	\$ 5.77			

Land Residual Value Analysis	
Sale Count	29
Ave Land Residual/Sale	\$83,266
Ave ABS DEV Land Res	\$33,240
Coefficient of Dispersion	39.92%

Actual Depth Analysis	
Sale Count	29
Ave Actual Depth/Sale	166.02
Ave ABS DEV Actual Depth	41.17
Coefficient of Dispersion	24.80%

Standard Depth Analysis	
Sale Count	29
Ave Standard Depth/Sale	166.02
Ave ABS DEV Standard Dep	0.00
Coefficient of Dispersion	0.00%

Equivalent Front Foot Analysis	
Sale Count	29
Ave Equivalent FF/Sale	90.01
Ave ABS DEV Equiv FF	35.33
Coefficient of Dispersion	39.26%

\$/FF Analysis	
Sale Count	29
Ave \$/FF/Sale	\$925
Ave ABS DEV \$/FF	\$186
Coefficient of Dispersion	20.13%
Use FF rate for Baw Beese only	

Sale \$/Lot Analysis	
Lot Count	33
Ave Actual \$/Lot	\$73,173
Ave ABS DEV \$/Lot	\$20,661
Coefficient of Dispersion	28.24%

Square Foot Analysis	
Sale Count	29
Ave Lot Sq Ft	14,432
Ave ABS DEV Lot Sq Ft	7,155
Coefficient of Dispersion	49.58%

\$/Square Foot Analysis	
Sale Count	29
Ave \$/Sq Ft	\$5.77
Ave ABS DEV \$/Sq Ft	\$1.50
Coefficient of Dispersion	25.95%

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Effec. Front	Depth	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	ECF Area	Liber/Page	Other Parcels in			Sewer/Water		
																	Sale	Zoning	Class	Actual Front	Waterfront?	M-99 frontage?
006-123-476-09	2600 JACK	05/17/10	03-ARM'S LENGTH	\$32,500	299.5	675.0	4.77	207,651	\$ 108.50	\$ 6,818	\$ 0.16	Barber Lake	LF.LAKE FRONT		1	1425/0060	R-1	409	338.00	Barber	no	yes
006-123-426-11	340 BARBER	01/11/13	32-SPLIT VACANT	\$35,000	800.0	460.7	8.46	368,518	\$ 43.75	\$ 4,137	\$ 0.09	Barber Lake	LF.LAKE FRONT		1	1516/0021	R-1	409	650.00	Barber	no	yes
006-016-100-25	14 GAS LIGHT	02/16/18	32-SPLIT VACANT	\$80,000	397.8	104.0	1.80	78,408	\$ 201.08	\$ 44,444	\$ 1.02	Bullhead Lake	LF.LAKE FRONT		99	1681/0327	I-1	202	0.00	Bullhead	adjacent	yes
006-435-277-02	101 LAKEVIEW	02/22/19	03-ARM'S LENGTH	\$242,000	217.5	113.3	0.57	24,742	\$ 1,112.90	\$ 426,056	\$ 9.78	Baw Beese Lake	LF.LAKE FRONT		4	1715/0262	R-1	408	217.45	Baw Beese	no	yes

Totals: \$ 389,500 1,714.8 15.60

Minimum Adj. Sale \$:	\$ 32,500	Average	
Maximum Adj. Sale \$:	\$ 242,000	per FF=>	\$ 227

Average	
per Net Acre=>	\$ 24,976

Average	
per SqFt=>	\$ 0.57

Baw Beese use FF price

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 32,500
	5,000	\$ 32,500
	7,500	\$ 32,500
	10,000	\$ 32,500
	12,500	\$ 32,500
	15,000	\$ 32,500
	20,000	\$ 32,500
	25,000	\$ 32,500
	30,000	\$ 32,500
	40,000	\$ 32,500
1.0		\$ 32,500
	50,000	\$ 32,500
	60,000	\$ 34,402
1.5		\$ 37,464
2.0	87,120	\$ 49,952
2.5		\$ 62,440
3.0	130,680	\$ 74,928
4.0	174,240	\$ 99,904
5.0	217,800	\$ 124,880
7.0		\$ 174,832

Over 7 Acres use standard pricing



Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Effec. Front	Depth	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in			Actual Front	Waterfront?	M-99 frontage?	Sewer/Water at street?
														Liber/Page	Sale	Zoning Class				
006-427-429-03	15 S HOWELL	05/15/13	03-ARM'S LENGTH	\$ 40,000	57.0	123.8	7,057	\$ 702	\$ 246,914	\$ 5.67	TIFA/South Addition	TIFA.CENTRAL BUSINESS DISTRICT	purchased by adjacent property owner after several years on market	1529/0998		B-2 201	57.00	no	no	yes
006-227-236-09	17 E CARLETON	02/17/04	32-SPLIT VACANT	\$275,000	350.9	122.1	39,814	\$ 784	\$ 300,875	\$ 6.91	TIFA/Waldron's Addition	99.M-99 FRONTAGE	Demolition/rebuild PS Food Mart	1138/0213		B-3 201	348.70	no	yes	yes
006-327-427-10	8 S MANNING	11/21/16	21-NOT USED/OTHER	\$ 550,000	311.5	317.8	51,836	\$ 1,766	\$ 462,185	\$ 10.61	TIFA/South Addition	TIFA.CENTRAL BUSINESS DISTRICT	Demolition/new construction	1641/0161	006-327-427-07	B-2 201	291.00	no	no	yes

Totals:

	\$ 865,000	719.4		
Minimum Adj. Sale \$:	\$ 40,000	Average	Average	
Maximum Adj. Sale \$:	\$ 550,000	per FF=>	per Net Acre=>	\$ 381,730

Average	\$ 8.76
per SqFt=>	

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 40,000
	5,000	\$ 43,817
	7,500	\$ 65,725
	10,000	\$ 87,633
	12,500	\$ 109,541
	15,000	\$ 131,450
	20,000	\$ 175,266
	25,000	\$ 219,083
	30,000	\$ 262,899
	40,000	\$ 350,533
1.0		\$ 381,730
	50,000	\$ 438,166
	60,000	\$ 525,799
1.5		\$ 550,000
2.0	87,120	\$ 550,000
2.5		\$ 550,000
3.0	130,680	\$ 550,000
4.0	174,240	\$ 550,000
5.0	217,800	\$ 550,000
7.0		\$ 550,000
10.0	435,600	\$ 550,000
15.0	653,400	\$ 550,000
20.0	871,200	\$ 550,000
25.0	1,089,000	\$ 550,000
30.0		\$ 550,000
40.0		\$ 550,000
50.0		\$ 550,000

Over 50 Acres use standard rate



Unit: 006 - CITY OF HILLSDALE

Rates/Values for Neighborhood TIFA.TIFA.CENTRAL BUSINESS DISTRICT, Last Edited: 02/08/2023

Over 50 Acres Used Standard Rates

Values for Acreage Table 1: 'TIFA ACREAGE RATES'

1 Acre: 381,730	3 Acre: 550,000	10 Acre: 550,000	30 Acre: 550,000
1.5 Acre: 550,000	4 Acre: 550,000	15 Acre: 550,000	40 Acre: 550,000
2 Acre: 550,000	5 Acre: 550,000	20 Acre: 550,000	50 Acre: 550,000
2.5 Acre: 550,000	7 Acre: 550,000	25 Acre: 550,000	100 Acre: 572,772

Values for Acreage Table 2: 'LOW QUALITY ACREAGE'

1 Acre: 20,000	3 Acre: 20,000	10 Acre: 25,131	30 Acre: 75,392
1.5 Acre: 20,000	4 Acre: 20,000	15 Acre: 37,696	40 Acre: 100,523
2 Acre: 20,000	5 Acre: 20,000	20 Acre: 50,261	50 Acre: 125,653
2.5 Acre: 20,000	7 Acre: 20,000	25 Acre: 62,827	100 Acre: 251,307

Values for Square Footage Table: 'TIFA SF RATES'

2,500 Sq Ft: 40,000	25,000 Sq Ft: 219,083	174,240 Sq Ft: 550,000
5,000 Sq Ft: 43,817	30,000 Sq Ft: 262,899	217,800 Sq Ft: 550,000
7,500 Sq Ft: 65,725	40,000 Sq Ft: 350,533	435,600 Sq Ft: 550,000
10,000 Sq Ft: 87,633	50,000 Sq Ft: 438,166	653,400 Sq Ft: 550,000
12,500 Sq Ft: 109,541	60,000 Sq Ft: 525,799	871,200 Sq Ft: 550,000
15,000 Sq Ft: 131,450	87,120 Sq Ft: 550,000	1,089,000 Sq Ft: 550,000
20,000 Sq Ft: 175,266	130,680 Sq Ft: 550,000	