

Martin Twp 2023 Res Land Values

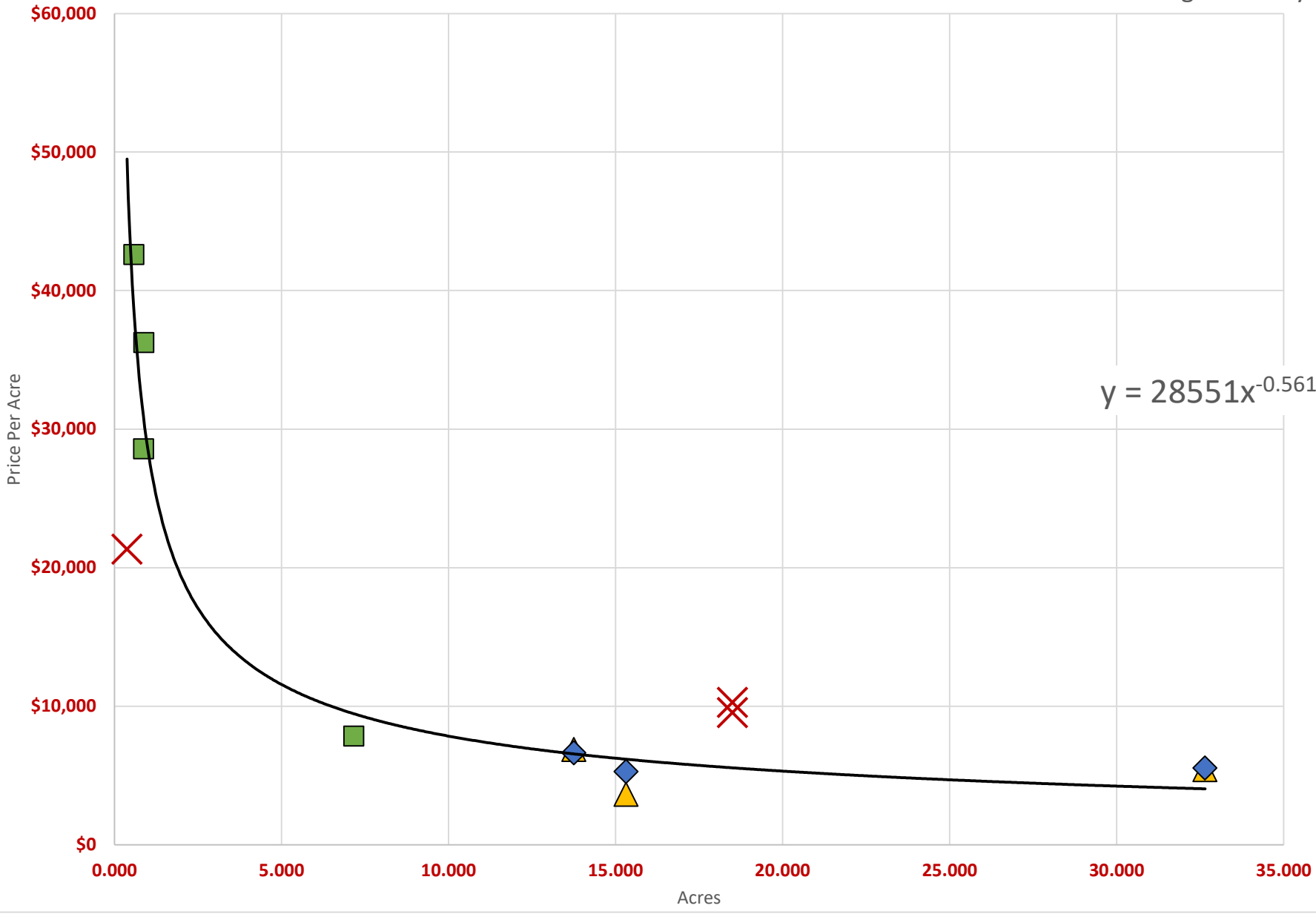
In Year Sales: 4/1/21 thru 3/31/22		Out Year Sales: 4/1/20 thru 3/31/21		Time adjusted Sales To: 4/1/2021																		
Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Liber/Page	Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Days	Months	Time Adjustment	Time Adjusted Land Residual	Adjusted \$/Acre	Adjusted \$/FF	View	Other Parcels in Sale				
FENNER LAKE	15-104-014-00	1901 S FENNER LAKE DR	05/25/10	\$44,900	3423/887	\$44,900	229.4	0.87	\$196	\$51,550	3,964	132	0.96356	\$88,164	\$101,222	\$384						
FENNER LAKE	15-015-008-00	5TH ST	05/26/11	\$24,000	3520/667	\$24,000	75.0	0.24	\$320	\$100,000	3,598	120	0.87457	\$44,990	\$187,457	\$600						
FENNER LAKE	15-106-028-00	1906 S FENNER LAKE DR	06/19/19	\$193,000	4355/532	\$69,544	160.8	1.33	\$433	\$52,289	652	22	0.15828	\$80,552	\$60,552	\$501						
															\$213,706	\$87,548	\$459					
																	\$460					
																	Rounded					
LAKE 16	15-016-015-00	LAKE DR	08/16/12	\$19,750	3648/817	\$19,750	135.0	1.71	\$146	\$11,550	3,150	105	0.33543	\$26,375	\$15,424	\$195		15-016-014-00				
LAKE 16	15-016-012-00	720 120TH AVE	01/30/14	\$150,000	3812/32	\$100,800	75.0	0.29	\$1,344	\$347,586	2,618	87	0.27889	\$128,912	\$444,524	\$1,719						
LAKE 16	15-300-003-00	1985 W LAKE DR	10/24/14	\$165,000	3877/935	\$84,400	65.0	0.22	\$1,298	\$380,180	2,351	78	0.25046	\$105,539	\$475,399	\$1,624						
LAKE 16	15-016-011-00	1997 W LAKE DR	07/11/14	\$195,000	3851/398	\$100,200	85.0	3.63	\$1,179	\$27,573	2,456	82	0.26164	\$126,416	\$34,787	\$1,487						
LAKE 16	15-300-002-00	1983 W LAKE DR	08/10/18	\$199,900	4275/324	\$86,700	62.0	0.24	\$1,398	\$367,373	965	32	0.10287	\$95,618	\$405,163	\$1,542						
LAKE 16	15-016-011-00	1997 W LAKE DR	08/09/16	\$239,915	4055/896	\$102,515	85.0	3.63	\$1,206	\$28,210	1,696	57	0.18049	\$121,018	\$33,302	\$1,424						
															\$603,878	\$62,089	\$1,191					
																	\$1,190					
																	Rounded					
PRATT LAKE	15-680-001-00	S PRATT LAKE DR	05/16/12	\$25,000	3624/251	\$25,000	126.5	0.52	\$198	\$47,801	3,242	108	(0.23293)	\$19,177	\$36,667	\$152						
PRATT LAKE	15-015-002-10	445 118TH AVE	03/20/20	\$28,000	4443/657	\$28,000	117.5	0.69	\$238	\$40,876	377	13	(0.02715)	\$27,240	\$39,766	\$232						
PRATT LAKE	15-680-003-00	S PRATT LAKE DR	03/09/16	\$30,000	4010/502	\$30,000	116.0	0.47	\$259	\$64,378	1,849	62	(0.13274)	\$26,018	\$55,833	\$224						
PRATT LAKE	15-680-007-00	1830 S PRATT LAKE DR	04/10/14	\$31,000	3827/665	\$31,000	113.3	0.48	\$274	\$64,854	2,548	85	(0.18294)	\$25,329	\$52,989	\$224						
PRATT LAKE	15-015-006-00	4TH ST	12/17/15	\$34,000	3991/757	\$34,000	231.2	3.79	\$147	\$8,971	1,932	64	(0.13877)	\$29,282	\$7,726	\$127		15-015-006-10				
PRATT LAKE	15-015-003-00	4TH ST	10/16/12	\$40,000	3665/860	\$40,000	85.8	0.61	\$466	\$65,574	3,089	103	(0.22194)	\$31,122	\$51,020	\$363						
PRATT LAKE	15-015-002-00	1838 PRATT LAKE DR	10/16/12	\$45,500	3667/148	\$45,500	168.0	0.77	\$271	\$59,014	3,089	103	(0.22194)	\$35,402	\$45,916	\$211						
PRATT LAKE	15-680-006-00	1826 S PRATT LAKE DR	09/26/12	\$190,000	3660/322	\$43,400	100.8	0.39	\$430	\$110,152	3,109	104	(0.22324)	\$33,712	\$85,562	\$334						
															1,059.0	7.72	\$227,281	\$29,452	\$215			
																			\$215			
																	Rounded					
GUNLAKE	15-500-025-50	2376 PATTERSON RD	04/22/16	\$52,500	4026/676	\$16,500	54.2	0.26	\$304	\$62,738	1,805	60	(0.28451)	\$11,806	\$44,888	\$218		Back Lot				
GUNLAKE	15-500-004-00	2334 PATTERSON RD	06/01/16	\$100,000	4065/13	\$27,200	99.9	0.41	\$272	\$65,860	1,765	59	(0.27789)	\$19,641	\$47,558	\$197		Back Lot				
GUNLAKE	15-500-003-00	PATTERSON RD	12/05/16	\$20,000	4093/962	\$20,000	88.2	0.38	\$227	\$52,219	1,578	53	(0.24859)	\$15,028	\$39,238	\$170		Back Lot				
GUNLAKE	15-500-001-00	PATTERSON RD	01/09/20	\$16,000	4433/45	\$16,000	76.4	0.23	\$209	\$70,485	448	15	(0.07042)	\$14,873	\$65,521	\$195		Back Lot				
															318.8	1.29	\$61,349	\$47,705	\$192			
																			\$190			
																	Rounded					
GUNLAKE	15-500-018-00	2366 PATTERSON RD	05/23/19	\$422,000	4348/74	\$278,580	94.5	0.64	\$2,949	\$434,602	679	23	(0.10681)	\$248,826	\$388,183	\$2,634		Frontage				
GUNLAKE	15-500-023-00	2374 PATTERSON RD	06/19/20	\$370,000	4476/224	\$253,800	91.8	0.23	\$2,764	\$1,084,615	286	10	0.00000	\$253,800	\$1,084,615	\$2,764		Frontage 15-001-007-10				
GUNLAKE	15-400-005-00	2339 PATTERSON RD	07/31/20	\$325,000	4495/987	\$221,522	77.8	0.20	\$2,847	\$1,085,892	244	8	0.00000	\$221,522	\$1,085,892	\$2,847		Frontage				
															\$753,902	264.1	1.08	\$724,148	\$671,128	\$2,742		
																			\$2,740			
																	Rounded					
GUNLAKE	15-500-018-00	2366 PATTERSON RD	10/03/16	\$172,500	4108/927	\$60,100	94.5	0.64	\$636	\$93,760	1,641	55	0.40674	\$84,545	\$131,895	\$895		Lakeview				
GUNLAKE	15-500-016-00	2364 PATTERSON RD	11/10/20	\$298,000	4570/843	\$176,600	202.3	0.43	\$873	\$408,796	142	5	0.00000	\$176,600	\$408,796	\$873		Lakeview 15-001-004-70				
															\$236,700	296.8	1.07	\$261,145	\$243,378	\$880		
																			\$880			
																	Rounded					
HIDDEN PONDS	15-225-008-00	HIDDEN PONDS DR	03/18/22	\$24,000	4744/879	\$24,000	261.6	1.88	\$92	\$12,739	(351)	(12)	0.00000	\$24,000	\$12,739	\$92						
HIDDEN PONDS	15-225-008-00	HIDDEN PONDS DR	01/17/20	\$20,000	4426/220	\$20,000	261.6	1.88	\$76	\$10,616	440	15	0.11308	\$22,262	\$11,816	\$85						
															\$44,000	523.2	3.77	\$46,262	\$12,277	\$88		
																			\$12,300			

## Martin Twp 2023 Res Acreage Land Values

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Total Acre	Total Sq Ft	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft
Abstraction	15-025-009-00	1571 2nd St	5/15/2020	\$160,000	15.709	684,284	104062	\$55,938	0.3496	15.316	667,177	\$3,652	\$0.08
Allocation	15-025-009-00	1571 2nd St	5/15/2020	\$160,000	15.709	684,284	104062	\$81,120	0.5070	15.316	667,177	\$5,296	\$0.12
Abstraction	15-030-022-00	1436 10th St	6/23/2020	\$356,528	33.000	1,437,480	179147	\$177,381	0.4975	32.644	1,421,970	\$5,434	\$0.12
Allocation	15-030-022-00	1436 10th St	6/23/2020	\$356,528	33.000	1,437,480	179147	\$180,760	0.5070	32.644	1,421,970	\$5,537	\$0.13
Abstraction	15-014-009-00	335 118th Ave	9/9/2020	\$180,000	14.000	609,840	85366	\$94,634	0.5257	13.750	598,950	\$6,882	\$0.16
Allocation	15-014-009-00	335 118th Ave	9/9/2020	\$180,000	14.000	609,840	85366	\$91,260	0.5070	13.750	598,950	\$6,637	\$0.15
Vacant	15-033-019-21 part	112th Ave	10/16/2020	\$56,250	7.550	328,878	0	\$56,250	N/A	7.172	312,422	\$7,843	\$0.18
Vacant	15-600-008-00	116th Ave	2/19/2021	\$25,000	0.587	25,570	0	\$25,000	N/A	0.587	25,570	\$42,589	\$0.98
Vacant	15-022-007-23	5th St	10/21/2021	\$32,000	0.997	43,429	0	\$32,000	N/A	0.883	38,476	\$36,240	\$0.83
Vacant	15-029-016-93	8th St	3/4/2022	\$25,000	1.000	43,560	0	\$25,000	N/A	0.875	38,115	\$28,571	\$0.66

Martin Township  
Alleghen County

■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)



If you're using the Square Footage Table in Assessing.net						
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
From Chart	2,500	0.057	\$3.30	\$143,746	\$8,250	
Formula Pt 1:	275.03	5,000	0.115	\$2.23	\$97,145	\$11,151
Formula Pt 2:	-0.5653	7,500	0.172	\$1.77	\$77,246	\$13,300
	10,000	0.230	\$1.51	\$65,652	\$15,072	
	12,500	0.287	\$1.33	\$57,871	\$16,607	
	15,000	0.344	\$1.20	\$52,204	\$17,977	
	20,000	0.459	\$1.02	\$44,369	\$20,371	
	25,000	0.574	\$0.90	\$39,110	\$22,446	
	30,000	0.689	\$0.81	\$35,280	\$24,298	
	40,000	0.918	\$0.69	\$29,985	\$27,534	
	50,000	1.148	\$0.61	\$26,431	\$30,339	
	60,000	1.377	\$0.55	\$23,843	\$32,841	
	87,120	2.000	\$0.44	\$19,311	\$38,621	
	130,680	3.000	\$0.35	\$15,355	\$46,065	
	174,240	4.000	\$0.30	\$13,050	\$52,202	
	217,800	5.000	\$0.26	\$11,504	\$57,519	
	435,600	10.000	\$0.18	\$7,774	\$77,744	
	653,400	15.000	\$0.14	\$6,182	\$92,728	
	871,200	20.000	\$0.12	\$5,254	\$105,081	
	1,089,000	25.000	\$0.11	\$4,631	\$115,784	

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 Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.66	\$28,574	\$28,574	
65,340	1.5	\$0.52	\$22,721	\$34,081	
87,120	2.0	\$0.44	\$19,311	\$38,621	
108,900	2.5	\$0.39	\$17,022	\$42,555	
130,680	3.0	\$0.35	\$15,355	\$46,065	
174,240	4.0	\$0.30	\$13,050	\$52,202	
217,800	5.0	\$0.26	\$11,504	\$57,519	
304,920	7.0	\$0.22	\$9,511	\$66,578	
435,600	10.0	\$0.18	\$7,774	\$77,744	
653,400	15.0	\$0.14	\$6,182	\$92,728	
871,200	20.0	\$0.12	\$5,254	\$105,081	
1,089,000	25.0	\$0.11	\$4,631	\$115,784	
1,306,800	30.0	\$0.10	\$4,178	\$125,334	
1,742,400	40.0	\$0.08	\$3,551	\$142,030	
2,178,000	50.0	\$0.07	\$3,130	\$156,497	
4,356,000	100.0	\$0.05	\$2,115	\$211,526	

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.

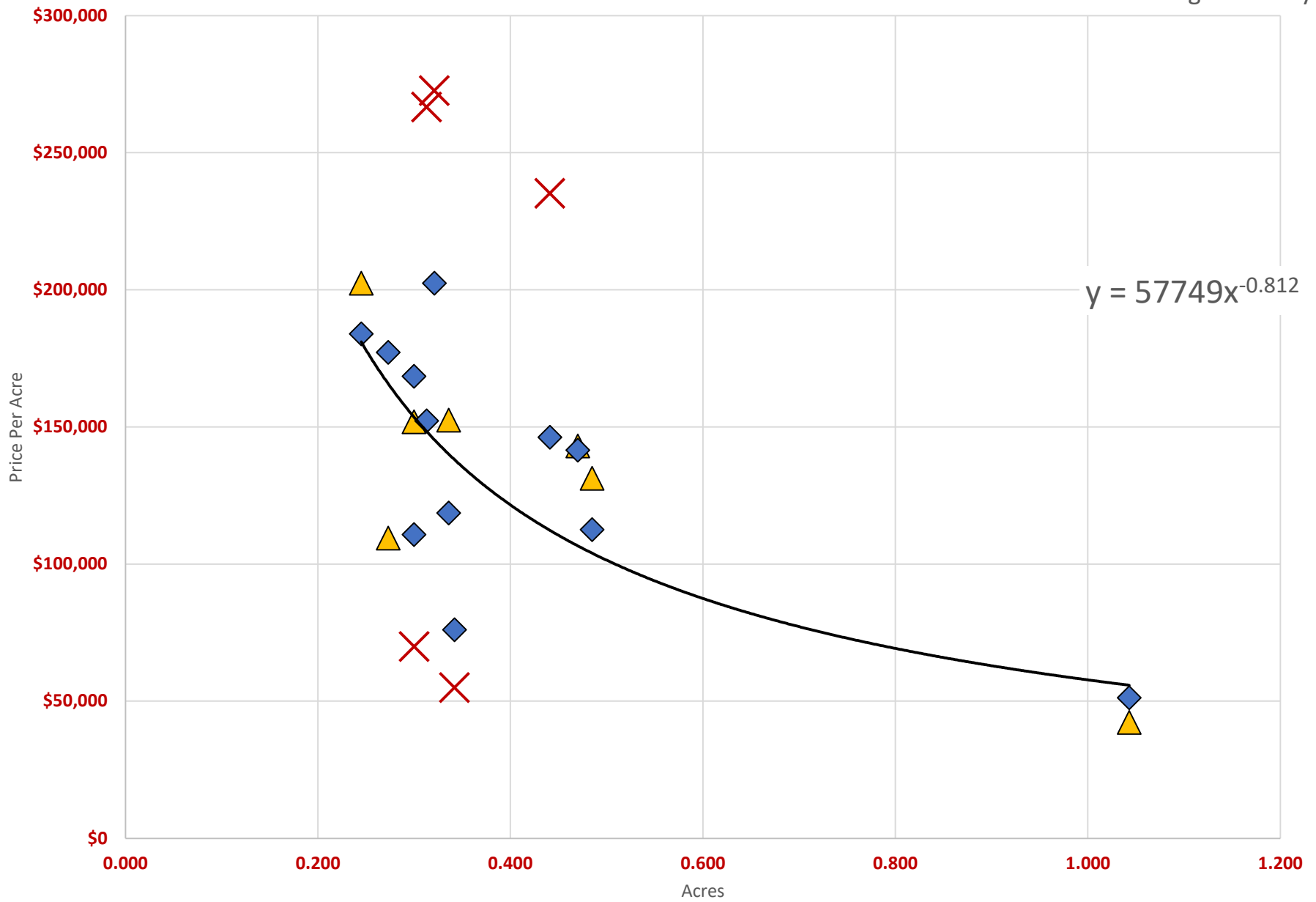
Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	3	12.85%	\$0.82	\$0.83	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	12.85%	\$0.82	\$0.83
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	1	0.00%	\$0.18	\$0.18	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.18	\$0.18
10.00	10000.00	0	0.00%	\$0.00	\$0.00	3	22.22%	\$0.12	\$0.12	3	7.69%	\$0.13	\$0.13	6	16.00%	\$0.13	\$0.13
0.00	10000.00	4	32.55%	\$0.66	\$0.75	3	22.22%	\$0.12	\$0.12	3	7.69%	\$0.13	\$0.13	10	142.58%	\$0.34	\$0.16

## Martin Village 2023 Res Acreage Land Values

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Total Acre	Total Sq Ft	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft
Abstraction	42-329-149-00	952 E Allegan St	4/15/2020	\$156,000	0.245	10,672	106422	\$49,578	0.3178	0.245	10,672	\$202,359	\$4.65
Allocation	42-329-149-00	952 E Allegan St	4/15/2020	\$156,000	0.245	10,672	106422	\$45,053	0.2888	0.245	10,672	\$183,889	\$4.22
Abstraction	42-220-098-00	956 Lee St	6/30/2020	\$138,000	0.336	14,636	86782	\$51,218	0.3711	0.336	14,636	\$152,435	\$3.50
Allocation	42-220-098-00	956 Lee St	6/30/2020	\$138,000	0.336	14,636	86782	\$39,854	0.2888	0.336	14,636	\$118,614	\$2.72
Allocation	42-119-046-00	1041 W Allegan St	7/29/2020	\$115,000	0.300	13,068	94040	\$33,212	0.2888	0.300	13,068	\$110,707	\$2.54
Abstraction	42-500-003-00	981 Lee St	8/13/2020	\$167,450	0.273	11,892	137558	\$29,892	0.1785	0.273	11,892	\$109,495	\$2.51
Allocation	42-500-003-00	981 Lee St	8/13/2020	\$167,450	0.273	11,892	137558	\$48,360	0.2888	0.273	11,892	\$177,141	\$4.07
Abstraction	42-119-044-00	1055 W Allegan St	11/17/2020	\$185,000	1.043	45,433	140947	\$44,053	0.2381	1.043	45,433	\$42,237	\$0.97
Allocation	42-119-044-00	1055 W Allegan St	11/17/2020	\$185,000	1.043	45,433	140947	\$53,428	0.2888	1.043	45,433	\$51,225	\$1.18
Allocation	42-119-065-00	1622 N Main St	3/5/2021	\$90,000	0.342	14,898	71196	\$25,992	0.2888	0.342	14,898	\$76,000	\$1.74
Abstraction	42-220-108-00	943 E Allegan St	3/15/2021	\$189,000	0.485	21,127	125343	\$63,657	0.3368	0.485	21,127	\$131,252	\$3.01
Allocation	42-220-108-00	943 E Allegan St	3/15/2021	\$189,000	0.485	21,127	125343	\$54,583	0.2888	0.485	21,127	\$112,543	\$2.58
Allocation	42-119-054-00	1015 W Allegan St	6/11/2021	\$165,000	0.313	13,634	81527	\$47,652	0.2888	0.313	13,634	\$152,243	\$3.50
Abstraction	42-220-077-00	1625 N Main St	6/14/2021	\$230,246	0.470	20,473	163010	\$67,236	0.2920	0.470	20,473	\$143,055	\$3.28
Allocation	42-220-077-00	1625 N Main St	6/14/2021	\$230,246	0.470	20,473	163010	\$66,495	0.2888	0.470	20,473	\$141,479	\$3.25
Abstraction	42-329-146-00	944 E Allegan St	6/30/2021	\$175,000	0.300	13,068	129450	\$45,550	0.2603	0.300	13,068	\$151,833	\$3.49
Allocation	42-329-146-00	944 E Allegan St	6/30/2021	\$175,000	0.300	13,068	129450	\$50,540	0.2888	0.300	13,068	\$168,467	\$3.87
Allocation	42-119-066-00	1628 N Main St	10/27/2021	\$223,305	0.441	19,210	119589	\$64,490	0.2888	0.441	19,210	\$146,237	\$3.36
Allocation	42-500-002-00	983 Lee St	11/8/2021	\$225,000	0.321	13,983	137469	\$64,980	0.2888	0.321	13,983	\$202,430	\$4.65

Martin Village  
Allegan County

■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)



If you're using the Square Footage Table in Assessing.net					
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart	2,500	0.057	\$13.49	\$587,536	\$33,720
Formula Pt 1: 7710.12	5,000	0.115	\$7.69	\$334,793	\$38,429
Formula Pt 2: -0.8114	7,500	0.172	\$5.53	\$240,932	\$41,483
	10,000	0.230	\$4.38	\$190,774	\$43,796
	12,500	0.287	\$3.65	\$159,179	\$45,678
	15,000	0.344	\$3.15	\$137,289	\$47,276
	20,000	0.459	\$2.50	\$108,708	\$49,912
	25,000	0.574	\$2.08	\$90,704	\$52,057
	30,000	0.689	\$1.80	\$78,231	\$53,878
	40,000	0.918	\$1.42	\$61,944	\$56,882
	50,000	1.148	\$1.19	\$51,686	\$59,327
	60,000	1.377	\$1.02	\$44,578	\$61,402
	87,120	2.000	\$0.76	\$32,938	\$65,876
	130,680	3.000	\$0.54	\$23,704	\$71,111
	174,240	4.000	\$0.43	\$18,769	\$75,076
	217,800	5.000	\$0.36	\$15,661	\$78,303
	435,600	10.000	\$0.20	\$8,924	\$89,238
	653,400	15.000	\$0.15	\$6,422	\$96,330
	871,200	20.000	\$0.12	\$5,085	\$101,700
	1,089,000	25.000	\$0.10	\$4,243	\$106,071

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If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.33	\$57,804	\$57,804	
65,340	1.5	\$0.95	\$41,598	\$62,397	
87,120	2.0	\$0.76	\$32,938	\$65,876	
108,900	2.5	\$0.63	\$27,483	\$68,708	
130,680	3.0	\$0.54	\$23,704	\$71,111	
174,240	4.0	\$0.43	\$18,769	\$75,076	
217,800	5.0	\$0.36	\$15,661	\$78,303	
304,920	7.0	\$0.27	\$11,919	\$83,433	
435,600	10.0	\$0.20	\$8,924	\$89,238	
653,400	15.0	\$0.15	\$6,422	\$96,330	
871,200	20.0	\$0.12	\$5,085	\$101,700	
1,089,000	25.0	\$0.10	\$4,243	\$106,071	
1,306,800	30.0	\$0.08	\$3,659	\$109,782	
1,742,400	40.0	\$0.07	\$2,898	\$115,903	
2,178,000	50.0	\$0.06	\$2,418	\$120,884	
4,356,000	100.0	\$0.03	\$1,378	\$137,766	

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	0	0.00%	\$0.00	\$0.00	6	13.98%	\$3.41	\$3.39	11	20.24%	\$3.32	\$3.36	17	18.07%	\$3.35	\$3.36
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.97	\$0.97	1	0.00%	\$1.18	\$1.18	2	9.77%	\$1.08	\$1.08
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	7	22.43%	\$3.06	\$3.28	12	24.36%	\$3.14	\$3.31	19	23.76%	\$3.11	\$3.28

## Martin Township 2023 Agricultural Land Values

Out Year Sales 4/1/20 - 3/31/21		In Year Sales 4/1/21 - 3/31/22											
Parcel #	Sale Date	Sale Price	Total Acres	Tillable Acres	Auxillary Acres	Equals 50% Equivalent Tillable Acres (Auxillary)	Wet Acres	Equals 25% Equivalent Tillable Acres (Wet)	ROW	Ditch/Drain	Total Equivalent Tillable Acres	Till \$ per AC	
21-027-011-00	4/14/2020	\$220,000	44.59	40.59	3.00	1.50	0.00	0.00	1.00	0	42.09	\$5,227	
15-020-007-00	5/15/2020	\$208,000	25.43	25.03	0.00	0.00	0.00	0.00	0.40	0	25.03	\$8,310	
15-020-007-00	5/15/2020	\$208,000	25.83	25.43	0.00	0.00	0.00	0.00	0.40	0	25.43	\$8,179	
17-008-001-00	10/8/2020	\$248,000	63.64	49.47	12.00	6.00	0.00	0.00	2.17	0	55.47	\$4,471	
15-007-001-12 & 13	12/30/2020	\$212,675	34.21	31.44	0.00	0.00	0.00	0.00	2.22	0.55	31.44	\$6,764	
15-007-001-12	12/30/2020	\$212,675	34.21	31.43	0.00	0.00	0.00	0.00	0.55	2.23	31.43	\$6,767	
01-025-008-00	3/18/2021	\$227,664	49.59	35.80	11.97	5.99	1.77	0.44	0.05	0	42.23	\$5,391	
03-034-011-00	5/26/2021	\$322,500	83.77	64.24	18.16	9.08	0.64	0.16	0.73	0	73.48	\$4,389	
18-011-009-00	5/27/2021	\$207,500	30.40	23.20	6.00	3.00	0.83	0.21	0.37	0	26.41	\$7,858	
15-028-016-00	3/8/2022	\$500,000	61.00	59.84	0.00	0.00	0.00	0.00	1.16	0	59.84	\$8,356	
01-025-014-00	3/18/2022	\$175,000	38.04	34.04	2.00	1.00	0.00	0.00	2.00	0	35.04	\$4,994	
			\$2,742,014	420.51							447.89	\$6,122	Tillable
													Auxillary
													Wet
													\$6,100
													\$3,050
													\$1,525

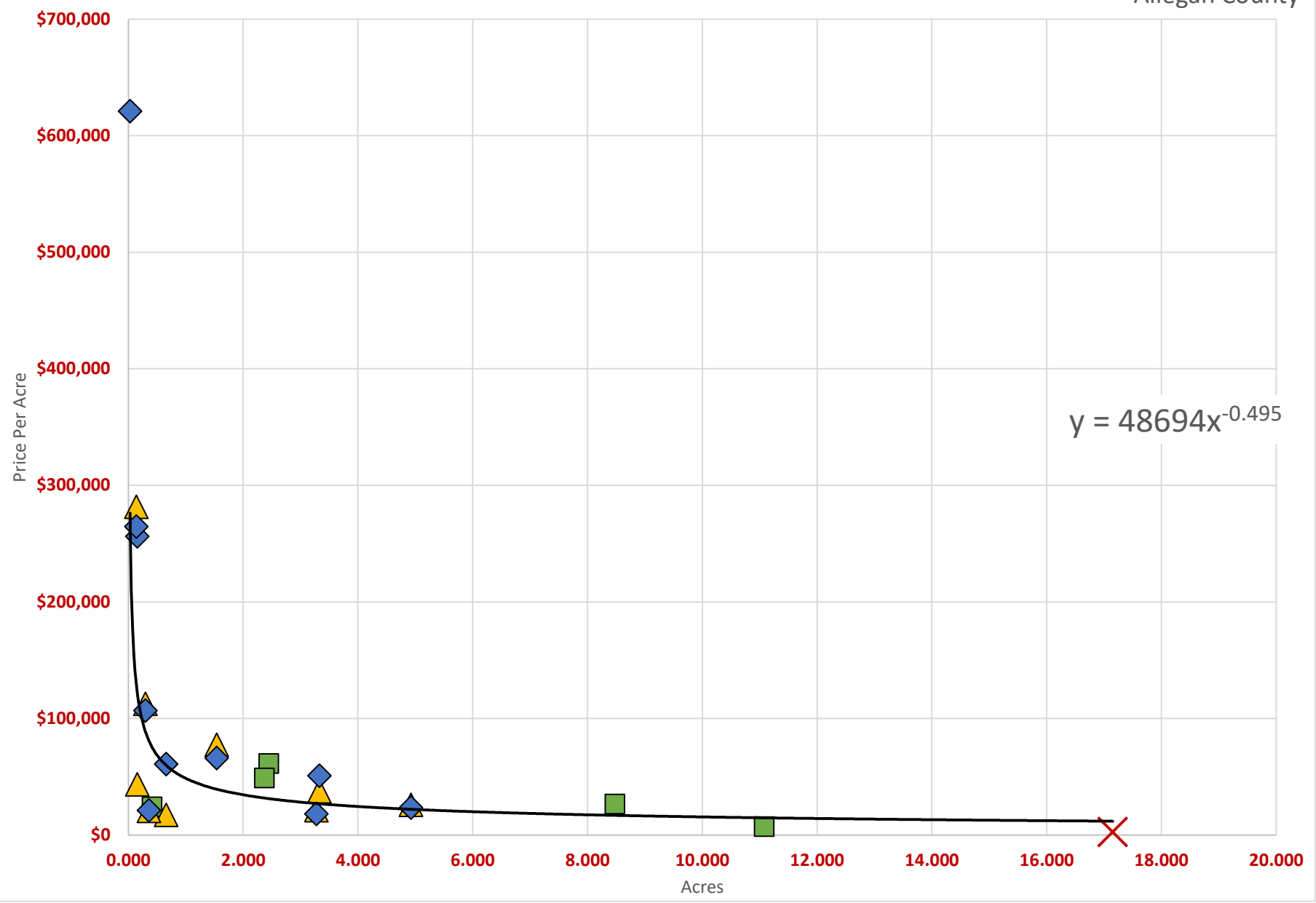


## Martin Twp 2023 Com - Ind Land Values

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Total Acre	Total Sq Ft	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft
Abstraction	21-002-014-10	1166 Lincoln Rd	6/10/2020	\$240,000	1.753	76,361	120753	\$119,247	0.4969	1.539	67,022	\$77,483	\$1.78
Allocation	21-002-014-10	1166 Lincoln Rd	6/10/2020	\$240,000	1.753	76,361	120753	\$101,616	0.4234	1.539	67,022	\$66,027	\$1.52
Allocation	42-030-020-00	1594 S Main St	8/5/2020	\$44,000	0.080	3,485	76258	\$18,630	0.4234	0.030	1,307	\$620,987	\$14.26
Abstraction	42-030-012-50	1566 S Main St	8/24/2020	\$95,000	0.660	28,750	83517	\$11,483	0.1209	0.660	28,750	\$17,398	\$0.40
Allocation	42-030-012-50	1566 S Main St	8/24/2020	\$95,000	0.660	28,750	83517	\$40,223	0.4234	0.660	28,750	\$60,944	\$1.40
Abstraction	06-250-201-00	4279 Blue Star Hwy	9/4/2020	\$95,000	0.157	6,839	88172	\$6,828	0.0719	0.157	6,839	\$43,490	\$1.00
Allocation	06-250-201-00	4279 Blue Star Hwy	9/4/2020	\$95,000	0.157	6,839	88172	\$40,223	0.4234	0.157	6,839	\$256,197	\$5.88
Abstraction	42-220-082-00	1613 N Main St	10/1/2020	\$75,000	0.297	12,937	41569	\$33,431	0.4457	0.297	12,937	\$112,562	\$2.58
Allocation	42-220-082-00	1613 N Main St	10/1/2020	\$75,000	0.297	12,937	41569	\$31,755	0.4234	0.297	12,937	\$106,919	\$2.45
Abstraction	22-002-013-70	2342 M-40 Hwy	10/7/2020	\$140,000	3.722	162,130	69758	\$70,242	0.5017	3.275	142,650	\$21,448	\$0.49
Allocation	22-002-013-70	2342 M-40 Hwy	10/7/2020	\$140,000	3.722	162,130	69758	\$59,276	0.4234	3.275	142,650	\$18,100	\$0.42
Abstraction	12-008-060-00	56th St	10/30/2020	\$18,000	0.440	19,166	10512	\$7,488	0.4160	0.360	15,701	\$20,800	\$0.48
Allocation	12-008-060-00	56th St	10/30/2020	\$18,000	0.440	19,166	10512	\$7,621	0.4234	0.360	15,701	\$21,170	\$0.49
Abstraction	06-030-024-20	3904 Blue Star Hwy	12/29/2020	\$400,000	3.999	174,196	274929	\$125,071	0.3127	3.329	145,024	\$37,570	\$0.86
Allocation	06-030-024-20	3904 Blue Star Hwy	12/29/2020	\$400,000	3.999	174,196	274929	\$169,360	0.4234	3.329	145,024	\$50,874	\$1.17
Abstraction	20-351-037-00	3285 Jack Wilson Dr	1/8/2021	\$87,500	0.140	6,098	48079	\$39,421	0.4505	0.140	6,098	\$281,579	\$6.46
Allocation	20-351-037-00	3285 Jack Wilson Dr	1/8/2021	\$87,500	0.140	6,098	48079	\$37,048	0.4234	0.140	6,098	\$264,625	\$6.07
Abstraction	21-002-038-10	1234 Lincoln Rd	1/11/2021	\$275,000	5.002	217,887	146827	\$128,173	0.4661	4.926	214,587	\$26,020	\$0.60
Allocation	21-002-038-10	1234 Lincoln Rd	1/11/2021	\$275,000	5.002	217,887	146827	\$116,435	0.4234	4.926	214,587	\$23,637	\$0.54
Vacant	13-032-004-00	3629 10th St	6/30/2021	\$80,000	11.713	510,218	0	\$80,000	N/A	11.079	482,603	\$7,221	\$0.17
Vacant	07-002-004-00	124th Ave	7/8/2021	\$225,000	9.472	412,600	0	\$225,000	N/A	8.480	369,370	\$26,533	\$0.61
Vacant	59-020-003-01	2930 Blue Star Hwy	12/1/2021	\$150,000	2.670	116,305	0	\$150,000	N/A	2.450	106,735	\$61,224	\$1.41
Vacant	51-305-001-00	101 Brady St	12/28/2021	\$10,000	0.415	18,077	0	\$10,000	N/A	0.415	18,077	\$24,096	\$0.55
Vacant	20-010-029-10	Blue Star V/L	2/4/2022	\$115,900	2.370	103,237	0	\$115,900	N/A	2.370	103,237	\$48,903	\$1.12

Martin Township  
Allegan County

■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)



Curve Formula		If you're using the Square Footage Table in Assessing.net				
From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	219.04	2,500	0.057	\$4.59	\$200,132	\$11,486
Formula Pt 2:	-0.4939	5,000	0.115	\$3.26	\$142,113	\$16,312
		7,500	0.172	\$2.67	\$116,321	\$20,028
		10,000	0.230	\$2.32	\$100,914	\$23,167
		12,500	0.287	\$2.07	\$90,383	\$25,936
		15,000	0.344	\$1.90	\$82,599	\$28,443
		20,000	0.459	\$1.65	\$71,659	\$32,901
		25,000	0.574	\$1.47	\$64,180	\$36,835
		30,000	0.689	\$1.35	\$58,653	\$40,395
		40,000	0.918	\$1.17	\$50,884	\$46,726
		50,000	1.148	\$1.05	\$45,574	\$52,312
		60,000	1.377	\$0.96	\$41,650	\$57,369
		87,120	2.000	\$0.80	\$34,643	\$69,286
		130,680	3.000	\$0.65	\$28,356	\$85,067
		174,240	4.000	\$0.56	\$24,600	\$98,399
		217,800	5.000	\$0.51	\$22,033	\$110,163
		435,600	10.000	\$0.36	\$15,645	\$156,452
		653,400	15.000	\$0.29	\$12,806	\$192,088
		871,200	20.000	\$0.26	\$11,110	\$222,192
		1,089,000	25.000	\$0.23	\$9,950	\$248,756

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 Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.12	\$48,786	\$48,786	
65,340	1.5	\$0.92	\$39,932	\$59,898	
87,120	2.0	\$0.80	\$34,643	\$69,286	
108,900	2.5	\$0.71	\$31,028	\$77,569	
130,680	3.0	\$0.65	\$28,356	\$85,067	
174,240	4.0	\$0.56	\$24,600	\$98,399	
217,800	5.0	\$0.51	\$22,033	\$110,163	
304,920	7.0	\$0.43	\$18,659	\$130,614	
435,600	10.0	\$0.36	\$15,645	\$156,452	
653,400	15.0	\$0.29	\$12,806	\$192,088	
871,200	20.0	\$0.26	\$11,110	\$222,192	
1,089,000	25.0	\$0.23	\$9,950	\$248,756	
1,306,800	30.0	\$0.21	\$9,093	\$272,801	
1,742,400	40.0	\$0.18	\$7,889	\$315,556	
2,178,000	50.0	\$0.16	\$7,066	\$353,282	
4,356,000	100.0	\$0.12	\$5,017	\$501,728	

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	1	0.00%	\$0.55	\$0.55	5	163.20%	\$2.18	\$1.00	6	87.52%	\$5.09	\$4.17	12	144.50%	\$3.50	\$1.93
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.78	\$1.78	1	0.00%	\$1.52	\$1.52	2	7.88%	\$1.65	\$1.65
2.00	4.99	2	11.46%	\$1.27	\$1.27	3	20.56%	\$0.65	\$0.60	3	46.30%	\$0.71	\$0.54	8	42.98%	\$0.83	\$0.73
5.00	9.99	1	0.00%	\$0.61	\$0.61	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.61	\$0.61
10.00	10000.00	1	0.00%	\$0.17	\$0.17	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.17	\$0.17
0.00	10000.00	5	59.34%	\$0.77	\$0.61	9	127.26%	\$1.63	\$0.86	10	179.18%	\$3.42	\$1.46	24	155.23%	\$2.20	\$1.06