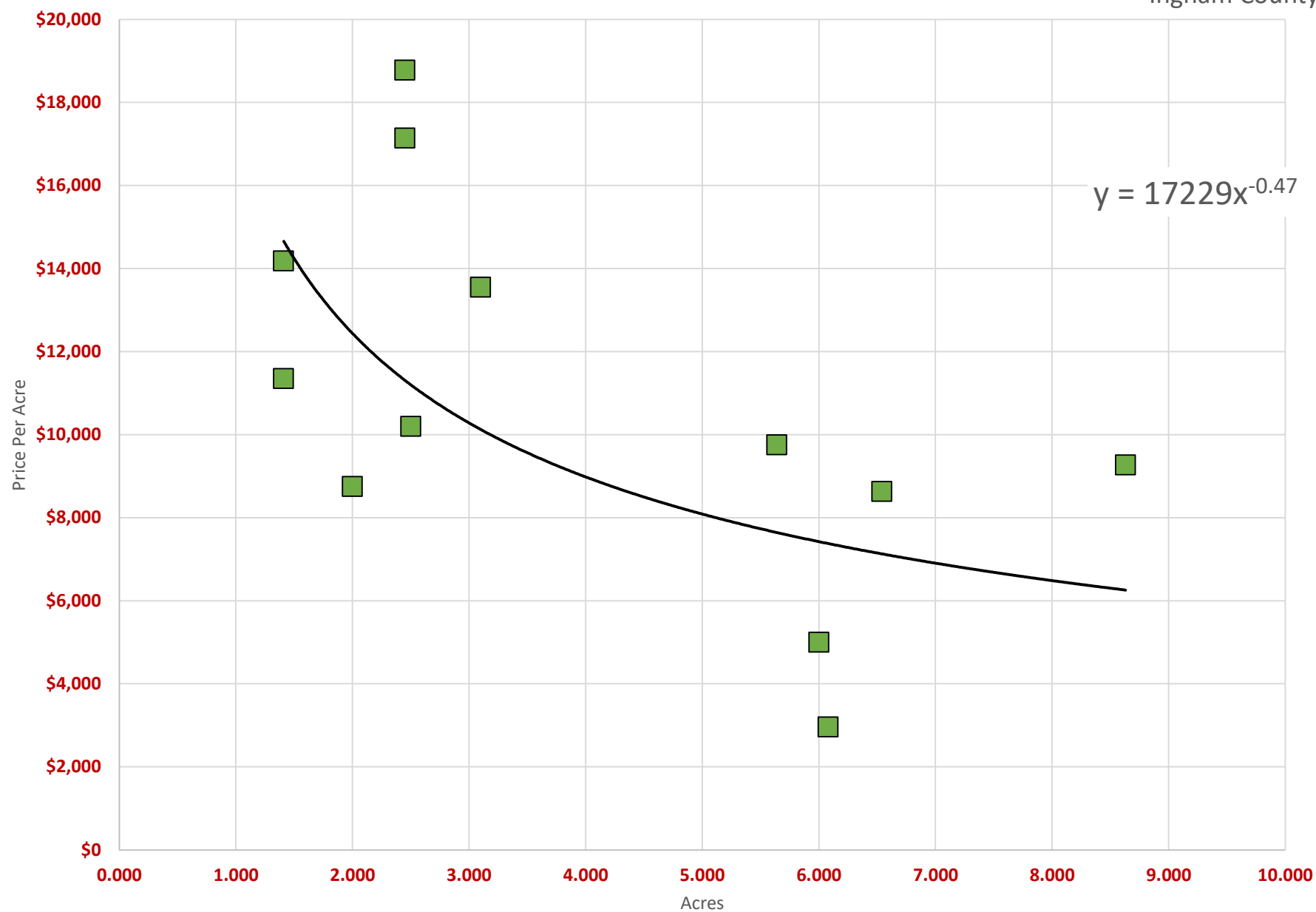


Aurelius Twp 2023 Res Acreage Land Values

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
Vacant	09-09-24-100-015	1153 S Edgar Rd	5/19/2020	\$42,000	2.450	106,722	0	\$42,000	N/A	2.450	106,722	\$17,143	\$0.39
Vacant	09-09-33-300-022	5320 W Plains Rd	6/24/2020	\$16,000	1.410	61,420	0	\$16,000	N/A	1.410	61,420	\$11,348	\$0.26
Vacant	09-09-24-100-014	S Edgar Rd	7/21/2020	\$46,000	2.450	106,722	0	\$46,000	N/A	2.450	106,722	\$18,776	\$0.43
Vacant	09-09-33-400-028	S Eifert Rd	10/29/2020	\$17,500	2.000	87,120	0	\$17,500	N/A	2.000	87,120	\$8,750	\$0.20
Vacant	09-09-10-100-018	S Eifert Rd	11/28/2020	\$18,000	6.080	264,845	0	\$18,000	N/A	6.080	264,845	\$2,961	\$0.07
Vacant	09-09-20-400-023	5550 W Toles Rd	2/23/2021	\$25,500	2.500	108,900	0	\$25,500	N/A	2.500	108,900	\$10,200	\$0.23
Vacant	09-09-34-400-045	4567 Bond Rd	3/29/2021	\$56,444	6.540	284,882	0	\$56,444	N/A	6.540	284,882	\$8,631	\$0.20
Vacant	09-09-20-400-013	1498 S Onondaga Rd	4/8/2021	\$55,000	5.640	245,678	0	\$55,000	N/A	5.640	245,678	\$9,752	\$0.22
Vacant	09-09-32-300-036	S Gale Rd	5/3/2021	\$30,000	6.000	261,360	0	\$30,000	N/A	6.000	261,360	\$5,000	\$0.11
Vacant	09-09-33-300-021	5330 W Plains Rd	5/5/2021	\$20,000	1.410	61,420	0	\$20,000	N/A	1.410	61,420	\$14,184	\$0.33
Vacant	09-09-16-400-023	W Bunker Rd	12/16/2021	\$80,000	8.630	375,923	0	\$80,000	N/A	8.630	375,923	\$9,270	\$0.21
Vacant	09-09-23-400-010	W Toles Rd	2/23/2022	\$42,000	3.100	135,036	0	\$42,000	N/A	3.100	135,036	\$13,548	\$0.31

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

Aurelius Twp
Ingham County



		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$1.54	\$66,954	\$3,843
Formula Pt 1:	63.05	5,000	0.115	\$1.11	\$48,181	\$5,530
Formula Pt 2:	-0.4747	7,500	0.172	\$0.91	\$39,745	\$6,843
		10,000	0.230	\$0.80	\$34,672	\$7,960
		12,500	0.287	\$0.72	\$31,187	\$8,949
		15,000	0.344	\$0.66	\$28,601	\$9,849
		20,000	0.459	\$0.57	\$24,950	\$11,456
		25,000	0.574	\$0.52	\$22,443	\$12,880
		30,000	0.689	\$0.47	\$20,582	\$14,175
		40,000	0.918	\$0.41	\$17,955	\$16,487
		50,000	1.148	\$0.37	\$16,150	\$18,538
		60,000	1.377	\$0.34	\$14,811	\$20,401
		87,120	2.000	\$0.28	\$12,408	\$24,816
		130,680	3.000	\$0.23	\$10,235	\$30,706
		174,240	4.000	\$0.20	\$8,929	\$35,716
		217,800	5.000	\$0.18	\$8,031	\$40,157
		435,600	10.000	\$0.13	\$5,780	\$57,796
		653,400	15.000	\$0.11	\$4,768	\$71,515
		871,200	20.000	\$0.10	\$4,159	\$83,181
		1,089,000	25.000	\$0.09	\$3,741	\$93,526

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	\$0.40	\$17,242	\$17,242
65,340	1.5	\$0.33	\$14,224	\$21,335
87,120	2.0	\$0.28	\$12,408	\$24,816
108,900	2.5	\$0.26	\$11,161	\$27,902
130,680	3.0	\$0.23	\$10,235	\$30,706
174,240	4.0	\$0.20	\$8,929	\$35,716
217,800	5.0	\$0.18	\$8,031	\$40,157
304,920	7.0	\$0.16	\$6,846	\$47,921
435,600	10.0	\$0.13	\$5,780	\$57,796
653,400	15.0	\$0.11	\$4,768	\$71,515
871,200	20.0	\$0.10	\$4,159	\$83,181
1,089,000	25.0	\$0.09	\$3,741	\$93,526
1,306,800	30.0	\$0.08	\$3,431	\$102,926
1,742,400	40.0	\$0.07	\$2,993	\$119,716
2,178,000	50.0	\$0.06	\$2,692	\$134,605
4,356,000	100.0	\$0.04	\$1,937	\$193,727

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	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
1.00	1.99	2	11.86%	\$0.30	\$0.30	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	11.86%	\$0.30	\$0.30
2.00	4.99	5	25.16%	\$0.31	\$0.31	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	25.16%	\$0.31	\$0.31
5.00	9.99	5	25.00%	\$0.16	\$0.20	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	25.00%	\$0.16	\$0.20
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	12	34.81%	\$0.25	\$0.23	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	12	34.81%	\$0.25	\$0.23

Aurelius Township 2023 Agricultural Land Values

Out Year Sales	In Year Sales
4/1/20 - 3/31/21	4/1/21 - 3/31/22

Parcel #	Sale Date	Adjusted Sale Price	Total Acres	Tillable Acres	Auxillary Acres	50% Equivalent Tillable Acres (Auxillary)	Wet Acres	25% Equivalent Tillable Acres (Wet)	ROW	Ditch/ Drain	Total Equivalent Tillable Acres	Till \$ per AC			
08-08-03-400-003	12/23/2020	\$142,625	22.82	22.32	0.00	0.00	0.00	0.00	0.50	0	22.32	\$6,390			
14-14-25-100-040	1/12/2021	\$65,000	14.09	5.00	6.24	3.12	1.60	0.40	1.25	0	8.52	\$7,629			
14-14-23-400-009	1/22/2021	\$239,900	46.59	17.36	27.80	13.90	0.00	0.00	1.43	0	31.26	\$7,674			
25-05-30-126-006	2/18/2021	\$232,095	46.42	42.56	3.20	1.60	0.00	0.00	0.66	0	44.16	\$5,256			
10-10-30-400-007	12/13/2021	\$394,200	78.00	74.25	0.00	0.00	0.00	0.00	3.75	0	74.25	\$5,309			
10-10-30-400-012	12/13/2021	\$191,700	37.70	36.90	0.00	0.00	0.00	0.00	0.80	0	36.90	\$5,195			
09-09-26-200-023	4/14/2021	\$195,000	57.77	43.05	13.44	6.72	0.00	0.00	1.28	0	49.77	\$3,918			
12-12-18-400-001	1/12/2022	\$397,400	80.00	70.96	8.03	4.02	0.00	0.00	1.01	0	74.98	\$5,300			
12-12-18-400-003	1/12/2022	\$382,600	76.00	62.10	12.91	6.46	0.34	0.09	0.65	0	68.64	\$5,574			
			\$2,240,520	374.50							410.80	\$5,454	Tillable	Auxillary	Wet
													\$5,500	\$2,750	\$1,375

Aurelius Twp 2023 Columbia Lakes Land Value

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Liber/Page	Land Residual	Effec. Front	Dollars/FF	Dollars/SqFt
33-09-09-11-401-229	50 LAKE RIDGE DR	06/18/20	\$195,000	2020-020801	\$36,914	70.0	\$527	\$4.39
33-09-09-11-401-072	373 SPICETREE LN	11/10/20	\$170,000	2020-041760	\$38,277	78.0	\$491	\$4.60
33-09-09-11-401-207	38 LAKE RIDGE DR	12/21/21	\$290,500	2022-000217	\$39,126	70.0	\$559	\$4.65
33-09-09-11-401-257	88 PRIMROSE LN	11/13/20	\$199,000	2020-040108	\$39,960	70.0	\$571	\$5.36
33-09-09-11-401-077	333 POPLAR LN	07/31/20	\$210,000	2020-024969	\$41,547	70.0	\$594	\$4.75
33-09-09-11-401-080	305 POPLAR LN	09/18/20	\$185,000	2020-031277	\$41,679	70.0	\$595	\$4.76
33-09-09-11-401-063	493 BLUE SPRUCE LN	07/15/20	\$197,000	2020-023674	\$42,163	75.0	\$562	\$4.68
33-09-09-11-401-212	49 LAKE RIDGE DR	12/29/20	\$245,900	2021-001047	\$42,274	64.0	\$661	\$5.42
33-09-09-11-401-222	64 LAKE RIDGE DR	08/07/20	\$215,000	2020-026110	\$42,373	65.0	\$652	\$5.43
33-09-09-11-401-192	151 LAKE RIDGE DR	11/12/21	\$275,000	2021-051325	\$43,680	79.0	\$553	\$4.71
33-09-09-11-401-051	410 SPICETREE LN	11/12/20	\$210,000	2020-043189	\$44,480	69.0	\$645	\$5.37
33-09-09-11-401-185	140 LAKE RIDGE DR	03/03/22	\$280,000	2022-009168	\$49,392	61.8	\$799	\$6.67
33-09-09-11-401-142	188 LAKE RIDGE DR	09/10/21	\$325,000	2021-052746	\$50,787	69.0	\$736	\$6.14
33-09-09-11-401-250	110 PRIMROSE LN	08/25/20	\$255,000	2020-028473	\$52,283	76.0	\$688	\$5.72
33-09-09-11-401-291	4258 BLACK CHERRY LN	10/29/20	\$215,000	2020-038231	\$52,309	87.0	\$601	\$5.05
33-09-09-11-401-211	47 LAKE RIDGE DR	03/29/22	\$306,500	2022-013975	\$52,521	69.0	\$761	\$5.63
33-09-09-11-401-004	47 LILAC LN	07/31/20	\$205,000	2021-007624	\$53,307	70.0	\$762	\$6.44
Totals:			\$3,978,900		\$763,072	1,212.7	\$629	\$5.26

Mean: \$44,887

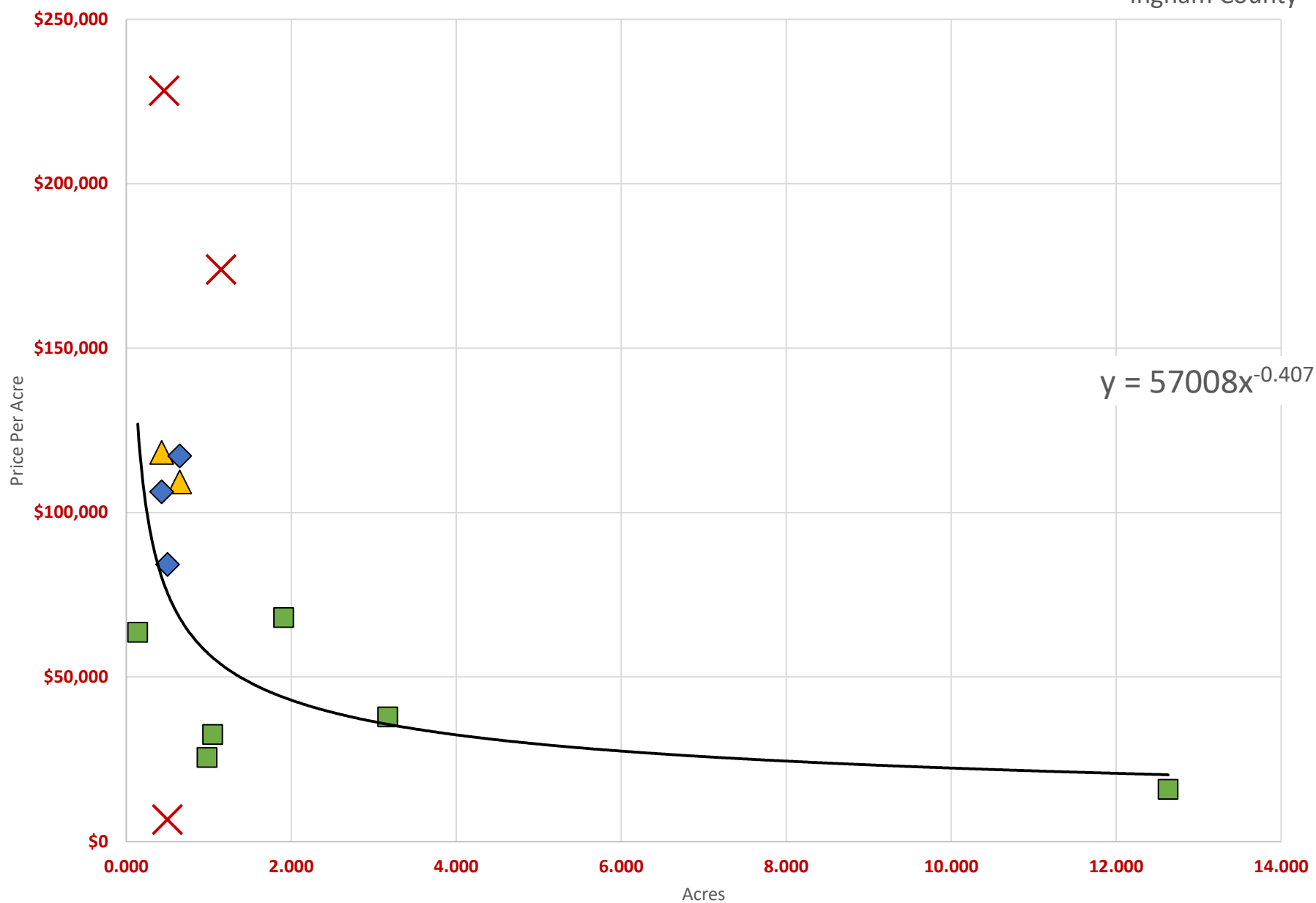
Rounded: **\$44,900**

Used residuals within 20% of existing land value

Aurelius 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
Vacant	25-05-07-376-001	2616 Eaton Rapids Rd	4/14/2020	\$34,100	1.050	45,738	0	\$34,100	N/A	1.050	45,738	\$32,476	\$0.75
Vacant	21-01-14-452-009	435 S Detroit	5/12/2020	\$8,900	0.140	6,098	0	\$8,900	N/A	0.140	6,098	\$63,571	\$1.46
Vacant	25-05-25-451-003	N Cedar Rd	8/31/2020	\$120,000	3.170	138,085	0	\$120,000	N/A	3.170	138,085	\$37,855	\$0.87
Vacant	08-08-04-300-025	M-52	10/16/2020	\$200,000	12.630	550,163	0	\$200,000	N/A	12.630	550,163	\$15,835	\$0.36
Allocation	19-10-09-204-013	120 Washington	12/11/2020	\$152,000	0.500	21,780	148652	\$42,104	0.2770	0.500	21,780	\$84,208	\$1.93
Abstraction	01-01-09-102-061	1811 N Grand River Ave	2/5/2021	\$165,000	0.430	18,731	114134	\$50,866	0.3083	0.430	18,731	\$118,293	\$2.72
Allocation	01-01-09-102-061	1811 N Grand River Ave	2/5/2021	\$165,000	0.430	18,731	114134	\$45,705	0.2770	0.430	18,731	\$106,291	\$2.44
Abstraction	19-10-05-101-012	809 Kerns	2/10/2021	\$275,000	0.650	28,314	203967	\$71,033	0.2583	0.650	28,314	\$109,282	\$2.51
Allocation	19-10-05-101-012	809 Kerns	2/10/2021	\$275,000	0.650	28,314	203967	\$76,175	0.2770	0.650	28,314	\$117,192	\$2.69
Vacant	17-14-28-102-010	S Herman	2/16/2021	\$25,000	0.980	42,689	0	\$25,000	N/A	0.980	42,689	\$25,510	\$0.59
Vacant	25-05-24-200-013	1882 Holloway Dr	4/2/2021	\$130,000	1.910	83,200	0	\$130,000	N/A	1.910	83,200	\$68,063	\$1.56

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



		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$4.21	\$183,535	\$10,533
Formula Pt 1:	103.41	5,000	0.115	\$3.17	\$138,224	\$15,866
Formula Pt 2:	-0.4090	7,500	0.172	\$2.69	\$117,099	\$20,162
		10,000	0.230	\$2.39	\$104,099	\$23,898
		12,500	0.287	\$2.18	\$95,018	\$27,266
		15,000	0.344	\$2.02	\$88,189	\$30,368
		20,000	0.459	\$1.80	\$78,399	\$35,996
		25,000	0.574	\$1.64	\$71,560	\$41,070
		30,000	0.689	\$1.52	\$66,417	\$45,742
		40,000	0.918	\$1.36	\$59,044	\$54,218
		50,000	1.148	\$1.24	\$53,893	\$61,861
		60,000	1.377	\$1.15	\$50,020	\$68,898
		87,120	2.000	\$0.99	\$42,943	\$85,886
		130,680	3.000	\$0.84	\$36,380	\$109,140
		174,240	4.000	\$0.74	\$32,341	\$129,365
		217,800	5.000	\$0.68	\$29,520	\$147,600
		435,600	10.000	\$0.51	\$22,232	\$222,321
		653,400	15.000	\$0.43	\$18,834	\$282,515
		871,200	20.000	\$0.38	\$16,743	\$334,869
		1,089,000	25.000	\$0.35	\$15,283	\$382,071

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	\$1.31	\$57,020	\$57,020
65,340	1.5	\$1.11	\$48,306	\$72,459
87,120	2.0	\$0.99	\$42,943	\$85,886
108,900	2.5	\$0.90	\$39,197	\$97,992
130,680	3.0	\$0.84	\$36,380	\$109,140
174,240	4.0	\$0.74	\$32,341	\$129,365
217,800	5.0	\$0.68	\$29,520	\$147,600
304,920	7.0	\$0.59	\$25,724	\$180,070
435,600	10.0	\$0.51	\$22,232	\$222,321
653,400	15.0	\$0.43	\$18,834	\$282,515
871,200	20.0	\$0.38	\$16,743	\$334,869
1,089,000	25.0	\$0.35	\$15,283	\$382,071
1,306,800	30.0	\$0.33	\$14,185	\$425,536
1,742,400	40.0	\$0.29	\$12,610	\$504,392
2,178,000	50.0	\$0.26	\$11,510	\$575,490
4,356,000	100.0	\$0.20	\$8,668	\$866,826

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	2	42.44%	\$1.03	\$1.03	2	4.02%	\$2.62	\$2.62	3	10.38%	\$2.35	\$2.44	7	23.07%	\$2.05	\$2.44
1.00	1.99	2	35.06%	\$1.16	\$1.16	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	35.06%	\$1.16	\$1.16
2.00	4.99	1	0.00%	\$0.87	\$0.87	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.87	\$0.87
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	1	0.00%	\$0.36	\$0.36	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.36	\$0.36
0.00	10000.00	6	45.06%	\$0.93	\$0.81	2	4.02%	\$2.62	\$2.62	3	10.38%	\$2.35	\$2.44	11	48.14%	\$1.63	\$1.56