

COMMERCIAL/INDUSTRIAL LAND VILLAGES MONTCALM
AFTER 40 ACRES APPLY \$2500 PER ACRE

		If you're using the Square Footage Table in A:			
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac
Formula Pt 1:	179.13	2,500	0.057	\$2.31	\$100,566
Formula Pt 2:	-0.5562	5,000	0.115	\$1.57	\$68,396
		7,500	0.172	\$1.25	\$54,588
		10,000	0.230	\$1.07	\$46,517
		12,500	0.287	\$0.94	\$41,088
		15,000	0.344	\$0.85	\$37,126
		20,000	0.459	\$0.73	\$31,637
		25,000	0.574	\$0.64	\$27,944
		30,000	0.689	\$0.58	\$25,250
		40,000	0.918	\$0.49	\$21,516
		50,000	1.148	\$0.44	\$19,005
		60,000	1.377	\$0.39	\$17,173
		87,120	2.000	\$0.32	\$13,956
		130,680	3.000	\$0.26	\$11,138
		174,240	4.000	\$0.22	\$9,491
		217,800	5.000	\$0.19	\$8,384
		435,600	10.000	\$0.13	\$5,702
		653,400	15.000	\$0.10	\$4,551
		871,200	20.000	\$0.09	\$3,878
		1,089,000	25.000	\$0.08	\$3,425

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ssessing.net						
Concluded \$						
\$5,772						
\$7,851						
\$9,399						
\$10,679						
\$11,791						
\$12,784						
\$14,526						
\$16,038						
\$17,390						
\$19,758						
\$21,815						
\$23,654						
\$27,912						
\$33,415						
\$37,966						
\$41,919						
\$57,019						
\$68,261						
\$77,558						
\$85,633						

 This slope should not be downward facing. A person wouldn't pay less for a property than the one before it.

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If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.47	\$20,520	\$20,520
65,340	1.5	\$0.38	\$16,377	\$24,566
87,120	2.0	\$0.32	\$13,956	\$27,912
108,900	2.5	\$0.28	\$12,327	\$30,818
130,680	3.0	\$0.26	\$11,138	\$33,415
174,240	4.0	\$0.22	\$9,491	\$37,966
217,800	5.0	\$0.19	\$8,384	\$41,919
304,920	7.0	\$0.16	\$6,953	\$48,670
435,600	10.0	\$0.13	\$5,702	\$57,019
653,400	15.0	\$0.10	\$4,551	\$68,261
871,200	20.0	\$0.09	\$3,878	\$77,558
1,089,000	25.0	\$0.08	\$3,425	\$85,633
1,306,800	30.0	\$0.07	\$3,095	\$92,850
1,742,400	40.0	\$0.06	\$2,637	\$105,496
2,178,000	50.0	\$0.05	\$2,330	\$116,479
4,356,000	100.0	\$0.04	\$1,584	\$158,438

or 5,000 sf than they would for 2,500 sf.