

Valley Township 2023 Front Foot Land Values

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
ASPEN ACRES	22-160-226-00	4363 GRANT DR	03/26/21	\$20,000	\$20,000	200.0	400.0	0.92	0.46	\$100	
ASPEN ACRES	22-160-045-00	1719 ALLEN RD	06/02/20	\$8,000	\$8,000	197.4	389.6	0.89	0.45	\$41	
ASPEN ACRES	22-160-020-00	MOORE RD	07/10/20	\$5,500	\$5,500	98.8	195.2	0.45	0.45	\$56	
ASPEN ACRES	22-160-067-00	1768 ALLEN RD	10/23/20	\$13,500	\$13,500	200.0	200.0	0.92	0.92	\$68	
ASPEN ACRES	22-160-047-00	1711 ALLEN RD	02/12/21	\$9,500	\$9,500	98.8	195.1	0.45	0.45	\$96	
ASPEN ACRES	22-160-140-00	MACDOUGALL DR	03/01/21	\$9,000	\$9,000	300.0	600.0	1.38	0.46	\$30	
ASPEN ACRES	22-160-201-00	GRANT DR	05/01/21	\$4,500	\$4,500	100.0	200.0	0.46	0.46	\$45	
ASPEN ACRES	22-160-136-00	MACDOUGALL DR	05/01/21	\$5,000	\$5,000	100.0	200.0	0.46	0.46	\$50	
ASPEN ACRES	22-160-060-00	ALLEN RD	05/20/21	\$8,000	\$8,000	100.0	200.0	0.46	0.46	\$80	
ASPEN ACRES	22-160-206-00	GRANT DR	05/01/21	\$5,000	\$5,000	100.0	200.0	0.46	0.46	\$50	
ASPEN ACRES	22-160-058-00	ALLEN RD	05/10/21	\$19,000	\$19,000	400.0	800.0	1.84	0.46	\$48	
ASPEN ACRES	22-160-056-00	ALLEN RD	05/24/21	\$27,000	\$27,000	400.0	800.0	1.84	0.46	\$68	
ASPEN ACRES	22-160-061-00	ALLEN RD	05/20/21	\$8,000	\$8,000	100.0	200.0	0.46	0.46	\$80	
ASPEN ACRES	22-160-017-00	MOORE RD	05/28/21	\$7,000	\$7,000	99.1	196.3	0.45	0.45	\$71	
ASPEN ACRES	22-160-093-00	MACDOUGALL DR	06/01/21	\$10,000	\$10,000	217.0	400.0	1.00	0.46	\$46	
ASPEN ACRES	22-160-065-00	ALLEN RD	06/01/21	\$4,500	\$4,500	100.0	200.0	0.46	0.46	\$45	
ASPEN ACRES	22-160-055-00	ALLEN RD	06/01/21	\$5,000	\$5,000	300.0	600.0	1.38	0.46	\$17	
ASPEN ACRES	22-160-037-00	ALLEN RD	06/01/21	\$5,000	\$5,000	98.3	193.1	0.44	0.44	\$51	
ASPEN ACRES	22-160-164-00	GRANT DR	06/16/21	\$5,000	\$5,000	100.0	200.0	0.46	0.46	\$50	
ASPEN ACRES	22-160-018-00	MOORE RD	06/15/21	\$7,000	\$7,000	99.0	195.9	0.45	0.45	\$71	
ASPEN ACRES	22-160-128-00	MACDOUGALL DR	07/01/21	\$10,000	\$10,000	400.0	800.0	1.84	0.46	\$25	
ASPEN ACRES	22-160-077-00	MACDOUGALL DR	07/27/21	\$7,900	\$7,900	100.0	200.0	0.46	0.46	\$79	
ASPEN ACRES	22-160-229-00	GRANT DR	07/01/21	\$2,500	\$2,500	100.0	200.0	0.46	0.46	\$25	
ASPEN ACRES	22-160-172-00	MACDOUGALL DR	07/15/21	\$13,500	\$13,500	300.0	600.0	1.38	0.46	\$45	
ASPEN ACRES	22-160-119-00	MACDOUGALL DR	07/15/21	\$5,000	\$5,000	300.0	600.0	1.38	0.46	\$17	
ASPEN ACRES	22-160-227-00	GRANT DR	03/26/21	\$20,000	\$20,000	200.0	400.0	0.92	0.46	\$100	
ASPEN ACRES	22-160-078-00	MACDOUGALL DR	10/25/21	\$9,000	\$9,000	100.0	200.0	0.46	0.46	\$90	
ASPEN ACRES	22-160-191-00	4368 GRANT DR	03/08/22	\$8,000	\$8,000	200.0	200.0	0.92	0.92	\$40	

\$261,400 5,108.3

\$51
\$50 Rounded
 \$40 Used in 2022
 25% increase

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
KOZY KNOLL MOBILE AC	22-400-014-00	1944 LINCOLN RD	04/16/21	\$240,000	\$52,690	150.0	225.0	0.78	0.78	\$351	
KOZY KNOLL MOBILE AC	22-400-004-00	3629 ALLEGAN DAM RD	08/06/21	\$230,000	\$53,513	146.7	224.0	0.75	0.75	\$365	

\$106,203 296.7

\$358
\$360 Rounded
 \$245 Used in 2022
 47% increase

Valley Township 2023 Front Foot Land Values

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
LAKE ALLEGAN BACKLOT	22-210-001-00	BAYVIEW DR	09/02/20	\$22,500	\$22,500	180.0	215.6	0.89	0.89	\$125	Avg
LAKE ALLEGAN BACKLOT	22-350-006-00	KIELLA DR	08/24/21	\$14,000	\$14,000	108.5	150.0	0.37	0.37	\$129	Avg
LAKE ALLEGAN BACKLOT	22-410-007-00	3767 DAMAL DR	11/20/20	\$40,000	\$40,000	283.0	303.0	0.98	0.35	\$141	Avg
LAKE ALLEGAN BACKLOT	22-120-002-00	WINTER GREEN RD	11/20/20	\$15,000	\$15,000	100.0	295.0	0.68	0.68	\$150	Avg
LAKE ALLEGAN BACKLOT	22-100-029-00	TOM NOLAN RD	09/30/20	\$16,000	\$16,000	100.0	150.0	0.34	0.34	\$160	Avg
LAKE ALLEGAN BACKLOT	22-610-001-00	1922 42ND ST	04/23/21	\$25,000	\$25,000	150.0	0.0	0.12	0.12	\$167	Avg
LAKE ALLEGAN BACKLOT	22-120-001-00	WINTER GREEN RD	08/04/21	\$15,000	\$15,000	90.0	304.8	0.63	0.63	\$167	Avg
LAKE ALLEGAN BACKLOT	22-100-016-00	4018 WINTER GREEN RD	07/09/21	\$12,500	\$12,500	70.0	200.3	0.32	0.32	\$179	Avg
LAKE ALLEGAN BACKLOT	22-100-024-00	TOM NOLAN RD	12/04/20	\$18,000	\$18,000	100.0	150.0	0.34	0.34	\$180	Avg
LAKE ALLEGAN BACKLOT	22-610-003-00	42ND ST	04/23/21	\$30,000	\$30,000	150.0	0.0	0.12	0.12	\$200	Avg
LAKE ALLEGAN BACKLOT	22-690-001-00	WATERS POINTE DR	09/03/21	\$47,500	\$47,500	200.0	0.0	1.09	0.48	\$238	Avg
LAKE ALLEGAN BACKLOT	22-610-001-00	1922 42ND ST	06/04/21	\$39,000	\$39,000	150.0	0.0	0.12	0.12	\$260	Avg
LAKE ALLEGAN BACKLOT	22-610-003-00	42ND ST	06/04/21	\$43,000	\$43,000	150.0	0.0	0.12	0.12	\$287	Avg
LAKE ALLEGAN BACKLOT	22-300-002-00	ARROWHEAD TRL	07/08/20	\$1,500	\$1,500	60.0	120.0	0.17	0.17	\$25	Good
LAKE ALLEGAN BACKLOT	22-300-079-00	39TH ST	07/08/20	\$2,500	\$2,500	60.0	131.0	0.18	0.18	\$42	Good
LAKE ALLEGAN BACKLOT	22-300-006-00	ARROWHEAD TRL	06/29/21	\$2,600	\$2,600	62.0	120.0	0.17	0.17	\$42	Good
LAKE ALLEGAN BACKLOT	22-300-141-00	ARROWHEAD TRL	05/28/21	\$4,500	\$4,500	60.0	120.0	0.17	0.17	\$75	Good
LAKE ALLEGAN BACKLOT	22-300-088-00	ARROWHEAD TRL	10/28/20	\$17,000	\$17,000	120.0	240.0	0.33	0.17	\$142	Good
LAKE ALLEGAN BACKLOT	22-300-154-00	1818 TOMAHAWK TRL	01/08/21	\$18,000	\$18,000	120.0	240.0	0.33	0.17	\$150	Good
LAKE ALLEGAN BACKLOT	22-600-017-00	4037 LAKE DR	07/31/20	\$70,000	\$70,000	263.0	419.9	1.33	1.06	\$266	
LAKE ALLEGAN BACKLOT	22-300-114-00	ARROWHEAD TRL	04/28/21	\$11,000	\$11,000	60.0	120.0	0.17	0.17	\$183	Good
LAKE ALLEGAN BACKLOT	22-300-080-00	ARROWHEAD TRL	03/28/22	\$11,000	\$11,000	60.0	131.0	0.18	0.18	\$183	Good
LAKE ALLEGAN BACKLOT	22-300-078-00	39TH ST	03/28/22	\$11,000	\$11,000	60.0	130.0	0.18	0.18	\$183	Good

\$486,600 2,756.5

\$177

\$165

\$150 Used in 2022
10% increase

Valley Township 2023 Front Foot Land Values

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
LAKE ALLEGAN FRONT	22-250-011-00	GRANDVIEW AVE	03/01/21	\$48,000	\$48,000	120.0	99.0	0.27	0.27	\$400	VG
LAKE ALLEGAN FRONT	22-580-014-00	FOREST TRL	04/02/21	\$80,000	\$80,000	150.0	216.7	0.75	0.75	\$533	VG
LAKE ALLEGAN FRONT	22-016-002-50		12/01/20	\$112,500	\$112,500	175.0	676.4	2.80	2.80	\$643	Avg
LAKE ALLEGAN FRONT	22-670-009-00	3682 118TH AVE	09/25/20	\$67,000	\$67,000	99.0	402.7	0.92	0.92	\$677	VG
LAKE ALLEGAN FRONT	22-580-005-00	3865 FOREST TRL	07/09/20	\$65,000	\$65,000	85.0	316.7	0.62	0.62	\$765	VG
LAKE ALLEGAN FRONT	22-580-019-00	FOREST TRL	09/30/20	\$77,500	\$77,500	98.0	302.9	0.68	0.68	\$791	VG
LAKE ALLEGAN FRONT	22-300-060-00	E ARROWHEAD TRL	06/12/20	\$55,500	\$55,500	70.0	184.0	0.30	0.30	\$793	Good
LAKE ALLEGAN FRONT	22-670-014-00	3666 118TH AVE	07/15/21	\$100,000	\$100,000	100.0	408.5	0.94	0.94	\$1,000	VG
LAKE ALLEGAN FRONT	22-250-001-00	3994 GRANDVIEW AVE	07/26/21	\$150,000	\$150,000	150.0	110.0	0.38	0.38	\$1,000	Good
LAKE ALLEGAN FRONT	22-024-012-50	MONROE RD	10/30/20	\$105,000	\$105,000	100.0	492.0	1.13	1.13	\$1,050	Good
LAKE ALLEGAN FRONT	22-016-002-70	1911 42ND ST	04/09/21	\$182,500	\$182,500	153.0	588.0	2.20	2.20	\$1,193	Avg
LAKE ALLEGAN FRONT	22-024-012-40	MONROE RD	01/08/21	\$123,000	\$123,000	100.0	492.0	1.13	1.13	\$1,230	VG

\$457,500 677.0
 \$676
\$675
 \$640 Used in 2022
 5% increase

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
VAY-HUE PENNINSULA #2	22-675-018-00	3685 118TH AVE	06/23/20	\$183,500	\$15,547	134.1	606.4	1.87	1.87	\$116	
VAY-HUE PENNINSULA #2	22-675-019-00	3681 118TH AVE	03/03/21	\$199,500	\$56,373	134.1	605.3	1.86	1.86	\$421	

\$71,920 268.1
 \$268
\$270
 \$280 Used in 2022
 -4% decrease

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
ROUND LAKE	No Sales										

Avg % change
 17% \$77 Used in 2022
\$90

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
FREEMAN CONDO	No Sales										

Avg % change
 17% \$155 Used in 2022
 \$181
\$180

Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	View
TWIN OAKS	No Sales										

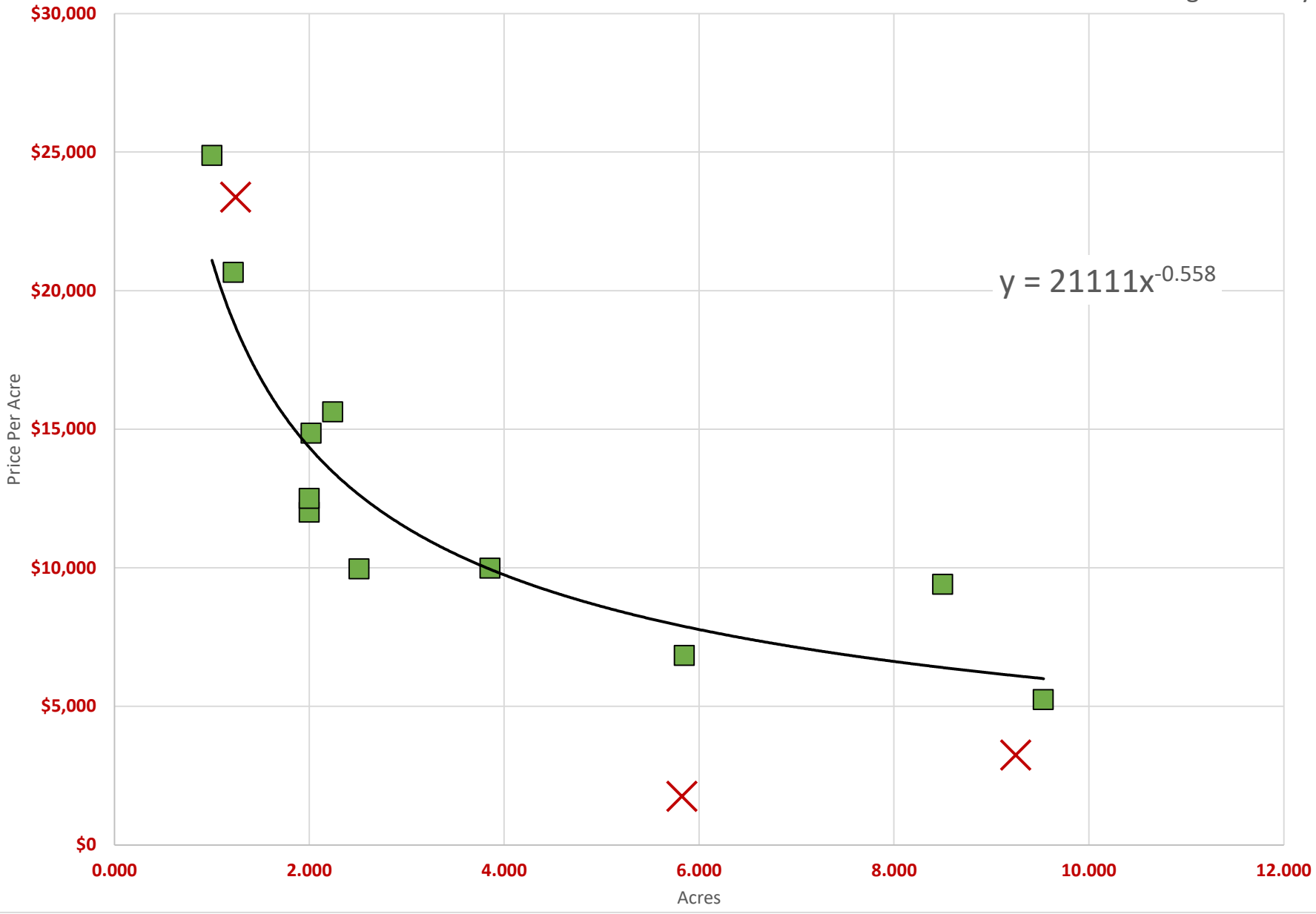
Avg % change
 17% \$155 Used in 2022
 \$181
\$180

Valley Twp 2023 Res Acreage Land Values

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft
Vacant	22-011-004-70	Appy Way Ln	6/9/2020	\$25,000	2.510	109,336	\$25,000	N/A	2.510	109,336	\$9,960	\$0.23
Vacant	22-004-002-00	M-89 Hwy	12/4/2020	\$38,500	4.850	211,266	\$38,500	N/A	3.856	167,967	\$9,984	\$0.23
Vacant	22-023-007-00	Monroe Rd	1/6/2021	\$40,000	6.000	261,360	\$40,000	N/A	5.850	254,826	\$6,838	\$0.16
Vacant	22-470-009-00	2183 Walking Horse Ln	2/19/2021	\$30,000	2.020	87,991	\$30,000	N/A	2.020	87,991	\$14,851	\$0.34
Vacant	22-010-002-00	Oakburr Ln	3/17/2021	\$79,900	8.720	379,843	\$79,900	N/A	8.500	370,260	\$9,400	\$0.22
Vacant	22-007-013-00	Old Allegan Rd	5/26/2021	\$50,000	10.000	435,600	\$50,000	N/A	9.534	415,301	\$5,244	\$0.12
Vacant	22-520-012-00	E Ryan Woods Cr	7/22/2021	\$25,000	2.000	87,120	\$25,000	N/A	2.000	87,120	\$12,500	\$0.29
Vacant	22-520-015-00	S Ryan Woods Cr	10/12/2021	\$24,000	2.000	87,120	\$24,000	N/A	2.000	87,120	\$12,000	\$0.28
Vacant	22-015-001-23	Limberlost Ln	11/5/2021	\$24,900	1.001	43,604	\$24,900	N/A	1.001	43,604	\$24,875	\$0.57
Vacant	22-470-006-00	Waling Horse Ln	12/10/2021	\$35,000	2.240	97,574	\$35,000	N/A	2.240	97,574	\$15,625	\$0.36
Vacant	22-034-009-00	42nd st	1/11/2022	\$33,000	1.394	60,723	\$25,203	N/A	1.220	53,143	\$20,658	\$0.47

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

Valley Township
Allegan County



Valley Twp 2023 Residential Acreage Land Values

If you're using the Square Footage Table in Assessing.net						
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
From Chart	2,500	0.057	\$2.35	\$102,198	\$5,865	
Formula Pt 1:	176.19	5,000	0.115	\$1.60	\$69,707	\$8,001
Formula Pt 2:	-0.5520	7,500	0.172	\$1.28	\$55,728	\$9,595
	10,000	0.230	\$1.09	\$47,546	\$10,915	
	12,500	0.287	\$0.97	\$42,036	\$12,063	
	15,000	0.344	\$0.87	\$38,011	\$13,089	
	20,000	0.459	\$0.74	\$32,430	\$14,890	
	25,000	0.574	\$0.66	\$28,672	\$16,455	
	30,000	0.689	\$0.60	\$25,927	\$17,856	
	40,000	0.918	\$0.51	\$22,120	\$20,312	
	50,000	1.148	\$0.45	\$19,556	\$22,448	
	60,000	1.377	\$0.41	\$17,684	\$24,358	
	87,120	2.000	\$0.33	\$14,394	\$28,788	
	130,680	3.000	\$0.26	\$11,507	\$34,522	
	174,240	4.000	\$0.23	\$9,818	\$39,271	
	217,800	5.000	\$0.20	\$8,680	\$43,400	
	435,600	10.000	\$0.14	\$5,920	\$59,204	
	653,400	15.000	\$0.11	\$4,733	\$70,998	
	871,200	20.000	\$0.09	\$4,038	\$80,764	
	1,089,000	25.000	\$0.08	\$3,570	\$89,256	

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	\$0.48	\$21,103	\$21,103	
65,340	1.5	\$0.39	\$16,871	\$25,307	
87,120	2.0	\$0.33	\$14,394	\$28,788	
108,900	2.5	\$0.29	\$12,726	\$31,814	
130,680	3.0	\$0.26	\$11,507	\$34,522	
174,240	4.0	\$0.23	\$9,818	\$39,271	
217,800	5.0	\$0.20	\$8,680	\$43,400	
304,920	7.0	\$0.17	\$7,209	\$50,461	
435,600	10.0	\$0.14	\$5,920	\$59,204	
653,400	15.0	\$0.11	\$4,733	\$70,998	
871,200	20.0	\$0.09	\$4,038	\$80,764	
1,089,000	25.0	\$0.08	\$3,570	\$89,256	
1,306,800	30.0	\$0.07	\$3,228	\$96,852	
1,742,400	40.0	\$0.06	\$2,754	\$110,175	
2,178,000	50.0	\$0.06	\$2,435	\$121,759	
4,356,000	100.0	\$0.04	\$1,661	\$166,098	

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	9.62%	\$0.52	\$0.52	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	9.62%	\$0.52	\$0.52
2.00	4.99	6	14.62%	\$0.29	\$0.29	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	6	14.62%	\$0.29	\$0.29
5.00	9.99	3	20.83%	\$0.17	\$0.16	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	20.83%	\$0.17	\$0.16
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	11	34.74%	\$0.30	\$0.28	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	11	34.74%	\$0.30	\$0.28

Valley Township 2023 Agricultural Land Values

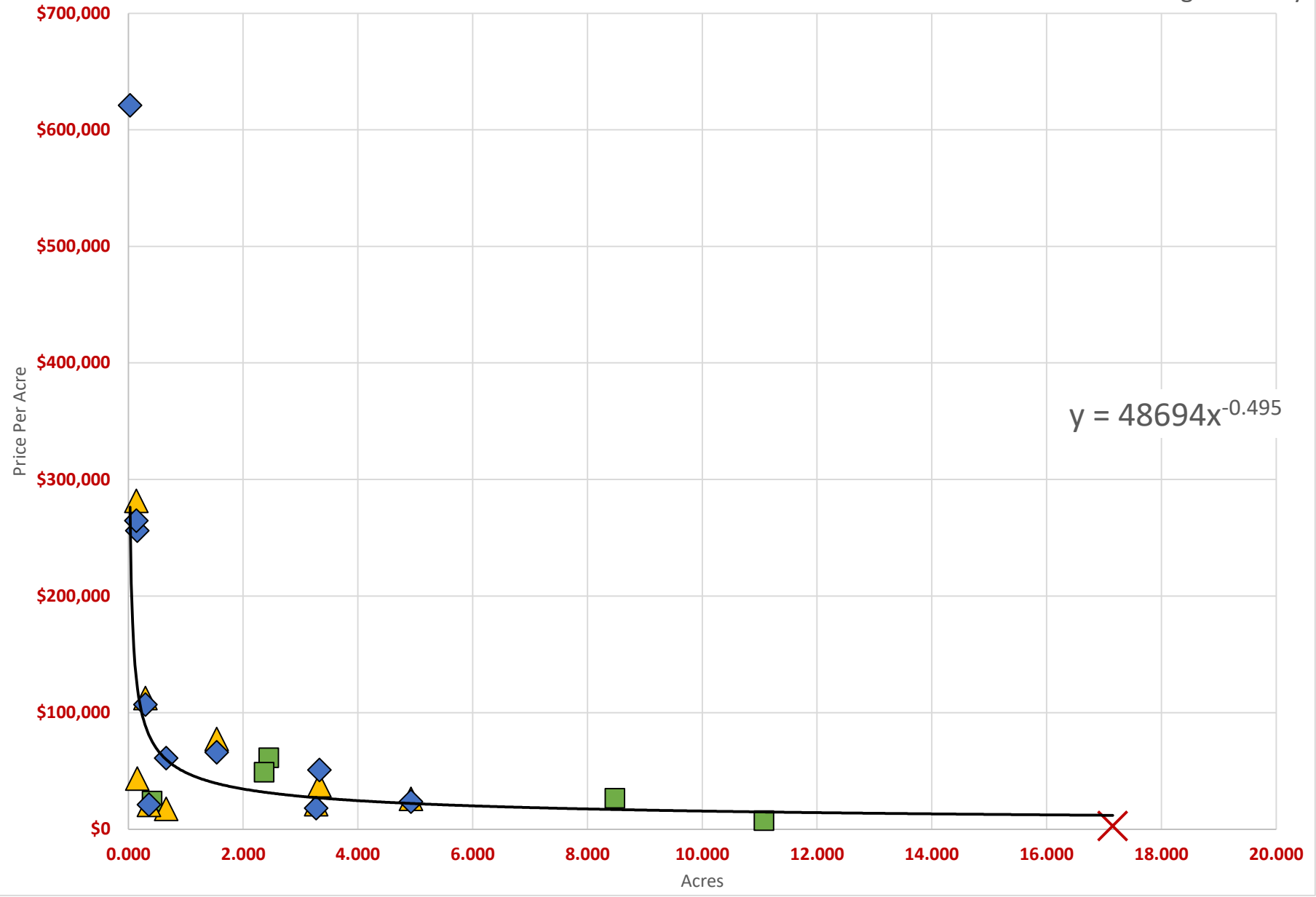
Out Year Sales 4/1/20 - 3/31/21		In Year Sales 4/1/21 - 3/31/22											
Parcel #	Sale Date	Sale Price	Total Acres	Tillable Acres	Auxillary Acres	Equals 50% Equivalent Tillable Acres (Auxillary)	Wet Acres	Equals 25% Equivalent Tillable Acres (Wet)	ROW	Ditch/Drain	Total Equivalent Tillable Acres	Till \$ 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	
24-033-007-01	4/22/2020	\$134,400	19.59	17.81	0.00	0.00	0.00	0.00	1.78	0	17.81	\$7,546	
06-030-024-00	10/14/2020	\$350,000	59.12	55.03	0.00	0.00	0.00	0.00	1.50	2.59	55.03	\$6,360	
01-025-008-00	3/18/2021	\$227,664	50.15	35.83	11.97	5.99	1.74	0.44	0.61	0	42.25	\$5,388	
20-026-013-10	5/10/2021	\$195,000	30.37	29.30	0.89	0.45	0.00	0.00	0.18	0	29.75	\$6,556	
20-028-008-00	5/28/2021	\$110,000	20.44	19.79	0.00	0.00	0.00	0.00	0.65	0	19.79	\$5,558	
10-025-002-00	6/25/2021	\$644,400	71.59	62.32	8.60	4.30	0.00	0.00	0.67	0	66.62	\$9,673	
24-024-003-00	7/1/2021	\$575,000	108.66	75.93	32.01	16.01	0.00	0.00	0.37	0.35	91.94	\$6,254	
01-025-014-00	3/18/2022	\$175,000	36.09	34.04	2.00	1.00	0.00	0.00	0.05	0	35.04	\$4,994	
		\$2,631,464		370.64							400.31	\$6,574	
											Tillable	Auxillary	Wet
											\$6,600	\$3,300	\$1,650

Valley Twp 2023 Com - Ind 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	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

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

Valley Township
Allegan County



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