

# City of Caro Agricultural Vacant Land Value Analysis 2024

Parcel Number	Unit Number	Region Number	Sale Date	Libert/Page	Sales Price	Value of buildings, land improvements, other	Value of Wooded Acreage	Adjusted Sales Price	Gross Acres	Wooded Acres	Right of Ways, Drains	Net Acres	Used	Price Per Acre	Equivalent #1 Acres Multipliers										TOTAL EQUIVALENT #1 ACRES	Price Per Acre for #1			
															#1	#2	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90			0.95		
002-022-000-1300-02	2	2	12/21/22	1523/1143	\$ 100,000.00	\$ 44,511.00	\$ 21,671.00	\$ 33,818.00	15.14	3.80	0.38	10.96	Y	\$ 3,085.58	3.74	0.00	0.00	2.90	3.80	2.61	0.00	0.00	0.00	0.00	0.00	4.32	2.81	9.16	3692.73
002-033-000-0700-00	2	2	2/11/22	1502/697	\$ 425,000.00	\$ 8,239.00	\$ 76,123.00	\$ 340,638.00	80.04	16.56	4.45	59.03	Y	\$ 5,770.59	1.38	5.35	5.08	20.71	18.64	0.00	0.00	15.18	11.39	16.41	10.67	47.15	10.67	47.15	7224.10
014-009-000-1900-04	14	2	8/23/21	1487/873	\$ 67,000.00	\$ -	\$ -	\$ 67,000.00	23.47	0.00	0.89	22.58	Y	\$ 2,967.23	0.00	0.00	0.00	14.10	12.69	0.00	0.00	8.48	6.36	0.00	0.00	0.00	0.00	19.05	3517.06
014-015-000-0600-00	14	2	3/3/22	1503/709	\$ 185,000.00	\$ -	\$ -	\$ 185,000.00	35.69	0.00	0.75	34.94	Y	\$ 5,294.79	0.00	0.00	0.00	11.05	9.95	0.00	0.00	23.89	17.92	0.00	0.00	0.00	0.00	27.86	6639.75
								\$ 626,456.00				127.51		\$ 4,913.00														103.22	6068.93

Number of Sales	Adj. Sales Price	Net Acres	Price Per Acre	Total Equivalent #1 Acres	Price Per Acre for #1
4	\$ 626,456.00	127.51	\$ 4,913.00	103.2235	\$ 6,068.93

#1-100%	6100
#2-95%	5795
#3-90%	5490
#4-80%	4880
#5-75%	4575
#6-65%	3965

Soil Productivity Equivalent Acreage Method is utilized. The calculated 2024 Price Per Acre for #1 soil is rounded to \$6100. The remaining values to the right are calculated utilizing productivity ratings found in the Michigan State Tax Commission Assessor's Manual Volume III.

Unit: 050 - CITY OF CARO  
Rates/Values for Neighborhood ACRES.CARO ACREAGE, Last Edited: 02/23/2024

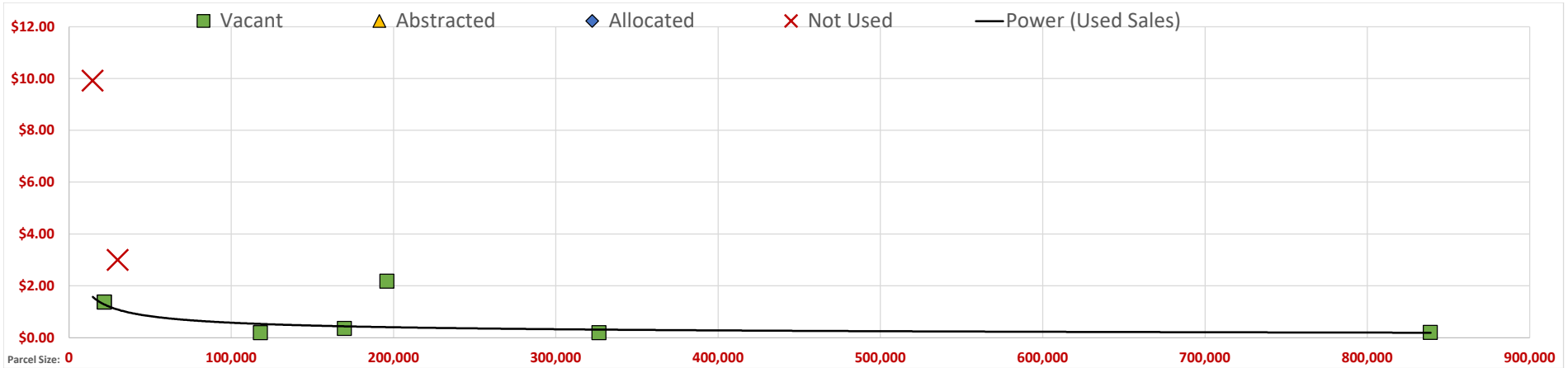
Values for Acreage Table 1: 'CARO ACREAGE'

1 Acre: 10,281	3 Acre: 18,592	10 Acre: 35,588	30 Acre: 64,358
1.5 Acre: 12,793	4 Acre: 21,712	15 Acre: 44,286	40 Acre: 75,159
2 Acre: 14,940	5 Acre: 24,488	20 Acre: 51,718	50 Acre: 84,770
2.5 Acre: 16,851	7 Acre: 29,361	25 Acre: 58,331	100 Acre: 123,192

Rates for Rate Table 'AGRICULTURAL', (Acres)

#1 SOIL	: 6,100
#2 SOIL	: 5,795
#3 SOIL	: 5,490
#4 SOIL	: 4,880
#5 SOIL	: 4,575
#6 SOIL	: 3,965

# Caro Commercial Land Analysis for 2024



You cannot begin a new analysis using this workbook after June 01, 2050. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Vacant	0	050-035-000-2800-00	02/19/2019	\$145,000	\$0	\$145,000	N/A	0.336	14,623	\$431,548	\$9.92	37	0.00%	\$145,000	\$431,548	\$9.92	\$1,239.32	
Vacant	1	002-035-101-2400-01	08/01/2017	\$30,000	\$0	\$30,000	N/A	0.502	21,872	\$59,761	\$1.37	56	0.00%	\$30,000	\$59,761	\$1.37	\$202.70	
Vacant	1	002-035-101-2450-00	04/01/2018	\$30,000	\$0	\$30,000	N/A	0.503	21,911	\$59,642	\$1.37	48	0.00%	\$30,000	\$59,642	\$1.37	\$202.70	
Vacant	0	050-035-000-2700-00	02/19/2019	\$90,000	\$0	\$90,000	N/A	0.688	29,979	\$130,814	\$3.00	37	0.00%	\$90,000	\$130,814	\$3.00	\$900.00	
Vacant	1	013-009-300-0600-00	02/10/2023	\$21,500	\$0	\$21,500	N/A	2.711	118,107	\$7,931	\$0.18	-10	0.00%	\$21,500	\$7,931	\$0.18	\$41.91	
Vacant	1	013-017-100-0300-03	04/06/2016	\$60,000	\$0	\$60,000	N/A	3.900	169,884	\$15,385	\$0.35	72	0.00%	\$60,000	\$15,385	\$0.35	\$148.95	
Vacant	1	050-035-101-0300-01	03/07/2022	\$425,000	\$0	\$425,000	N/A	4.498	195,952	\$94,486	\$2.17	1	0.00%	\$425,000	\$94,486	\$2.17	\$1,349.21	
Vacant	1	013-017-100-0300-05	01/31/2020	\$60,000	\$0	\$60,000	N/A	7.498	326,605	\$8,002	\$0.18	26	0.00%	\$60,000	\$8,002	\$0.18	\$129.41	
Vacant	1	050-009-200-3485-03	05/16/2016	\$160,000	\$0	\$160,000	N/A	19.261	839,018	\$8,307	\$0.19	71	0.00%	\$160,000	\$8,307	\$0.19	\$189.75	

**Conclusions: Caro Commercial Land Analysis for 2024.xlsm**

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$3.98	\$173,543	\$9,960
Formula Pt 1: 241.78	5,000	0.115	\$2.77	\$120,626	\$13,846
Formula Pt 2: -0.5248	7,500	0.172	\$2.24	\$97,507	\$16,788
	10,000	0.230	\$1.92	\$83,844	\$19,248
	12,500	0.287	\$1.71	\$74,579	\$21,401
	15,000	0.344	\$1.56	\$67,775	\$23,338
	20,000	0.459	\$1.34	\$58,278	\$26,758
	25,000	0.574	\$1.19	\$51,838	\$29,751
	30,000	0.689	\$1.08	\$47,108	\$32,444
	40,000	0.918	\$0.93	\$40,508	\$37,197
	50,000	1.148	\$0.83	\$36,031	\$41,358
	60,000	1.377	\$0.75	\$32,744	\$45,102
	87,120	2.000	\$0.62	\$26,924	\$53,848
	130,680	3.000	\$0.50	\$21,764	\$65,291
	174,240	4.000	\$0.43	\$18,714	\$74,857
	217,800	5.000	\$0.38	\$16,646	\$83,231
	435,600	10.000	\$0.27	\$11,570	\$115,704
	653,400	15.000	\$0.21	\$9,353	\$140,292
	871,200	20.000	\$0.18	\$8,042	\$160,846
	1,089,000	25.000	\$0.16	\$7,154	\$178,840

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".

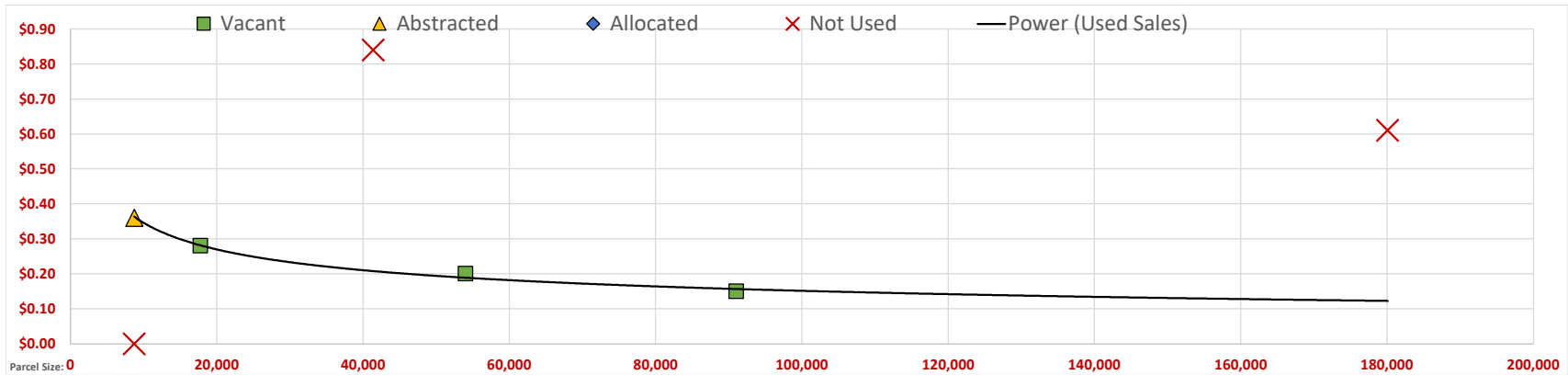
If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.89	\$38,735	\$38,735
65,340	1.5	\$0.72	\$31,311	\$46,967
87,120	2.0	\$0.62	\$26,924	\$53,848
108,900	2.5	\$0.55	\$23,949	\$59,872
130,680	3.0	\$0.50	\$21,764	\$65,291
174,240	4.0	\$0.43	\$18,714	\$74,857
217,800	5.0	\$0.38	\$16,646	\$83,231
304,920	7.0	\$0.32	\$13,952	\$97,663
435,600	10.0	\$0.27	\$11,570	\$115,704
653,400	15.0	\$0.21	\$9,353	\$140,292
871,200	20.0	\$0.18	\$8,042	\$160,846
1,089,000	25.0	\$0.16	\$7,154	\$178,840
1,306,800	30.0	\$0.15	\$6,501	\$195,028
1,742,400	40.0	\$0.13	\$5,590	\$223,600
2,178,000	50.0	\$0.11	\$4,972	\$248,615
4,356,000	100.0	\$0.08	\$3,456	\$345,613

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	0.00%	\$1.37	\$1.37	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	0.00%	\$1.37	\$1.37
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	3	189.52%	\$0.90	\$0.35	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	189.52%	\$0.90	\$0.35
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	1	0.00%	\$0.19	\$0.19	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.19	\$0.19
0.00	10000.00	7	177.96%	\$0.83	\$0.35	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	7	177.96%	\$0.83	\$0.35

# Caro Commercial Off The Mains Land Analysis for 2024



You cannot begin a new analysis using this workbook after June 01, 2050. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? (1=Yes, 0=No)	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	1	050-500-458-0700-00	04/22/2021	\$29,000	\$25,869	\$3,131	0.1080	0.200	8,712	\$15,655	\$0.36	11	0.00%	\$3,131	\$15,655	\$0.36	N/A	
Allocation	0	050-500-458-0700-00	04/22/2021	\$29,000	\$25,869	#DIV/0!	#DIV/0!	0.200	8,712			11	0.00%				N/A	
Vacant	1	050-500-375-0600-00	05/20/2021	\$5,000	\$0	\$5,000	N/A	0.408	17,772	\$12,255	\$0.28	10	0.00%	\$5,000	\$12,255	\$0.28	N/A	
Vacant	0	050-035-000-0100-02	01/14/2019	\$24,900	\$0	\$24,900	N/A	0.950	41,382	\$26,737	\$0.84	29	0.00%	\$24,900	\$26,737	\$0.84	N/A	
Vacant	1	050-500-460-0400-00	08/28/2013	\$11,000	\$0	\$11,000	N/A	1.240	54,014	\$8,871	\$0.20	103	0.00%	\$11,000	\$8,871	\$0.20	N/A	
Vacant	1	050-500-430-1300-02	10/28/2013	\$14,000	\$0	\$14,000	N/A	2.090	91,040	\$6,699	\$0.15	101	0.00%	\$14,000	\$6,699	\$0.15	N/A	
Vacant	0	050-035-000-0100-07	12/15/2014	\$110,000	\$0	\$110,000	N/A	4.134	180,081	\$26,609	\$0.61	88	0.00%	\$110,000	\$26,609	\$0.61	N/A	

**Conclusions: Caro Commercial Off The Mains for 2024.xlsm**

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$0.57	\$24,770	\$1,422
Formula Pt 1: 9.41	5,000	0.115	\$0.44	\$19,317	\$2,217
Formula Pt 2: -0.3587	7,500	0.172	\$0.38	\$16,702	\$2,876
	10,000	0.230	\$0.35	\$15,065	\$3,458
	12,500	0.287	\$0.32	\$13,906	\$3,990
	15,000	0.344	\$0.30	\$13,026	\$4,485
	20,000	0.459	\$0.27	\$11,749	\$5,394
	25,000	0.574	\$0.25	\$10,845	\$6,224
	30,000	0.689	\$0.23	\$10,158	\$6,996
	40,000	0.918	\$0.21	\$9,162	\$8,414
	50,000	1.148	\$0.19	\$8,458	\$9,708
	60,000	1.377	\$0.18	\$7,922	\$10,912
	87,120	2.000	\$0.16	\$6,930	\$13,860
	130,680	3.000	\$0.14	\$5,992	\$17,977
	174,240	4.000	\$0.12	\$5,405	\$21,619
	217,800	5.000	\$0.11	\$4,989	\$24,945
	435,600	10.000	\$0.09	\$3,891	\$38,907
	653,400	15.000	\$0.08	\$3,364	\$50,461
	871,200	20.000	\$0.07	\$3,034	\$60,685
	1,089,000	25.000	\$0.06	\$2,801	\$70,022

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	\$0.20	\$8,886	\$8,886
65,340	1.5	\$0.18	\$7,684	\$11,525
87,120	2.0	\$0.16	\$6,930	\$13,860
108,900	2.5	\$0.15	\$6,397	\$15,993
130,680	3.0	\$0.14	\$5,992	\$17,977
174,240	4.0	\$0.12	\$5,405	\$21,619
217,800	5.0	\$0.11	\$4,989	\$24,945
304,920	7.0	\$0.10	\$4,422	\$30,952
435,600	10.0	\$0.09	\$3,891	\$38,907
653,400	15.0	\$0.08	\$3,364	\$50,461
871,200	20.0	\$0.07	\$3,034	\$60,685
1,089,000	25.0	\$0.06	\$2,801	\$70,022
1,306,800	30.0	\$0.06	\$2,624	\$78,707
1,742,400	40.0	\$0.05	\$2,366	\$94,653
2,178,000	50.0	\$0.05	\$2,184	\$109,216
4,356,000	100.0	\$0.04	\$1,703	\$170,348

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%	\$0.28	\$0.28	1	0.00%	\$0.36	\$0.36	0	0.00%	\$0.00	\$0.00	2	12.50%	\$0.32	\$0.32
1.00	1.99	1	0.00%	\$0.20	\$0.20	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.20	\$0.20
2.00	4.99	1	0.00%	\$0.15	\$0.15	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.15	\$0.15
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	3	21.67%	\$0.21	\$0.20	1	0.00%	\$0.36	\$0.36	0	0.00%	\$0.00	\$0.00	4	30.21%	\$0.25	\$0.24

Unit: 050 - CITY OF CARO  
Rates/Values for Neighborhood COM.COMMERCIAL PROPS, Last Edited: 02/23/2024

Values for Acreage Table 1: 'COMMERCIAL ACREAGE'

1 Acre: 38,735	3 Acre: 65,291	10 Acre: 115,704	30 Acre: 195,028
1.5 Acre: 46,967	4 Acre: 74,857	15 Acre: 140,292	40 Acre: 223,600
2 Acre: 53,848	5 Acre: 83,231	20 Acre: 160,846	50 Acre: 248,615
2.5 Acre: 59,872	7 Acre: 97,663	25 Acre: 178,840	100 Acre: 345,613

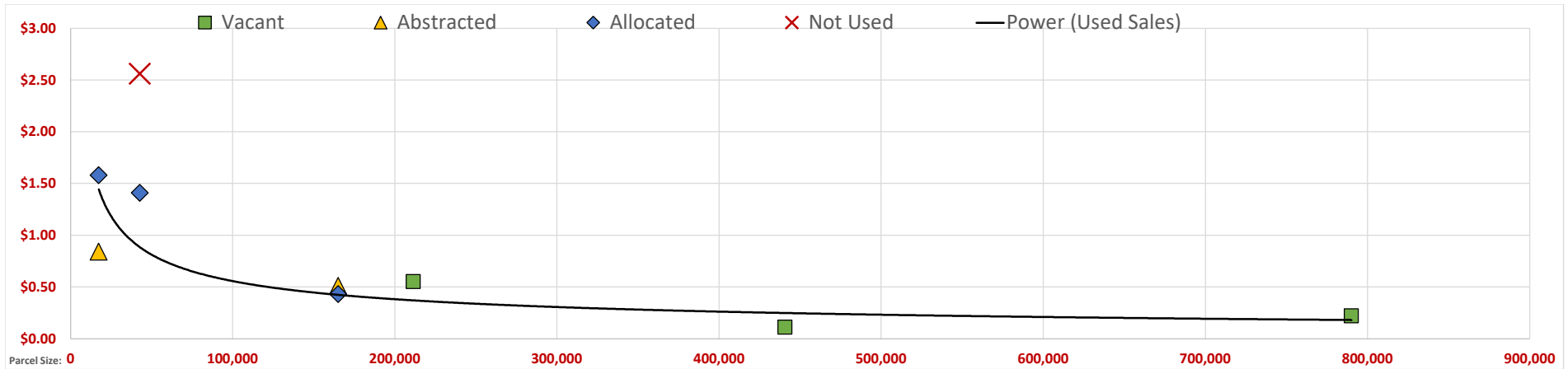
Values for Acreage Table 2: 'OFF THE MAINS'

1 Acre: 8,886	3 Acre: 17,977	10 Acre: 38,907	30 Acre: 78,707
1.5 Acre: 11,525	4 Acre: 21,619	15 Acre: 50,461	40 Acre: 94,653
2 Acre: 13,860	5 Acre: 24,945	20 Acre: 60,685	50 Acre: 109,216
2.5 Acre: 15,993	7 Acre: 30,952	25 Acre: 70,022	100 Acre: 170,348

Values for Square Footage Table: 'Commercial Acreage '

2,500 Sq Ft: 9,960	25,000 Sq Ft: 29,751	174,240 Sq Ft: 74,857
5,000 Sq Ft: 13,846	30,000 Sq Ft: 32,444	217,800 Sq Ft: 83,231
7,500 Sq Ft: 16,788	40,000 Sq Ft: 37,197	435,600 Sq Ft: 115,704
10,000 Sq Ft: 19,248	50,000 Sq Ft: 41,358	653,400 Sq Ft: 140,292
12,500 Sq Ft: 21,401	60,000 Sq Ft: 45,102	871,200 Sq Ft: 160,846
15,000 Sq Ft: 23,338	87,120 Sq Ft: 53,848	1,089,000 Sq Ft: 178,840
20,000 Sq Ft: 26,758	130,680 Sq Ft: 65,291	

# Caro Industrial Land Analysis for 2024



You cannot begin a new analysis using this workbook after June 01, 2050. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	1	035-033-000-4525-00	10/23/2019	\$160,000	\$145,469	\$14,531	0.0908	0.399	17,391	\$36,419	\$0.84	29	0.00%	\$14,531	\$36,419	\$0.84	\$109.26	
Allocation	1	035-033-000-4525-00	10/23/2019	\$160,000	\$145,469	\$27,552	0.1722	0.399	17,391	\$69,053	\$1.58	29	0.00%	\$27,552	\$69,053	\$1.58	\$207.16	
Abstraction	0	050-500-126-1000-00	09/15/2022	\$350,000	\$240,678	\$109,322	0.3123	0.980	42,689	\$111,553	\$2.56	-5	0.00%	\$109,322	\$111,553	\$2.56	N/A	
Allocation	1	050-500-126-1000-00	09/15/2022	\$350,000	\$240,678	\$60,270	0.1722	0.980	42,689	\$61,500	\$1.41	-5	0.00%	\$60,270	\$61,500	\$1.41	N/A	
Abstraction	1	035-033-000-1500-00	12/01/2020	\$412,000	\$328,031	\$83,969	0.2038	3.790	165,092	\$22,155	\$0.51	16	0.00%	\$83,969	\$22,155	\$0.51	\$172.07	
Allocation	1	035-033-000-1500-00	12/01/2020	\$412,000	\$328,031	\$70,946	0.1722	3.790	165,092	\$18,719	\$0.43	16	0.00%	\$70,946	\$18,719	\$0.43	\$145.38	
Vacant	1	020-026-000-1700-11	08/30/2019	\$116,000	\$0	\$116,000	N/A	4.856	211,536	\$23,888	\$0.55	31	0.00%	\$116,000	\$23,888	\$0.55	\$346.27	
Vacant	1	017-009-000-2110-02	05/07/2019	\$47,000	\$0	\$47,000	N/A	10.117	440,714	\$4,646	\$0.11	35	0.00%	\$47,000	\$4,646	\$0.11	\$101.29	
Vacant	1	051-018-000-5900-02	11/20/2017	\$170,000	\$0	\$170,000	N/A	18.138	790,082	\$9,373	\$0.22	52	0.00%	\$170,000	\$9,373	\$0.22	\$278.69	



**Conclusions: Caro Industrial Land Analysis for 2024.xlsm**

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$4.16	\$181,143	\$10,396	
Formula Pt 1:	296.32	5,000	0.115	\$2.85	\$124,130	\$14,248
Formula Pt 2:	-0.5453	7,500	0.172	\$2.28	\$99,508	\$17,133
	10,000	0.230	\$1.95	\$85,061	\$19,527	
	12,500	0.287	\$1.73	\$75,316	\$21,613	
	15,000	0.344	\$1.57	\$68,189	\$23,481	
	20,000	0.459	\$1.34	\$58,289	\$26,763	
	25,000	0.574	\$1.18	\$51,611	\$29,621	
	30,000	0.689	\$1.07	\$46,727	\$32,181	
	40,000	0.918	\$0.92	\$39,943	\$36,679	
	50,000	1.148	\$0.81	\$35,367	\$40,596	
	60,000	1.377	\$0.74	\$32,020	\$44,105	
	87,120	2.000	\$0.60	\$26,128	\$52,256	
	130,680	3.000	\$0.48	\$20,945	\$62,836	
	174,240	4.000	\$0.41	\$17,904	\$71,618	
	217,800	5.000	\$0.36	\$15,853	\$79,266	
	435,600	10.000	\$0.25	\$10,864	\$108,635	
	653,400	15.000	\$0.20	\$8,709	\$130,630	
	871,200	20.000	\$0.17	\$7,444	\$148,887	
	1,089,000	25.000	\$0.15	\$6,591	\$164,787	

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	\$0.88	\$38,129	\$38,129
65,340	1.5	\$0.70	\$30,565	\$45,848
87,120	2.0	\$0.60	\$26,128	\$52,256
108,900	2.5	\$0.53	\$23,135	\$57,836
130,680	3.0	\$0.48	\$20,945	\$62,836
174,240	4.0	\$0.41	\$17,904	\$71,618
217,800	5.0	\$0.36	\$15,853	\$79,266
304,920	7.0	\$0.30	\$13,196	\$92,371
435,600	10.0	\$0.25	\$10,864	\$108,635
653,400	15.0	\$0.20	\$8,709	\$130,630
871,200	20.0	\$0.17	\$7,444	\$148,887
1,089,000	25.0	\$0.15	\$6,591	\$164,787
1,306,800	30.0	\$0.14	\$5,968	\$179,031
1,742,400	40.0	\$0.12	\$5,101	\$204,052
2,178,000	50.0	\$0.10	\$4,517	\$225,844
4,356,000	100.0	\$0.07	\$3,095	\$309,523

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.

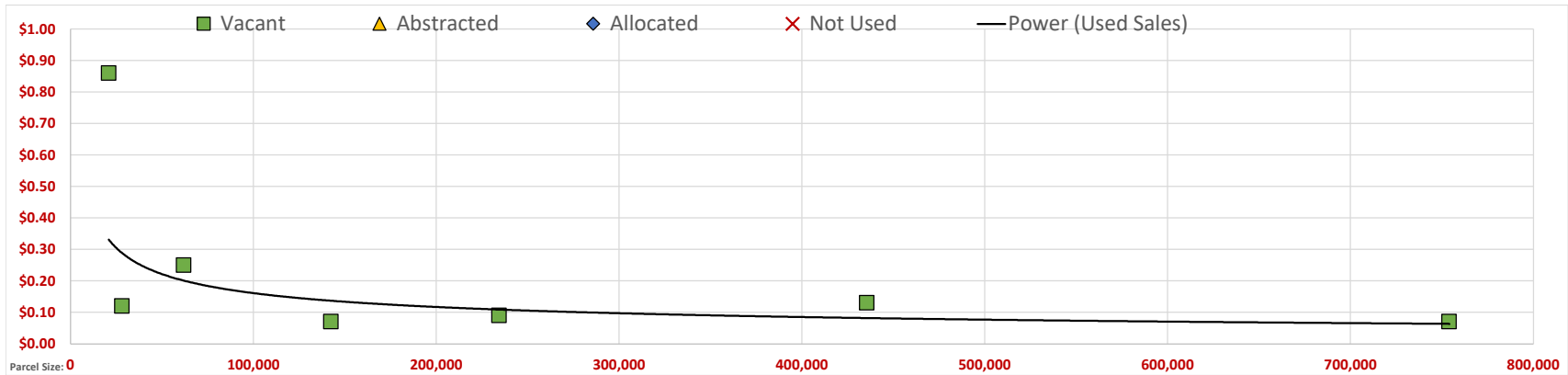
Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.84	\$0.84	2	5.69%	\$1.50	\$1.50	3	17.49%	\$1.28	\$1.41
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	1	0.00%	\$0.55	\$0.55	1	0.00%	\$0.51	\$0.51	1	0.00%	\$0.43	\$0.43	3	7.84%	\$0.50	\$0.51
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	2	33.33%	\$0.17	\$0.17	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	33.33%	\$0.17	\$0.17
0.00	10000.00	3	66.67%	\$0.29	\$0.22	2	24.44%	\$0.68	\$0.68	3	27.19%	\$1.14	\$1.41	8	73.35%	\$0.71	\$0.53

Unit: 050 - CITY OF CARO  
Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 02/23/2024

Values for Acreage Table 1: 'INDUSTRIAL LAND'

1 Acre: 38,129	3 Acre: 62,836	10 Acre: 108,635	30 Acre: 179,031
1.5 Acre: 45,848	4 Acre: 71,618	15 Acre: 130,630	40 Acre: 204,052
2 Acre: 52,256	5 Acre: 79,266	20 Acre: 148,887	50 Acre: 225,844
2.5 Acre: 57,836	7 Acre: 92,371	25 Acre: 164,787	100 Acre: 309,523

# Caro Residential Acreage Land Analysis for 2024



You cannot begin a new analysis using this workbook after June 01, 2050. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Vacant	1	050-034-000-2900-00	04/23/2021	\$10,000	\$0	\$10,000	N/A	3.270	142,441	\$3,058	\$0.07	11	0.00%	\$10,000	\$3,058	\$0.07	N/A	
Vacant	1	013-013-400-0130-00	02/08/2023	\$52,000	\$0	\$52,000	N/A	17.310	754,023	\$3,004	\$0.07	-10	0.00%	\$52,000	\$3,004	\$0.07	N/A	
Vacant	1	014-001-000-0600-06	06/24/2021	\$20,000	\$0	\$20,000	N/A	5.380	234,353	\$3,717	\$0.09	9	0.00%	\$20,000	\$3,717	\$0.09	N/A	
Vacant	1	050-004-400-1600-01	02/02/2023	\$3,500	\$0	\$3,500	N/A	0.645	28,094	\$5,426	\$0.12	-10	0.00%	\$3,500	\$5,426	\$0.12	N/A	
Vacant	1	022-014-000-1100-02	12/20/2022	\$54,900	\$0	\$54,900	N/A	10.000	435,598	\$5,490	\$0.13	-9	0.00%	\$54,900	\$5,490	\$0.13	N/A	
Vacant	1	002-035-000-6900-15	08/26/2022	\$15,500	\$0	\$15,500	N/A	1.420	61,855	\$10,915	\$0.25	-5	0.00%	\$15,500	\$10,915	\$0.25	N/A	
Vacant	1	022-020-000-1800-00	04/04/2022	\$18,000	\$0	\$18,000	N/A	0.480	20,909	\$37,500	\$0.86	0	0.00%	\$18,000	\$37,500	\$0.86	N/A	

**Conclusions: Caro Acreage Residential Land Analysis for 2024.xlsm**

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$0.88	\$38,357	\$2,201
Formula Pt 1: 32.38	5,000	0.115	\$0.64	\$27,871	\$3,199
Formula Pt 2: -0.4607	7,500	0.172	\$0.53	\$23,122	\$3,981
	10,000	0.230	\$0.46	\$20,252	\$4,649
	12,500	0.287	\$0.42	\$18,273	\$5,244
	15,000	0.344	\$0.39	\$16,801	\$5,785
	20,000	0.459	\$0.34	\$14,715	\$6,756
	25,000	0.574	\$0.30	\$13,278	\$7,620
	30,000	0.689	\$0.28	\$12,208	\$8,408
	40,000	0.918	\$0.25	\$10,692	\$9,819
	50,000	1.148	\$0.22	\$9,648	\$11,074
	60,000	1.377	\$0.20	\$8,871	\$12,218
	87,120	2.000	\$0.17	\$7,470	\$14,940
	130,680	3.000	\$0.14	\$6,197	\$18,592
	174,240	4.000	\$0.12	\$5,428	\$21,712
	217,800	5.000	\$0.11	\$4,898	\$24,488
	435,600	10.000	\$0.08	\$3,559	\$35,588
	653,400	15.000	\$0.07	\$2,952	\$44,286
	871,200	20.000	\$0.06	\$2,586	\$51,718
	1,089,000	25.000	\$0.05	\$2,333	\$58,331

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	\$0.24	\$10,281	\$10,281
65,340	1.5	\$0.20	\$8,529	\$12,793
87,120	2.0	\$0.17	\$7,470	\$14,940
108,900	2.5	\$0.15	\$6,740	\$16,851
130,680	3.0	\$0.14	\$6,197	\$18,592
174,240	4.0	\$0.12	\$5,428	\$21,712
217,800	5.0	\$0.11	\$4,898	\$24,488
304,920	7.0	\$0.10	\$4,194	\$29,361
435,600	10.0	\$0.08	\$3,559	\$35,588
653,400	15.0	\$0.07	\$2,952	\$44,286
871,200	20.0	\$0.06	\$2,586	\$51,718
1,089,000	25.0	\$0.05	\$2,333	\$58,331
1,306,800	30.0	\$0.05	\$2,145	\$64,358
1,742,400	40.0	\$0.04	\$1,879	\$75,159
2,178,000	50.0	\$0.04	\$1,695	\$84,770
4,356,000	100.0	\$0.03	\$1,232	\$123,192

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	75.51%	\$0.49	\$0.49	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	75.51%	\$0.49	\$0.49
1.00	1.99	1	0.00%	\$0.25	\$0.25	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.25	\$0.25
2.00	4.99	1	0.00%	\$0.07	\$0.07	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.07	\$0.07
5.00	9.99	1	0.00%	\$0.09	\$0.09	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.09	\$0.09
10.00	10000.00	2	30.00%	\$0.10	\$0.10	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	30.00%	\$0.10	\$0.10
0.00	10000.00	7	120.24%	\$0.23	\$0.12	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	7	120.24%	\$0.23	\$0.12

Unit: 050 - CITY OF CARO  
Rates/Values for Neighborhood ACRES.CARO ACREAGE, Last Edited: 02/23/2024

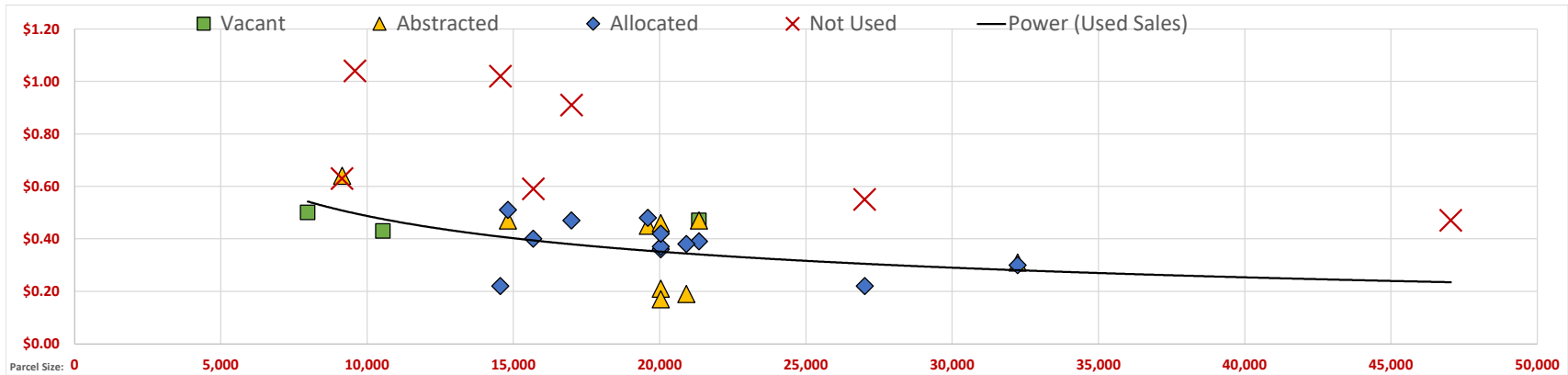
Values for Acreage Table 1: 'RESIDENTIAL ACREAGE'

1 Acre: 10,281	3 Acre: 18,592	10 Acre: 35,588	30 Acre: 64,358
1.5 Acre: 12,793	4 Acre: 21,712	15 Acre: 44,286	40 Acre: 75,159
2 Acre: 14,940	5 Acre: 24,488	20 Acre: 51,718	50 Acre: 84,770
2.5 Acre: 16,851	7 Acre: 29,361	25 Acre: 58,331	100 Acre: 123,192

Rates for Rate Table 'AGRICULTURAL', (Acres)

#1 SOIL	: 6,100
#2 SOIL	: 5,795
#3 SOIL	: 5,490
#4 SOIL	: 4,880
#5 SOIL	: 4,575
#6 SOIL	: 3,965

# Caro Town Residential Land Analysis for 2024



You cannot begin a new analysis using this workbook after June 01, 2020. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Vacant	1	050-500-525-0400-00	03/11/2021	\$4,000	\$0	\$4,000	N/A	0.183	7,971	\$21,858	\$0.50	-11	0.00%	\$4,000	\$21,858	\$0.50	\$54.05	
Abstraction	1	050-500-529-0200-00	08/17/2021	\$130,500	\$124,668	\$5,832	0.0447	0.210	9,148	\$27,771	\$0.64	-17	0.00%	\$5,832	\$27,771	\$0.64	\$83.31	
Allocation	0	050-500-529-0200-00	08/17/2021	\$130,500	\$124,668	\$5,807	0.0445	0.210	9,148	\$27,654	\$0.63	-17	0.00%	\$5,807	\$27,654	\$0.63	\$82.96	
Vacant	0	050-500-631-0700-00	05/11/2022	\$10,000	\$0	\$10,000	N/A	0.220	9,583	\$45,455	\$1.04	-25	0.00%	\$10,000	\$45,455	\$1.04	\$189.29	
Vacant	1	050-003-200-4900-00	04/01/2018	\$4,500	\$0	\$4,500	N/A	0.242	10,542	\$18,595	\$0.43	24	0.00%	\$4,500	\$18,595	\$0.43	\$56.25	
Abstraction	0	050-003-300-2100-00	05/10/2022	\$72,000	\$57,158	\$14,842	0.2061	0.334	14,554	\$44,437	\$1.02	-25	0.00%	\$14,842	\$44,437	\$1.02	\$201.25	
Allocation	1	050-003-300-2100-00	05/10/2022	\$72,000	\$57,158	\$3,204	0.0445	0.334	14,554	\$9,593	\$0.22	-25	0.00%	\$3,204	\$9,593	\$0.22	\$43.44	
Abstraction	1	050-500-200-3900-00	06/08/2021	\$169,000	\$161,983	\$7,017	0.0415	0.340	14,810	\$20,638	\$0.47	-14	0.00%	\$7,017	\$20,638	\$0.47	\$70.17	
Allocation	1	050-500-200-3900-00	06/08/2021	\$169,000	\$161,983	\$7,521	0.0445	0.340	14,810	\$22,119	\$0.51	-14	0.00%	\$7,521	\$22,119	\$0.51	\$75.21	
Abstraction	0	050-500-613-0200-00	11/04/2021	\$139,900	\$130,706	\$9,194	0.0657	0.360	15,682	\$25,539	\$0.59	-19	0.00%	\$9,194	\$25,539	\$0.59	\$69.65	
Allocation	1	050-500-613-0200-00	11/04/2021	\$139,900	\$130,706	\$6,226	0.0445	0.360	15,682	\$17,293	\$0.40	-19	0.00%	\$6,226	\$17,293	\$0.40	\$47.16	
Abstraction	0	050-500-751-1500-00	06/15/2021	\$178,000	\$162,481	\$15,519	0.0872	0.390	16,988	\$39,792	\$0.91	-14	0.00%	\$15,519	\$39,792	\$0.91	\$147.80	
Allocation	1	050-500-751-1500-00	06/15/2021	\$178,000	\$162,481	\$7,921	0.0445	0.390	16,988	\$20,310	\$0.47	-14	0.00%	\$7,921	\$20,310	\$0.47	\$75.44	
Abstraction	1	050-500-440-6000-01	06/10/2022	\$210,000	\$201,190	\$8,810	0.0420	0.450	19,602	\$19,578	\$0.45	-26	0.00%	\$8,810	\$19,578	\$0.45	\$45.18	
Allocation	1	050-500-440-6000-01	06/10/2022	\$210,000	\$201,190	\$9,345	0.0445	0.450	19,602	\$20,767	\$0.48	-26	0.00%	\$9,345	\$20,767	\$0.48	\$47.92	
Abstraction	1	050-500-400-1400-00	01/28/2022	\$159,900	\$155,716	\$4,184	0.0262	0.460	20,038	\$9,096	\$0.21	-22	0.00%	\$4,184	\$9,096	\$0.21	\$41.84	
Allocation	1	050-500-400-1400-00	01/28/2022	\$159,900	\$155,716	\$7,116	0.0445	0.460	20,038	\$15,469	\$0.36	-22	0.00%	\$7,116	\$15,469	\$0.36	\$71.16	
Abstraction	1	050-500-400-2800-00	08/30/2022	\$165,000	\$161,615	\$3,385	0.0205	0.460	20,038	\$7,359	\$0.17	-29	0.00%	\$3,385	\$7,359	\$0.17	\$33.85	
Allocation	1	050-500-400-2800-00	08/30/2022	\$165,000	\$161,615	\$7,343	0.0445	0.460	20,038	\$15,962	\$0.37	-29	0.00%	\$7,343	\$15,962	\$0.37	\$73.43	
Abstraction	1	050-500-763-3700-00	02/07/2023	\$190,000	\$180,819	\$9,181	0.0483	0.460	20,038	\$19,959	\$0.46	-34	0.00%	\$9,181	\$19,959	\$0.46	\$76.51	
Allocation	1	050-500-763-3700-00	02/07/2023	\$190,000	\$180,819	\$8,455	0.0445	0.460	20,038	\$18,380	\$0.42	-34	0.00%	\$8,455	\$18,380	\$0.42	\$70.46	
Abstraction	1	050-500-763-3800-00	11/29/2022	\$180,000	\$175,945	\$4,055	0.0225	0.480	20,909	\$8,448	\$0.19	-32	0.00%	\$4,055	\$8,448	\$0.19	\$32.44	
Allocation	1	050-500-763-3800-00	11/29/2022	\$180,000	\$175,945	\$8,010	0.0445	0.480	20,909	\$16,688	\$0.38	-32	0.00%	\$8,010	\$16,688	\$0.38	\$64.08	
Abstraction	1	050-003-200-0100-00	08/05/2022	\$185,000	\$174,935	\$10,065	0.0544	0.490	21,344	\$20,541	\$0.47	-28	0.00%	\$10,065	\$20,541	\$0.47	\$78.63	
Allocation	1	050-003-200-0100-00	08/05/2022	\$185,000	\$174,935	\$8,233	0.0445	0.490	21,344	\$16,801	\$0.39	-28	0.00%	\$8,233	\$16,801	\$0.39	\$64.32	
Vacant	1	050-500-200-1100-00	11/01/2021	\$10,000	\$0	\$10,000	N/A	0.490	21,344	\$20,408	\$0.47	-19	0.00%	\$10,000	\$20,408	\$0.47	\$100.00	
Abstraction	0	050-500-752-0700-00	11/12/2021	\$136,000	\$121,261	\$14,739	0.1084	0.620	27,007	\$23,773	\$0.55	-19	0.00%	\$14,739	\$23,773	\$0.55	\$81.21	
Allocation	1	050-500-752-0700-00	11/12/2021	\$136,000	\$121,261	\$6,052	0.0445	0.620	27,007	\$9,761	\$0.22	-19	0.00%	\$6,052	\$9,761	\$0.22	\$33.34	
Abstraction	1	050-500-751-0700-00	09/17/2021	\$219,000	\$209,009	\$9,991	0.0456	0.740	32,234	\$13,501	\$0.31	-18	0.00%	\$9,991	\$13,501	\$0.31	\$50.08	
Allocation	1	050-500-751-0700-00	09/17/2021	\$219,000	\$209,009	\$9,746	0.0445	0.740	32,234	\$13,170	\$0.30	-18	0.00%	\$9,746	\$13,170	\$0.30	\$48.85	
Vacant	0	050-500-440-7000-00	08/15/2022	\$22,000	\$0	\$22,000	N/A	1.080	47,045	\$20,370	\$0.47	-28	0.00%	\$22,000	\$20,370	\$0.47	\$81.48	

**Conclusions: Caro Town Residential Land Analysis for 2024.xlsm**

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$0.94	\$40,820	\$2,343
Formula Pt 1: 37.60	5,000	0.115	\$0.68	\$29,432	\$3,378
Formula Pt 2: -0.4719	7,500	0.172	\$0.56	\$24,307	\$4,185
	10,000	0.230	\$0.49	\$21,221	\$4,872
	12,500	0.287	\$0.44	\$19,100	\$5,481
	15,000	0.344	\$0.40	\$17,526	\$6,035
	20,000	0.459	\$0.35	\$15,301	\$7,025
	25,000	0.574	\$0.32	\$13,772	\$7,904
	30,000	0.689	\$0.29	\$12,636	\$8,703
	40,000	0.918	\$0.25	\$11,032	\$10,131
	50,000	1.148	\$0.23	\$9,930	\$11,398
	60,000	1.377	\$0.21	\$9,111	\$12,550
	87,120	2.000	\$0.18	\$7,641	\$15,282
	130,680	3.000	\$0.14	\$6,310	\$18,931
	174,240	4.000	\$0.13	\$5,509	\$22,037
	217,800	5.000	\$0.11	\$4,959	\$24,793
	435,600	10.000	\$0.08	\$3,575	\$35,752
	653,400	15.000	\$0.07	\$2,953	\$44,289
	871,200	20.000	\$0.06	\$2,578	\$51,556
	1,089,000	25.000	\$0.05	\$2,320	\$58,004

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	\$0.24	\$10,597	\$10,597
65,340	1.5	\$0.20	\$8,752	\$13,128
87,120	2.0	\$0.18	\$7,641	\$15,282
108,900	2.5	\$0.16	\$6,877	\$17,193
130,680	3.0	\$0.14	\$6,310	\$18,931
174,240	4.0	\$0.13	\$5,509	\$22,037
217,800	5.0	\$0.11	\$4,959	\$24,793
304,920	7.0	\$0.10	\$4,231	\$29,614
435,600	10.0	\$0.08	\$3,575	\$35,752
653,400	15.0	\$0.07	\$2,953	\$44,289
871,200	20.0	\$0.06	\$2,578	\$51,556
1,089,000	25.0	\$0.05	\$2,320	\$58,004
1,306,800	30.0	\$0.05	\$2,129	\$63,867
1,742,400	40.0	\$0.04	\$1,859	\$74,346
2,178,000	50.0	\$0.04	\$1,673	\$83,645
4,356,000	100.0	\$0.03	\$1,206	\$120,619

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	4.96%	\$0.47	\$0.47	9	28.64%	\$0.37	\$0.45	12	17.75%	\$0.38	\$0.39	24	22.87%	\$0.39	\$0.41
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	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	3	4.96%	\$0.47	\$0.47	9	28.64%	\$0.37	\$0.45	12	17.75%	\$0.38	\$0.39	24	22.87%	\$0.39	\$0.41

Unit: 050 - CITY OF CARO  
Rates/Values for Neighborhood TOWN.CARO TOWN, Last Edited: 02/23/2024

Values for Acreage Table 1: 'TOWN RESIDENTIAL'

1 Acre: 10,597	3 Acre: 18,931	10 Acre: 35,752	30 Acre: 63,867
1.5 Acre: 13,128	4 Acre: 22,037	15 Acre: 44,289	40 Acre: 74,346
2 Acre: 15,282	5 Acre: 24,793	20 Acre: 51,556	50 Acre: 83,645
2.5 Acre: 17,193	7 Acre: 29,614	25 Acre: 58,004	100 Acre: 120,619

Values for Square Footage Table: 'TOWN RESIDENTIAL'

2,500 Sq Ft: 2,343	25,000 Sq Ft: 7,904	174,240 Sq Ft: 22,037
5,000 Sq Ft: 3,378	30,000 Sq Ft: 8,703	217,800 Sq Ft: 24,793
7,500 Sq Ft: 4,185	40,000 Sq Ft: 10,131	435,600 Sq Ft: 35,752
10,000 Sq Ft: 4,872	50,000 Sq Ft: 11,398	653,400 Sq Ft: 44,289
12,500 Sq Ft: 5,481	60,000 Sq Ft: 12,550	871,200 Sq Ft: 51,556
15,000 Sq Ft: 6,035	87,120 Sq Ft: 15,282	1,089,000 Sq Ft: 58,004
20,000 Sq Ft: 7,025	130,680 Sq Ft: 18,931	