

2025 FOR 2026
 Reynolds RURAL COMMERCIAL/INDUSTRIAL LAND
 APPLY \$2500 AT 100 ACRES

Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart	2,500	0.057	\$4.23	\$184,345	\$10,580
Formula Pt 1:	5,000	0.115	\$2.74	\$119,374	\$13,702
Formula Pt 2:	7,500	0.172	\$2.13	\$92,579	\$15,940
	10,000	0.230	\$1.77	\$77,301	\$17,746
	12,500	0.287	\$1.54	\$67,210	\$19,287
	15,000	0.344	\$1.38	\$59,950	\$20,644
	20,000	0.459	\$1.15	\$50,057	\$22,983
	25,000	0.574	\$1.00	\$43,522	\$24,978
	30,000	0.689	\$0.89	\$38,821	\$26,736
	40,000	0.918	\$0.74	\$32,415	\$29,766
	50,000	1.148	\$0.65	\$28,183	\$32,350
	60,000	1.377	\$0.58	\$25,139	\$34,627
	87,120	2.000	\$0.46	\$19,898	\$39,796
	130,680	3.000	\$0.35	\$15,432	\$46,295
	174,240	4.000	\$0.30	\$12,885	\$51,540
	217,800	5.000	\$0.26	\$11,203	\$56,014
	435,600	10.000	\$0.17	\$7,254	\$72,545
	653,400	15.000	\$0.13	\$5,626	\$84,392
	871,200	20.000	\$0.11	\$4,698	\$93,954
	1,089,000	25.000	\$0.09	\$4,084	\$102,110

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 Square Footage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.71	\$30,728	\$30,728	
65,340	1.5	\$0.55	\$23,830	\$35,746	
87,120	2.0	\$0.46	\$19,898	\$39,796	
108,900	2.5	\$0.40	\$17,300	\$43,250	
130,680	3.0	\$0.35	\$15,432	\$46,295	
174,240	4.0	\$0.30	\$12,885	\$51,540	
217,800	5.0	\$0.26	\$11,203	\$56,014	
304,920	7.0	\$0.21	\$9,072	\$63,506	
435,600	10.0	\$0.17	\$7,254	\$72,545	
653,400	15.0	\$0.13	\$5,626	\$84,392	
871,200	20.0	\$0.11	\$4,698	\$93,954	
1,089,000	25.0	\$0.09	\$4,084	\$102,110	
1,306,800	30.0	\$0.08	\$3,643	\$109,297	
1,742,400	40.0	\$0.07	\$3,042	\$121,681	
2,178,000	50.0	\$0.06	\$2,645	\$132,244	
4,356,000	100.0	\$0.04	\$1,713	\$171,271	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

Acres 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	3	10.93%	\$0.66	\$0.61	3	31.59%	\$1.10	\$1.15	6	43.57%	\$0.88	\$0.70		
1.00	1.99	0	0.00%	\$0.00	\$0.00	2	68.98%	\$0.94	\$0.94	1	0.00%	\$1.40	\$1.40	3	30.71%	\$1.09	\$1.40		
2.00	4.99	2	1.08%	\$0.47	\$0.47	6	57.08%	\$0.52	\$0.37	6	45.03%	\$0.31	\$0.29	14	44.42%	\$0.42	\$0.37		
5.00	9.99	1	0.00%	\$0.27	\$0.27	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.27	\$0.27		
10.00	10000.00	2	25.00%	\$0.08	\$0.08	2	13.04%	\$0.12	\$0.12	1	0.00%	\$0.11	\$0.11	5	16.00%	\$0.10	\$0.10		
0.00	10000.00	5	57.04%	\$0.27	\$0.27	13	79.35%	\$0.55	\$0.38	11	87.60%	\$0.61	\$0.44	29	82.58%	\$0.52	\$0.38		

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.