

2025 FOR 2026  
 COMMERCIAL/INDUSTRIAL LAND VILLAGES  
 AT 100 ACRES APPLY \$2500 PER ACRE  
*Reynolds*

Curve Formula	Sqft	Acres	\$/sf	\$/ac	Concluded \$	
From Chart	2,500	0.057	\$3.00	\$130,693	\$7,501	
Formula Pt 1:	284,39	5,000	0.115	\$2.00	\$87,323	\$10,023
Formula Pt 2:	-0.5817	7,500	0.172	\$1.58	\$68,975	\$11,876

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 \$	
2,500	0.057	\$3.00	\$130,693	\$7,501	
5,000	0.115	\$2.00	\$87,323	\$10,023	
7,500	0.172	\$1.58	\$68,975	\$11,876	
10,000	0.230	\$1.34	\$58,345	\$13,394	
12,500	0.287	\$1.18	\$51,242	\$14,705	
15,000	0.344	\$1.06	\$46,086	\$15,870	
20,000	0.459	\$0.89	\$38,984	\$17,899	
25,000	0.574	\$0.79	\$34,238	\$19,650	
30,000	0.689	\$0.71	\$30,792	\$21,207	
40,000	0.918	\$0.60	\$26,047	\$23,918	
50,000	1.148	\$0.53	\$22,876	\$26,258	
60,000	1.377	\$0.47	\$20,574	\$28,339	
87,120	2.000	\$0.38	\$16,561	\$33,123	
130,680	3.000	\$0.30	\$13,081	\$39,244	
174,240	4.000	\$0.25	\$11,055	\$44,262	
217,800	5.000	\$0.22	\$9,718	\$48,592	
435,600	10.000	\$0.15	\$6,493	\$64,933	
653,400	15.000	\$0.12	\$5,129	\$76,934	
871,200	20.000	\$0.10	\$4,339	\$86,771	
1,089,000	25.000	\$0.09	\$3,810	\$95,259	

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

If you're using the Acreage Table in Assessing.net					
Sqft	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.57	\$24,787	\$24,787	
65,340	1.5	\$0.45	\$19,578	\$29,368	
87,120	2.0	\$0.38	\$16,561	\$33,123	
108,900	2.5	\$0.33	\$14,545	\$36,363	
130,680	3.0	\$0.30	\$13,081	\$39,244	
174,240	4.0	\$0.25	\$11,055	\$44,262	
217,800	5.0	\$0.22	\$9,718	\$48,592	
304,920	7.0	\$0.18	\$7,991	\$55,935	
435,600	10.0	\$0.15	\$6,493	\$64,933	
553,400	15.0	\$0.12	\$5,129	\$76,934	
653,400	20.0	\$0.10	\$4,339	\$86,771	
871,200	25.0	\$0.09	\$3,810	\$95,259	
1,306,800	30.0	\$0.08	\$3,427	\$102,808	
1,742,400	40.0	\$0.07	\$2,899	\$115,953	
2,178,000	50.0	\$0.06	\$2,546	\$127,296	
4,356,000	100.0	\$0.04	\$1,701	\$170,106	

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	1	0.00%	\$0.75	\$0.75	18	97.02%	\$3.05	\$1.98	20	108.89%	\$1.30	\$0.77	39	115.55%	\$2.09	\$1.24
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%	\$0.62	\$0.62	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.62	\$0.62
5.00	9.99	1	0.00%	\$0.13	\$0.13	2	5.75%	\$0.44	\$0.44	2	25.00%	\$0.08	\$0.08	5	109.23%	\$0.23	\$0.13
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	33.33%	\$0.50	\$0.62	20	109.10%	\$2.79	\$1.72	22	118.71%	\$1.19	\$0.69	45	140.97%	\$1.85	\$0.96

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