

LINCOLN CHARTER TOWNSHIP



2026 AGRICULTURAL LAND & ECF ANALYSIS

Workbook Version:	v2.0.2
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| **Will discontinue on:** | June 1, 2026 | (168 Days Remaining) |
| **Download Latest:** | [<-copy](https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template) |

Dates for sales period

Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31, current year)

Variables for prior year trendline

(Optional feature) ($Y=A \cdot X^B$)

A:	32.00
B:	-0.3700

<-edit

Curve Formula
From Chart

Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<- v1.x.x example

Land Allocation %

Is determined in Allocation Settings	
Undetermined	
Prior Yr (optional):	

What Land Table is this for?

Optional but helpful

Monthly Time Adjustment %

0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.

This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.

This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Starting Stats	
Min:	63.81%
Max:	63.81%
Mean:	63.81%
Median:	63.81%
StDev:	#DIV/0!
COD (median):	0.00%
COV (mean):	#DIV/0!

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	#DIV/0!
Max Land% Allowed:	#DIV/0!

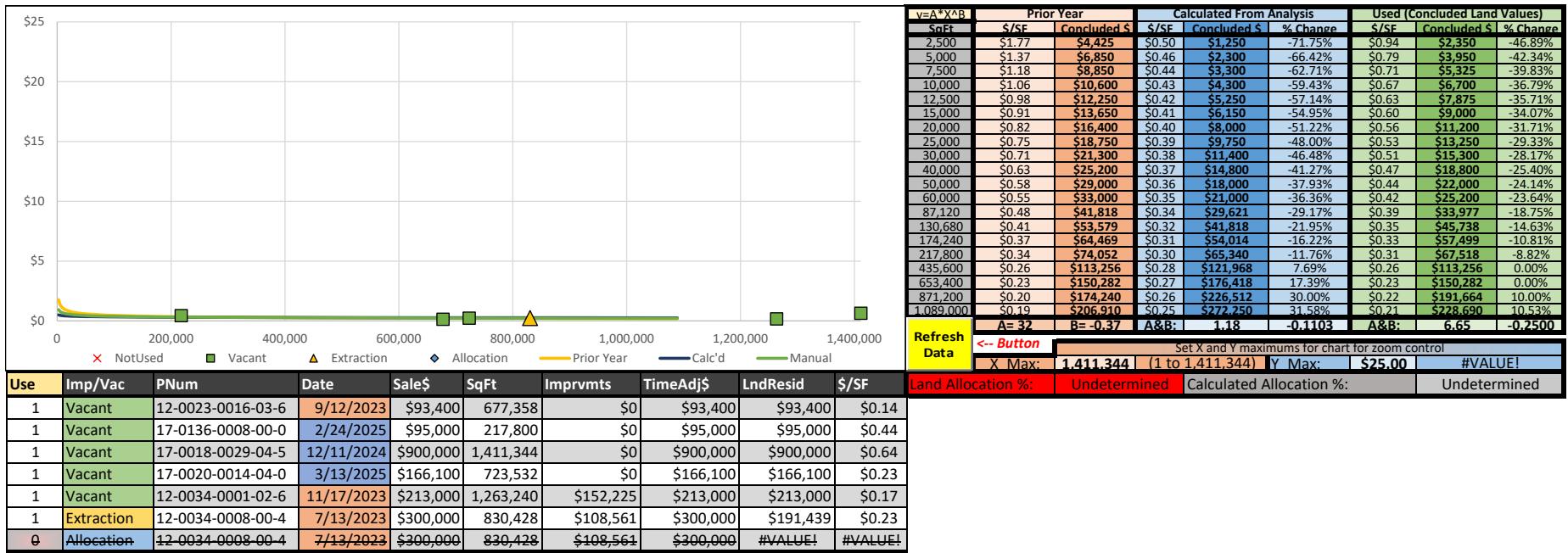
Prior Year (Optional):	0.00%
Current year starting:	63.81%
Current year conclusion:	Undetermined

Stats After Removals	
Min:	#DIV/0!
Max:	#DIV/0!
Mean:	#DIV/0!
Median:	#DIV/0!
StDev:	#DIV/0!
COD (median):	#DIV/0!
COV (mean):	#DIV/0!

^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	Land Residual	Land %
s006_E	#DIV/0!	Extraction	12-0034-0008-00-4	7/13/2023	\$300,000	830,428	\$108,561	\$191,439	63.81%



Calculated From Analysis

Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	1.18	43,560	1.000	0.36	\$15,682
B:	-0.1103	65,340	1.500	0.35	\$15,246
	87,120	2.000	0.34	\$14,810	\$29,621
	108,900	2.500	0.33	\$14,375	\$35,937
	130,680	3.000	0.32	\$13,939	\$41,818
	174,240	4.000	0.31	\$13,504	\$54,014
	217,800	5.000	0.3	\$13,068	\$65,340
	304,920	7.000	0.29	\$12,632	\$88,427
	435,600	10.000	0.28	\$12,197	\$121,968
	653,400	15.000	0.27	\$11,761	\$176,418
	871,200	20.000	0.26	\$11,326	\$226,512
	1,089,000	25.000	0.25	\$10,890	\$272,250
	1,306,800	30.000	0.25	\$10,890	\$326,700
	1,742,400	40.000	0.24	\$10,454	\$418,176
	2,178,000	50.000	0.24	\$10,454	\$522,720
	4,356,000	100.000	0.22	\$9,583	\$958,320

Used (Concluded Land Value)

Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	6.65	43,560	1.000	0.46	\$20,038
B:	-0.2500	65,340	1.500	0.42	\$18,295
	87,120	2.000	0.39	\$16,988	\$33,977
	108,900	2.500	0.37	\$16,117	\$40,293
	130,680	3.000	0.35	\$15,246	\$45,738
	174,240	4.000	0.33	\$14,375	\$57,499
	217,800	5.000	0.31	\$13,504	\$67,518
	304,920	7.000	0.28	\$12,197	\$85,378
	435,600	10.000	0.26	\$11,326	\$113,256
	653,400	15.000	0.23	\$10,019	\$150,282
	871,200	20.000	0.22	\$9,583	\$191,664
	1,089,000	25.000	0.21	\$9,148	\$228,690
	1,306,800	30.000	0.2	\$8,712	\$261,360
	1,742,400	40.000	0.18	\$7,841	\$313,632
	2,178,000	50.000	0.17	\$7,405	\$370,260
	4,356,000	100.000	0.15	\$6,534	\$653,400

12101 - AGRICULTURAL ECF ANALYSIS

SALES NOT USED