

LINCOLN CHARTER TOWNSHIP



2026 AGRICULTURAL LAND & ECF ANALYSIS

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

<-copy

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)

Land Allocation %	
<i>Is determined in Allocation Settings</i>	
Undetermined	
Prior Yr (optional):	

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.

Variables for prior year trendline	
<i>(Optional feature) $Y=A*X^B$</i>	
A:	32.00
B:	-0.3700

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
<i>Optional but helpful</i>

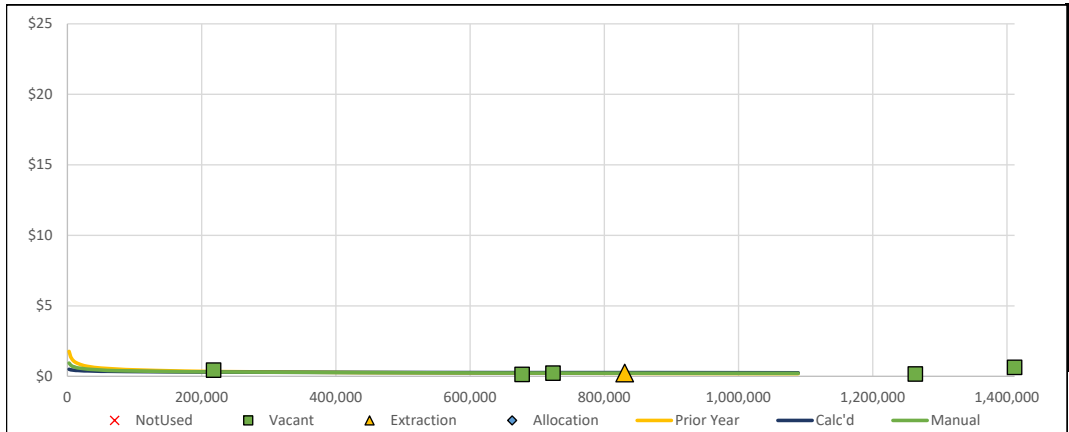
[illegible]

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	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	#DIV/0!	
Max Land% Allowed:	#DIV/0!	
Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	63.81%	
Current year conclusion:	Undetermined	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!

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%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0023-0016-03-6	9/12/2023	\$93,400	677,358	\$0	\$93,400	\$93,400	\$0.14
1	Vacant	17-0136-0008-00-0	2/24/2025	\$95,000	217,800	\$0	\$95,000	\$95,000	\$0.44
1	Vacant	17-0018-0029-04-5	12/11/2024	\$900,000	1,411,344	\$0	\$900,000	\$900,000	\$0.64
1	Vacant	17-0020-0014-04-0	3/13/2025	\$166,100	723,532	\$0	\$166,100	\$166,100	\$0.23
1	Vacant	12-0034-0001-02-6	11/17/2023	\$213,000	1,263,240	\$152,225	\$213,000	\$213,000	\$0.17
1	Extraction	12-0034-0008-00-4	7/13/2023	\$300,000	830,428	\$108,561	\$300,000	\$191,439	\$0.23
0	Allocation	12-0034-0008-00-4	7/13/2023	\$300,000	830,428	\$108,561	\$300,000	#VALUE!	#VALUE!

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$1.77	\$4,425	\$0.50	\$1,250	-71.75%	\$0.94	\$2,350	-46.89%		
5,000	\$1.37	\$6,850	\$0.46	\$2,300	-66.42%	\$0.79	\$3,950	-42.34%		
7,500	\$1.18	\$8,850	\$0.44	\$3,300	-62.71%	\$0.71	\$5,325	-39.83%		
10,000	\$1.06	\$10,600	\$0.43	\$4,300	-59.43%	\$0.67	\$6,700	-36.79%		
12,500	\$0.98	\$12,250	\$0.42	\$5,250	-57.14%	\$0.63	\$7,875	-35.71%		
15,000	\$0.91	\$13,650	\$0.41	\$6,150	-54.95%	\$0.60	\$9,000	-34.07%		
20,000	\$0.82	\$16,400	\$0.40	\$8,000	-51.22%	\$0.56	\$11,200	-31.71%		
25,000	\$0.75	\$18,750	\$0.39	\$9,750	-48.00%	\$0.53	\$13,250	-29.33%		
30,000	\$0.71	\$21,300	\$0.38	\$11,400	-46.48%	\$0.51	\$15,300	-28.17%		
40,000	\$0.63	\$25,200	\$0.37	\$14,800	-41.27%	\$0.47	\$18,800	-25.40%		
50,000	\$0.58	\$29,000	\$0.36	\$18,000	-37.93%	\$0.44	\$22,000	-24.14%		
60,000	\$0.55	\$33,000	\$0.35	\$21,000	-36.36%	\$0.42	\$25,200	-23.64%		
87,120	\$0.48	\$41,818	\$0.34	\$29,621	-29.17%	\$0.39	\$33,977	-18.75%		
130,680	\$0.41	\$53,579	\$0.32	\$41,818	-21.95%	\$0.35	\$45,738	-14.63%		
174,240	\$0.37	\$64,469	\$0.31	\$54,014	-16.22%	\$0.33	\$57,499	-10.81%		
217,800	\$0.34	\$74,052	\$0.30	\$65,340	-11.76%	\$0.31	\$67,518	-8.82%		
435,600	\$0.26	\$113,256	\$0.28	\$121,968	7.69%	\$0.26	\$113,256	0.00%		
653,400	\$0.23	\$150,282	\$0.27	\$176,418	17.39%	\$0.23	\$150,282	0.00%		
871,200	\$0.20	\$174,240	\$0.26	\$226,512	30.00%	\$0.22	\$191,664	10.00%		
1,089,000	\$0.19	\$206,910	\$0.25	\$272,250	31.58%	\$0.21	\$228,690	10.53%		
	A= 32	B= -0.37	A&B:	1.18	-0.1103	A&B:	6.65	-0.2500		
Refresh Data		Set X and Y maximums for chart for zoom control								
		X Max:	1,411,344	(1 to 1,411,344)	Y Max:	\$25.00	#VALUE!			
Land Allocation %:		Undetermined		Calculated Allocation %:		Undetermined				

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	1.18	43,560	1.000	0.36	\$15,682	\$15,682
B:	-0.1103	65,340	1.500	0.35	\$15,246	\$22,869
		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	\$20,038
B:	-0.2500	65,340	1.500	0.42	\$18,295	\$27,443
		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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0014-0002-00-1	4878 LINCOLN	09/21/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$119,700	63.00	\$239,448	\$111,807	\$78,193	\$145,047	0.539	1,135	\$68.89	12100	33.8865	RANCH	AGRICULTURAL	\$107,082	No	/ /		12101.AGRICULTURAL	401	57
12-0033-0012-03-8	6670 JERICO	05/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$147,000	43.24	\$293,992	\$141,363	\$198,637	\$173,442	1.145	1,189	\$167.06	12100	26.7311	RANCH		\$139,763	No	/ /		12101.AGRICULTURAL	401	62
12-0034-0008-00-4	7277 STEVENSVILLE BARODA	07/13/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$146,000	48.67	\$292,014	\$190,908	\$109,092	\$114,893	0.950	1,108	\$98.46	12100	7.1554	RANCH		\$183,453	No	/ /		12101.AGRICULTURAL	101	62
Totals:			\$830,000			\$830,000	\$412,700			\$825,454	\$385,922	\$433,382			\$111.47		1.2536									
							Sale. Ratio =>	49.72				E.C.F. =>	0.890			Std. Deviation=>	0.30935777									
							Std. Dev. =>	10.21				Ave. E.C.F. =>	0.878			Ave. Variance=>	22.5910	Coefficient of Var=>	25.7314185							

OUTLIER STATS			
QUARTER 1	0.744	LOW	0.290
QUARTER 3	1.047	HIGH	1.502
IQR	0.303	1.5 STD DEV	0.464

SALES NOT USED