

**Conclusions: 40100 Ashland Park.xlsm**

If you're using the Square Footage Table in Assessing.net						
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$6.30	\$274,597	\$15,760	
Formula Pt 1:	6.30	5,000	0.115	\$6.30	\$274,597	\$31,519
Formula Pt 2:	0.0000	7,500	0.172	\$6.30	\$274,597	\$47,276
	10,000	0.230	\$6.30	\$274,597	\$63,039	
	12,500	0.287	\$6.30	\$274,597	\$78,798	
	15,000	0.344	\$6.30	\$274,597	\$94,558	
	20,000	0.459	\$6.30	\$274,597	\$126,078	
	25,000	0.574	\$6.30	\$274,597	\$157,597	
	30,000	0.689	\$6.30	\$274,597	\$189,116	
	40,000	0.918	\$6.30	\$274,597	\$252,155	
	50,000	1.148	\$6.30	\$274,597	\$315,194	
	60,000	1.377	\$6.30	\$274,597	\$378,233	
	87,120	2.000	\$6.30	\$274,597	\$549,194	
	130,680	3.000	\$6.30	\$274,597	\$823,791	
	174,240	4.000	\$6.30	\$274,597	\$1,098,388	
	217,800	5.000	\$6.30	\$274,597	\$1,372,985	
	435,600	10.000	\$6.30	\$274,597	\$2,745,969	
	653,400	15.000	\$6.30	\$274,597	\$4,118,954	
	871,200	20.000	\$6.30	\$274,597	\$5,491,939	
	1,089,000	25.000	\$6.30	\$274,597	\$6,864,923	

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	\$6.30	\$274,597	\$274,597	
65,340	1.5	\$6.30	\$274,597	\$411,895	
87,120	2.0	\$6.30	\$274,597	\$549,194	
108,900	2.5	\$6.30	\$274,597	\$686,492	
130,680	3.0	\$6.30	\$274,597	\$823,791	
174,240	4.0	\$6.30	\$274,597	\$1,098,388	
217,800	5.0	\$6.30	\$274,597	\$1,372,985	
304,920	7.0	\$6.30	\$274,597	\$1,922,179	
435,600	10.0	\$6.30	\$274,597	\$2,745,969	
653,400	15.0	\$6.30	\$274,597	\$4,118,954	
871,200	20.0	\$6.30	\$274,597	\$5,491,939	
1,089,000	25.0	\$6.30	\$274,597	\$6,864,923	
1,306,800	30.0	\$6.30	\$274,597	\$8,237,908	
1,742,400	40.0	\$6.30	\$274,597	\$10,983,878	
2,178,000	50.0	\$6.30	\$274,597	\$13,729,847	
4,356,000	100.0	\$6.30	\$274,597	\$27,459,694	

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	2	20.38%	\$6.28	\$6.28	4	4.02%	\$6.39	\$6.35	6	9.40%	\$6.35	\$6.35
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	0	0.00%	\$0.00	\$0.00	2	20.38%	\$6.28	\$6.28	4	4.02%	\$6.39	\$6.35	6	9.40%	\$6.35	\$6.35

■ Vacant    
 ▲ Abstracted    
 ◆ Allocated    
 ✗ Not Used    
 — Power (Used Sales)



You cannot begin a new analysis using this workbook after June 01, 2023. 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	Unadjst \$ / acre	Unadjst \$ / 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	0	05-047-029-02	6/30/2019	\$339,900	\$370,409	(\$30,599)	(0.0900)	0.231	10,062	(\$132,463)	(\$13.04)	18	26.43%	(\$39,697)	(\$167,478)	(\$3.84)	N/A	
Abstraction	0	05-047-029-01	7/11/2019	\$339,900	\$356,605	(\$16,705)	(0.0481)	0.231	10,062	(\$72,316)	(\$7.16)	21	30.84%	(\$21,857)	(\$94,618)	(\$3.17)	N/A	
Allocation	0	05-047-017-02	4/20/2022	\$357,000	\$250,886	\$106,114	0.1462	0.231	10,062	\$225,945	\$5.29	13	-19.09%	\$43,229	\$182,810	\$4.29	N/A	Doesn't fit pattern
Abstraction	1	05-047-018-02	2/20/2020	\$394,500	\$352,245	\$42,255	0.1071	0.231	10,062	\$182,922	\$4.20	13	19.09%	\$50,322	\$217,844	\$5.00	N/A	
Allocation	1	05-047-031-01	7/8/2020	\$415,000	\$338,891	\$60,673	0.1462	0.231	10,062	\$262,654	\$6.03	9	0.00%	\$60,673	\$262,654	\$6.03	N/A	
Allocation	1	05-047-029-02	9/30/2019	\$339,900	\$370,499	\$49,693	0.1462	0.231	10,062	\$215,123	\$4.94	18	26.43%	\$62,829	\$271,988	\$6.24	N/A	
Allocation	1	05-047-029-01	7/11/2019	\$339,900	\$356,605	\$49,693	0.1462	0.231	10,062	\$215,123	\$4.94	21	30.84%	\$65,018	\$281,465	\$6.46	N/A	
Allocation	1	05-047-018-02	2/20/2020	\$394,500	\$352,245	\$57,676	0.1462	0.231	10,062	\$249,679	\$5.73	13	19.09%	\$68,687	\$297,345	\$6.83	N/A	
Abstraction	1	05-047-031-01	7/8/2020	\$415,000	\$338,891	\$76,109	0.1834	0.231	10,062	\$329,476	\$7.56	9	0.00%	\$76,109	\$329,476	\$7.56	N/A	
Abstraction	0	05-047-017-02	4/20/2022	\$357,000	\$250,886	\$106,114	0.2972	0.231	10,062	\$459,368	\$10.55	13	-19.09%	\$85,856	\$371,670	\$8.58	N/A	High LTR Ratio