

Good 13

Conclusions: 41000 Central Subs.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	274.49				
Formula Pt 2:	-0.4592				
	2,500	0.057	\$2.55	\$126,107	\$18,988
	5,000	0.114	\$4.56	\$198,724	\$34,216
	10,000	0.230	\$4.00	\$174,133	\$39,975
	12,500	0.287	\$3.61	\$157,174	\$45,103
	15,000	0.344	\$3.32	\$144,551	\$49,777
	20,000	0.459	\$2.91	\$126,664	\$58,156
	25,000	0.574	\$2.62	\$114,328	\$65,615
	30,000	0.689	\$2.41	\$105,146	\$72,415
	40,000	0.918	\$2.12	\$92,135	\$84,605
	50,000	1.148	\$1.91	\$83,162	\$95,457
	60,000	1.377	\$1.76	\$76,483	\$105,349
	87,120	2.000	\$1.48	\$64,446	\$128,891
	130,680	3.000	\$1.23	\$53,498	\$160,493
	174,240	4.000	\$1.08	\$46,878	\$187,510
	217,800	5.000	\$0.97	\$42,312	\$211,561
	304,920	7.000	\$0.83	\$36,255	\$253,784
	435,600	10.000	\$0.71	\$30,778	\$307,778
	653,400	15.000	\$0.59	\$25,549	\$383,239
	871,200	20.000	\$0.51	\$22,388	\$447,753
	1,089,000	25.000	\$0.46	\$20,207	\$505,183
	1,306,800	30.000	\$0.43	\$18,584	\$557,534
	1,742,400	40.000	\$0.37	\$16,285	\$651,389
	2,178,000	50.000	\$0.34	\$14,699	\$734,938
	4,356,000	100.000	\$0.25	\$10,692	\$1,069,184

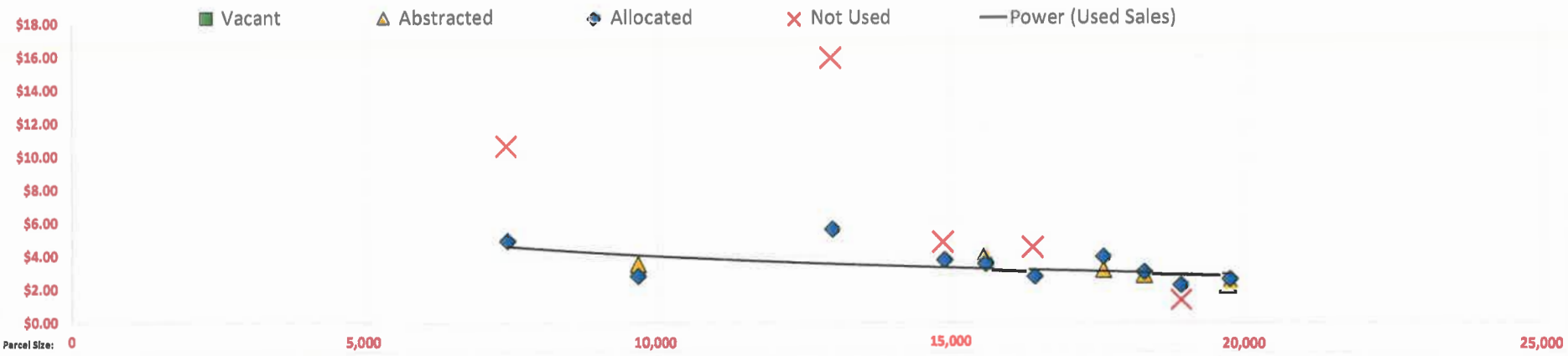
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.03	\$88,597	\$88,597	
65,340	1.5	\$1.69	\$73,547	\$110,320	
87,120	2.0	\$1.48	\$64,446	\$128,891	
108,900	2.5	\$1.34	\$58,169	\$145,423	
130,680	3.0	\$1.23	\$53,498	\$160,493	
174,240	4.0	\$1.08	\$46,878	\$187,510	
217,800	5.0	\$0.97	\$42,312	\$211,561	
304,920	7.0	\$0.83	\$36,255	\$253,784	
435,600	10.0	\$0.71	\$30,778	\$307,778	
653,400	15.0	\$0.59	\$25,549	\$383,239	
871,200	20.0	\$0.51	\$22,388	\$447,753	
1,089,000	25.0	\$0.46	\$20,207	\$505,183	
1,306,800	30.0	\$0.43	\$18,584	\$557,534	
1,742,400	40.0	\$0.37	\$16,285	\$651,389	
2,178,000	50.0	\$0.34	\$14,699	\$734,938	
4,356,000	100.0	\$0.25	\$10,692	\$1,069,184	

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	5	14.19%	\$3.21	\$3.20	10	25.14%	\$3.54	\$3.31	15	22.04%	\$3.43	\$3.20
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	5	14.19%	\$3.21	\$3.20	10	25.14%	\$3.54	\$3.31	15	22.04%	\$3.43	\$3.20



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	Unadjust \$ / acre	Unadjust \$ / 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	05-085-016-00	7/10/2020	\$205,000	\$179,408	\$25,593	0.1248	0.434	18,905	\$58,968	\$1.35	9	0.00%	\$25,502	\$58,968	\$1.35	\$220.63	Low LTB Ratio
Allocation	1	05-085-016-00	7/10/2020	\$205,000	\$179,408	\$42,866	0.2091	0.434	18,905	\$98,768	\$2.27	9	0.00%	\$42,866	\$98,768	\$2.27	\$369.53	
Abstraction	1	05-095-015-00	10/19/2020	\$248,500	\$200,701	\$47,799	0.1924	0.453	19,733	\$105,517	\$2.42	5	0.00%	\$47,799	\$105,517	\$2.42	\$334.26	
Allocation	1	05-095-015-00	10/19/2020	\$248,500	\$200,701	\$51,961	0.2091	0.453	19,733	\$114,705	\$2.63	5	0.00%	\$51,961	\$114,705	\$2.63	\$363.37	
Allocation	1	05-090-031-00	1/8/2021	\$219,485	\$142,987	\$45,894	0.2091	0.377	16,422	\$121,736	\$2.79	3	0.00%	\$45,894	\$121,736	\$2.79	\$310.10	
Allocation	1	05-100-010-00	12/7/2021	\$130,000	\$95,993	\$27,183	0.2091	0.222	9,670	\$122,446	\$2.81	-8	0.00%	\$27,183	\$122,446	\$2.81	\$411.86	
Abstraction	1	05-085-011-00	7/7/2020	\$267,500	\$214,991	\$52,509	0.1963	0.420	18,295	\$125,021	\$2.87	9	0.00%	\$52,509	\$125,021	\$2.87	\$350.06	
Allocation	1	05-085-011-00	7/7/2020	\$267,500	\$214,991	\$55,934	0.2091	0.420	18,295	\$133,177	\$3.06	9	0.00%	\$55,934	\$133,177	\$3.06	\$372.90	
Abstraction	1	05-015-028-00	1/12/2022	\$334,900	\$278,498	\$56,402	0.1684	0.404	17,598	\$139,609	\$3.20	-9	0.00%	\$56,402	\$139,609	\$3.20	\$280.23	Low LTB Ratio
Abstraction	1	05-100-010-00	12/7/2021	\$130,000	\$95,993	\$34,007	0.2616	0.222	9,670	\$153,185	\$3.52	-8	0.00%	\$34,007	\$153,185	\$3.52	\$515.26	High LTB Ratio
Allocation	1	05-095-001-00	8/23/2021	\$265,000	\$201,981	\$55,412	0.2091	0.358	15,594	\$154,781	\$3.55	-5	0.00%	\$55,412	\$154,781	\$3.55	\$522.75	
Allocation	1	05-100-028-00	8/5/2021	\$270,000	\$196,623	\$56,457	0.2091	0.342	14,898	\$165,079	\$3.79	-4	0.00%	\$56,457	\$165,079	\$3.79	\$499.62	
Allocation	1	05-015-028-00	3/12/2022	\$334,900	\$278,498	\$70,028	0.2091	0.404	17,598	\$173,336	\$3.98	-9	0.00%	\$70,028	\$173,336	\$3.98	\$347.93	
Abstraction	1	05-095-001-00	8/23/2021	\$265,000	\$201,981	\$63,019	0.2378	0.358	15,594	\$176,031	\$4.04	-5	0.00%	\$63,019	\$176,031	\$4.04	\$594.52	
Abstraction	0	05-090-031-00	1/8/2021	\$219,485	\$142,987	\$76,498	0.3485	0.377	16,422	\$202,912	\$4.66	3	0.00%	\$76,498	\$202,912	\$4.66	\$516.88	High LTB Ratio
Allocation	1	05-100-042-00	10/30/2020	\$175,000	\$95,144	\$36,593	0.2091	0.171	7,449	\$213,991	\$4.91	5	0.00%	\$36,593	\$213,991	\$4.91	\$562.96	
Abstraction	0	05-100-028-00	8/5/2021	\$270,000	\$196,623	\$79,377	0.3718	0.342	14,898	\$214,553	\$4.93	-4	0.00%	\$79,377	\$214,553	\$4.93	\$649.35	Low LTB Ratio
Allocation	1	05-090-041-00	5/3/2022	\$350,000	\$141,658	\$73,185	0.2091	0.298	12,981	\$245,587	\$5.64	-13	0.00%	\$73,185	\$245,587	\$5.64	\$914.81	
Abstraction	0	05-100-042-00	10/30/2020	\$175,000	\$95,144	\$79,856	0.4563	0.171	7,449	\$466,994	\$10.71	5	0.00%	\$79,856	\$466,994	\$10.71	\$1,228.55	High LTB Ratio
Abstraction	0	05-090-041-00	5/3/2022	\$350,000	\$141,658	\$208,342	0.5953	0.298	12,981	\$600,134	\$16.05	-13	0.00%	\$208,342	\$600,134	\$16.05	\$2,604.28	High LTB Ratio