

Good

Conclusions: 41325 Chelsea Park II.xlsm

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 3.13	3,500	0.080	\$3.13	\$136,199	\$46,901
Formula Pt 2: 0.0000	5,000	0.115	\$3.13	\$136,199	\$46,901
	7,500	0.172	\$3.13	\$136,199	\$46,901
	10,000	0.230	\$3.13	\$136,199	\$46,901
	12,500	0.287	\$3.13	\$136,199	\$46,901
	15,000	0.344	\$3.13	\$136,199	\$46,901
	20,000	0.459	\$3.13	\$136,199	\$46,901
	25,000	0.574	\$3.13	\$136,199	\$46,901
	30,000	0.689	\$3.13	\$136,199	\$46,901
	40,000	0.918	\$3.13	\$136,199	\$46,901
	50,000	1.148	\$3.13	\$136,199	\$46,901
	60,000	1.377	\$3.13	\$136,199	\$46,901
	70,000	1.606	\$3.13	\$136,199	\$46,901
	80,000	1.836	\$3.13	\$136,199	\$46,901
	90,000	2.065	\$3.13	\$136,199	\$46,901
	100,000	2.295	\$3.13	\$136,199	\$46,901
	125,000	2.868	\$3.13	\$136,199	\$46,901
	150,000	3.441	\$3.13	\$136,199	\$46,901
	175,000	4.014	\$3.13	\$136,199	\$46,901
	200,000	4.587	\$3.13	\$136,199	\$46,901
	250,000	5.734	\$3.13	\$136,199	\$46,901
	300,000	6.881	\$3.13	\$136,199	\$46,901
	350,000	8.028	\$3.13	\$136,199	\$46,901
	400,000	9.175	\$3.13	\$136,199	\$46,901
	450,000	10.322	\$3.13	\$136,199	\$46,901
	500,000	11.469	\$3.13	\$136,199	\$46,901

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".

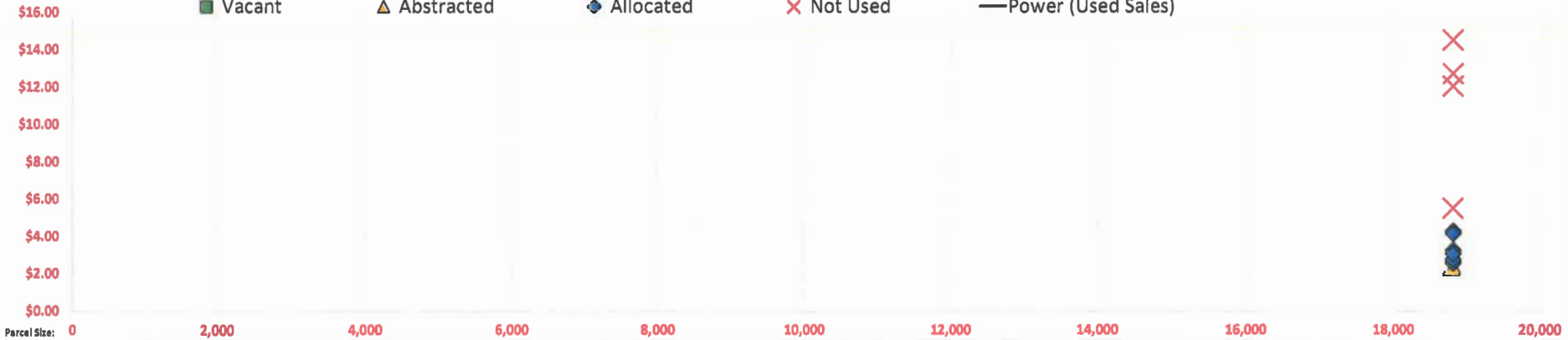
If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$3.13	\$136,199	\$136,199	
65,340	1.5	\$3.13	\$136,199	\$204,299	
87,120	2.0	\$3.13	\$136,199	\$272,399	
108,900	2.5	\$3.13	\$136,199	\$340,499	
130,680	3.0	\$3.13	\$136,199	\$408,598	
174,240	4.0	\$3.13	\$136,199	\$544,798	
217,800	5.0	\$3.13	\$136,199	\$680,997	
304,920	7.0	\$3.13	\$136,199	\$953,396	
435,600	10.0	\$3.13	\$136,199	\$1,361,994	
653,400	15.0	\$3.13	\$136,199	\$2,042,992	
871,200	20.0	\$3.13	\$136,199	\$2,723,989	
1,089,000	25.0	\$3.13	\$136,199	\$3,404,986	
1,306,800	30.0	\$3.13	\$136,199	\$4,085,983	
1,742,400	40.0	\$3.13	\$136,199	\$5,447,978	
2,178,000	50.0	\$3.13	\$136,199	\$6,809,972	
4,356,000	100.0	\$3.13	\$136,199	\$13,619,945	

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	12.48%	\$2.69	\$2.69	6	17.38%	\$3.36	\$3.17	8	16.71%	\$3.19	\$3.05
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	12.48%	\$2.69	\$2.69	6	17.38%	\$3.36	\$3.17	8	16.71%	\$3.19	\$3.05

■ 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	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	1	05-413-007-00	4/30/2021	\$389,900	\$345,721	\$44,179	0.1133	0.432	18,818	\$102,266	\$2.35	-1	0.00%	\$44,179	\$102,266	\$2.35	N/A	
Allocation	1	05-413-007-00	4/30/2021	\$389,900	\$345,721	\$48,582	0.1246	0.432	18,818	\$112,457	\$2.58	-1	0.00%	\$48,582	\$112,457	\$2.58	N/A	
Allocation	1	05-413-029-00	5/17/2021	\$420,000	\$363,259	\$52,332	0.1246	0.432	18,818	\$121,139	\$2.78	-2	0.00%	\$52,332	\$121,139	\$2.78	N/A	
Abstraction	1	05-413-029-00	5/17/2021	\$420,000	\$363,259	\$56,741	0.1351	0.432	18,818	\$131,345	\$3.02	-2	0.00%	\$56,741	\$131,345	\$3.02	N/A	
Allocation	1	05-413-038-00	6/15/2022	\$463,000	\$224,391	\$57,690	0.1246	0.432	18,818	\$133,541	\$3.07	-14	0.00%	\$57,690	\$133,541	\$3.07	N/A	
Allocation	1	05-413-035-00	5/3/2022	\$492,500	\$219,633	\$61,366	0.1246	0.432	18,818	\$142,050	\$3.26	-13	0.00%	\$61,366	\$142,050	\$3.26	N/A	
Allocation	1	05-413-012-00	1/18/2022	\$630,000	\$527,303	\$78,498	0.1246	0.432	18,818	\$181,708	\$4.17	-10	0.00%	\$78,498	\$181,708	\$4.17	N/A	
Allocation	1	05-413-006-00	6/18/2021	\$650,000	\$423,782	\$80,990	0.1246	0.432	18,818	\$187,477	\$4.30	-3	0.00%	\$80,990	\$187,477	\$4.30	N/A	
Abstraction	0	05-413-012-00	1/18/2022	\$630,000	\$527,303	\$102,697	0.1630	0.432	18,818	\$237,725	\$5.46	-10	0.00%	\$102,697	\$237,725	\$5.46	N/A	High LTB Ratio
Abstraction	0	05-413-006-00	6/18/2021	\$650,000	\$423,782	\$226,218	0.3480	0.432	18,818	\$523,653	\$12.02	-3	0.00%	\$226,218	\$523,653	\$12.02	N/A	High LTB Ratio
Abstraction	0	05-413-038-00	6/15/2022	\$463,000	\$224,391	\$238,609	0.5154	0.432	18,818	\$552,336	\$12.68	-14	0.00%	\$238,609	\$552,336	\$12.68	N/A	High LTB Ratio
Abstraction	0	05-413-035-00	5/3/2022	\$492,500	\$219,633	\$272,867	0.5540	0.432	18,818	\$621,627	\$14.50	-13	0.00%	\$272,867	\$621,627	\$14.50	N/A	High LTB Ratio