Conclusions: 41700 Creekside.xlsm

	If you're using the Square Footage Table in Assessing.net			
SqFt	**Acres**	**$/sf**	**$/ac**	**Concluded $**

Curve Formula From Chart	
Formula Pt 1:	15.71
Formula Pt 2:	0.0000

SqFt	Acres	$/sf	$/ac	Concluded $
2,500	0.057	$15.71	$684,151	$39,265
5,000	0.115	$15.71	$684,151	$78,530
7,500	0.172	$15.71	$684,151	$117,795
10,000	0.230	$15.71	$684,151	$157,...
12,500	0.287	$15.71	$684,151	$196,324
15,000	0.344	$15.71	$684,151	$235,589
20,000	0.459	$15.71	$684,151	$314,119
25,000	0.574	$15.71	$684,151	$392,649
30,000	0.689	$15.71	$684,151	$471,178
40,000	0.918	$15.71	$684,151	$628,238
50,000	1.148	$15.71	$684,151	$785,297
60,000	1.377	$15.71	$684,151	$942,357
87,120	2.000	$15.71	$684,151	$1,368,302
130,680	3.000	$15.71	$684,151	$2,052,453
174,240	4.000	$15.71	$684,151	$2,736,604
217,800	5.000	$15.71	$684,151	$3,420,754
435,600	10.000	$15.71	$684,151	$6,841,509
653,400	15.000	$15.71	$684,151	$10,262,263
871,200	20.000	$15.71	$684,151	$13,683,018
1,089,000	25.000	$15.71	$684,151	$17,103,772

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	$15.71	$684,151	$684,151
65,340	1.5	$15.71	$684,151	$1,026,226
87,120	2.0	$15.71	$684,151	$1,368,302
108,900	2.5	$15.71	$684,151	$1,710,377
130,680	3.0	$15.71	$684,151	$2,052,453
174,240	4.0	$15.71	$684,151	$2,736,604
217,800	5.0	$15.71	$684,151	$3,420,754
304,920	7.0	$15.71	$684,151	$4,789,056
435,600	10.0	$15.71	$684,151	$6,841,509
653,400	15.0	$15.71	$684,151	$10,262,263
871,200	20.0	$15.71	$684,151	$13,683,018
1,089,000	25.0	$15.71	$684,151	$17,103,772
1,306,800	30.0	$15.71	$684,151	$20,524,527
1,742,400	40.0	$15.71	$684,151	$27,366,036
2,178,000	50.0	$15.71	$684,151	$34,207,545
4,356,000	100.0	$15.71	$684,151	$68,415,089

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	17.81%	$16.06	$17.89	9	7.23%	$15.84	$15.83	14	12.56%	$15.92	$16.09
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	17.81%	$16.06	$17.89	9	7.23%	$15.84	$15.83	14	12.56%	$15.92	$16.09

	Vacant	△ Abstracted	◆ Allocated	✕ Not Used	— Power (Used Sales)

Chart Y-axis: $80.00, $70.00, $60.00, $50.00, $40.00, $30.00, $20.00, $10.00, $0.00

Parcel Size (X-axis): 0, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000

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	05-099-036-00	8/28/2020	$299,000	$287,488	$11,512	0.0385	0.123	5,358	$93,593	$2.15	7	0.00%	$11,512	$93,593	$2.15	N/A	Low LTB Ratio
Abstraction	0	05-099-030-00	9/1/2020	$315,000	$282,971	$32,029	0.1017	0.123	5,358	$260,398	$5.98	7	0.00%	$32,029	$260,398	$5.98	N/A	Low LTB Ratio
Abstraction	0	05-099-039-00	8/18/2021	$340,000	$287,789	$52,211	0.1536	0.123	5,358	$424,480	$9.74	-5	0.00%	$52,211	$424,480	$9.74	$1,173.28	Low LTB Ratio
Abstraction	1	05-099-005-00	10/1/2020	$296,000	$236,580	$59,420	0.2007	0.123	5,358	$483,089	$11.09	6	0.00%	$59,420	$483,089	$11.09	N/A	Low LTB Ratio
Abstraction	1	05-099-007-00	1/4/2021	$351,000	$285,974	$65,026	0.1853	0.123	5,358	$528,667	$12.14	3	0.00%	$65,026	$528,667	$12.14	N/A	Low LTB Ratio
Allocation	1	05-099-005-00	10/1/2020	$296,000	$236,580	$73,852	0.2495	0.123	5,358	$600,423	$13.78	6	0.00%	$73,852	$600,423	$13.78	N/A	
Allocation	1	05-099-036-00	8/28/2020	$299,000	$287,488	$74,601	0.2495	0.123	5,358	$606,508	$13.92	7	0.00%	$74,601	$606,508	$13.92	N/A	
Allocation	1	05-099-030-00	9/1/2020	$315,000	$282,971	$78,593	0.2495	0.123	5,358	$638,963	$14.67	7	0.00%	$78,593	$638,963	$14.67	N/A	
Allocation	1	05-099-039-00	8/18/2021	$340,000	$287,789	$84,830	0.2495	0.123	5,358	$689,675	$15.83	-5	0.00%	$84,830	$689,675	$15.83	$1,906.29	
Allocation	1	05-099-048-00	3/16/2022	$340,000	$244,170	$84,830	0.2495	0.123	5,358	$689,675	$15.83	-12	0.00%	$84,830	$689,675	$15.83	$1,906.29	
Allocation	1	05-099-007-00	1/4/2021	$351,000	$285,974	$87,575	0.2495	0.123	5,358	$711,988	$16.34	3	0.00%	$87,575	$711,988	$16.34	N/A	
Allocation	1	05-099-044-00	12/10/2021	$365,021	$237,641	$91,073	0.2495	0.123	5,358	$740,429	$17.00	-8	0.00%	$91,073	$740,429	$17.00	$2,046.58	
Allocation	1	05-099-030-00	8/27/2021	$375,000	$278,037	$93,563	0.2495	0.123	5,358	$760,671	$17.46	-5	0.00%	$93,563	$760,671	$17.46	$2,102.53	
Allocation	1	05-099-026-00	10/7/2021	$380,000	$267,147	$94,810	0.2495	0.123	5,358	$770,813	$17.70	-6	0.00%	$94,810	$770,813	$17.70	$2,130.56	
Abstraction	1	05-099-048-00	3/16/2022	$340,000	$244,170	$95,830	0.2819	0.123	5,358	$779,106	$17.89	-12	0.00%	$95,830	$779,106	$17.89	$2,153.48	
Abstraction	1	05-099-030-00	8/27/2021	$375,000	$278,037	$96,963	0.2586	0.123	5,358	$788,317	$18.10	-5	0.00%	$96,963	$788,317	$18.10	$2,178.94	Low LTB Ratio
Abstraction	1	05-099-026-00	10/7/2021	$380,000	$267,147	$112,853	0.2970	0.123	5,358	$917,504	$21.06	-6	0.00%	$112,853	$917,504	$21.06	$2,536.02	
Abstraction	0	05-099-044-00	12/10/2021	$365,021	$237,641	$127,380	0.3490	0.123	5,358	$1,035,610	$23.77	-8	0.00%	$127,380	$1,035,610	$23.77	$2,862.47	High LTB Ratio