

Good CB

Conclusions: 41750 Copper VII.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 18338.03	5,000	0.115	\$19.69	\$857,633	\$98,443
Formula Pt 2: -0.8027	7,500	0.172	\$14.22	\$619,376	\$106,642
	10,000	0.230	\$11.29	\$491,662	\$112,870
	13,680	0.312	\$8.44	\$441,034	\$118,980
	17,440	0.344	\$8.15	\$355,074	\$122,721
	20,000	0.459	\$6.47	\$281,859	\$125,412
	25,000	0.574	\$5.41	\$235,637	\$135,237
	30,000	0.689	\$4.67	\$203,557	\$140,190
	40,000	0.918	\$3.71	\$167,584	\$148,378
	50,000	1.148	\$3.10	\$135,085	\$155,057
	60,000	1.377	\$2.68	\$116,694	\$160,736
	87,120	2.000	\$1.99	\$86,505	\$173,010
	130,680	3.000	\$1.43	\$62,473	\$187,419
	174,240	4.000	\$1.14	\$49,591	\$198,365
	217,800	5.000	\$0.95	\$41,799	\$207,294
	435,600	10.000	\$0.55	\$23,767	\$237,674
	653,400	15.000	\$0.39	\$17,165	\$257,469
	871,200	20.000	\$0.31	\$13,625	\$272,506
	1,306,800	30.000	\$0.23	\$9,840	\$295,203
	1,742,400	40.000	\$0.18	\$7,811	\$312,444
	2,178,000	50.000	\$0.15	\$6,530	\$326,507
	4,356,000	100.000	\$0.09	\$3,744	\$374,359

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".

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	0.99%	\$15.48	\$15.50	12	3.51%	\$15.10	\$15.53	17	2.77%	\$15.21	\$15.50
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	0.99%	\$15.48	\$15.50	12	3.51%	\$15.10	\$15.53	17	2.77%	\$15.21	\$15.50



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	05-403-009-00	4/6/2022	\$210,000	\$225,284	\$84,716	0.2733	0.188	8,189	\$450,617	\$10.34	-12	0.00%	\$84,716	\$450,617	\$10.34	N/A	Low LTB Ratio
Abstraction	0	05-403-015-00	2/9/2022	\$310,000	\$220,048	\$89,952	0.2903	0.188	8,189	\$478,468	\$10.98	-10	0.00%	\$89,952	\$478,468	\$10.98	N/A	Low LTB Ratio
Allocation	1	05-403-009-00	4/6/2022	\$310,000	\$225,284	\$108,531	0.3501	0.188	8,189	\$577,293	\$13.25	-12	0.00%	\$108,531	\$577,293	\$13.25	N/A	
Allocation	1	05-403-015-00	2/9/2022	\$310,000	\$220,048	\$108,531	0.3501	0.188	8,189	\$577,293	\$13.25	-10	0.00%	\$108,531	\$577,293	\$13.25	N/A	
Abstraction	0	05-403-007-00	4/15/2022	\$290,000	\$194,797	\$95,203	0.3283	0.155	6,752	\$614,213	\$14.10	-12	0.00%	\$95,203	\$614,213	\$14.10	N/A	Low LTB Ratio
Abstraction	0	05-403-004-00	9/24/2021	\$289,000	\$192,971	\$96,029	0.3233	0.155	6,752	\$619,542	\$14.22	-6	0.00%	\$96,029	\$619,542	\$14.22	N/A	Low LTB Ratio
Allocation	1	05-403-004-00	9/24/2021	\$289,000	\$192,971	\$101,179	0.3501	0.155	6,752	\$652,767	\$14.99	-6	0.00%	\$101,179	\$652,767	\$14.99	N/A	
Allocation	1	05-403-007-00	4/15/2022	\$290,000	\$194,797	\$101,529	0.3501	0.155	6,752	\$655,026	\$15.04	-12	0.00%	\$101,529	\$655,026	\$15.04	N/A	
Abstraction	1	05-403-012-00	1/24/2022	\$300,000	\$197,182	\$102,818	0.3427	0.155	6,752	\$663,342	\$15.23	-10	0.00%	\$102,818	\$663,342	\$15.23	N/A	Low LTB Ratio
Allocation	1	05-403-003-00	5/5/2022	\$295,000	\$191,488	\$103,280	0.3501	0.155	6,752	\$666,319	\$15.30	-13	0.00%	\$103,280	\$666,319	\$15.30	N/A	
Abstraction	1	05-403-003-00	5/5/2022	\$295,000	\$191,488	\$103,512	0.3509	0.155	6,752	\$667,819	\$15.33	-13	0.00%	\$103,512	\$667,819	\$15.33	N/A	
Abstraction	1	05-403-018-00	3/25/2022	\$299,000	\$194,374	\$104,626	0.3499	0.155	6,752	\$675,006	\$15.50	-12	0.00%	\$104,626	\$675,006	\$15.50	N/A	
Allocation	1	05-403-018-00	3/25/2022	\$299,000	\$194,374	\$104,680	0.3501	0.155	6,752	\$675,354	\$15.50	-12	0.00%	\$104,680	\$675,354	\$15.50	N/A	
Abstraction	1	05-403-011-00	4/5/2022	\$300,000	\$195,117	\$104,883	0.3496	0.155	6,752	\$676,665	\$15.53	-12	0.00%	\$104,883	\$676,665	\$15.53	N/A	
Allocation	1	05-403-001-00	2/2/2022	\$300,000	\$177,221	\$105,030	0.3501	0.155	6,752	\$677,613	\$15.56	-10	0.00%	\$105,030	\$677,613	\$15.56	N/A	
Allocation	1	05-403-005-00	10/5/2021	\$300,000	\$193,332	\$105,030	0.3501	0.155	6,752	\$677,613	\$15.56	-6	0.00%	\$105,030	\$677,613	\$15.56	N/A	
Allocation	1	05-403-006-00	1/28/2022	\$300,000	\$178,994	\$105,030	0.3501	0.155	6,752	\$677,613	\$15.56	-10	0.00%	\$105,030	\$677,613	\$15.56	N/A	
Allocation	1	05-403-011-00	4/5/2022	\$300,000	\$195,117	\$105,030	0.3501	0.155	6,752	\$677,613	\$15.56	-12	0.00%	\$105,030	\$677,613	\$15.56	N/A	
Allocation	1	05-403-012-00	1/24/2022	\$300,000	\$197,182	\$105,030	0.3501	0.155	6,752	\$677,613	\$15.56	-10	0.00%	\$105,030	\$677,613	\$15.56	N/A	
Abstraction	1	05-403-005-00	10/5/2021	\$300,000	\$193,332	\$106,668	0.3556	0.155	6,752	\$688,181	\$15.80	-6	0.00%	\$106,668	\$688,181	\$15.80	N/A	High LTB Ratio
Allocation	1	05-403-014-00	6/10/2022	\$310,000	\$194,374	\$108,531	0.3501	0.155	6,752	\$700,200	\$16.07	-14	0.00%	\$108,531	\$700,200	\$16.07	N/A	
Abstraction	0	05-403-014-00	6/10/2022	\$310,000	\$194,374	\$115,626	0.3730	0.155	6,752	\$745,974	\$17.13	-14	0.00%	\$115,626	\$745,974	\$17.13	N/A	High LTB Ratio
Abstraction	0	05-403-006-00	1/28/2022	\$300,000	\$178,994	\$121,006	0.4034	0.155	6,752	\$780,684	\$17.92	-10	0.00%	\$121,006	\$780,684	\$17.92	N/A	High LTB Ratio
Abstraction	0	05-403-001-00	1/2/2022	\$300,000	\$177,221	\$122,779	0.4093	0.155	6,752	\$792,123	\$18.18	-10	0.00%	\$122,779	\$792,123	\$18.18	N/A	High LTB Ratio