

Conclusions: 42225 Emerald Highlands.xlsm

Handwritten initials/signature

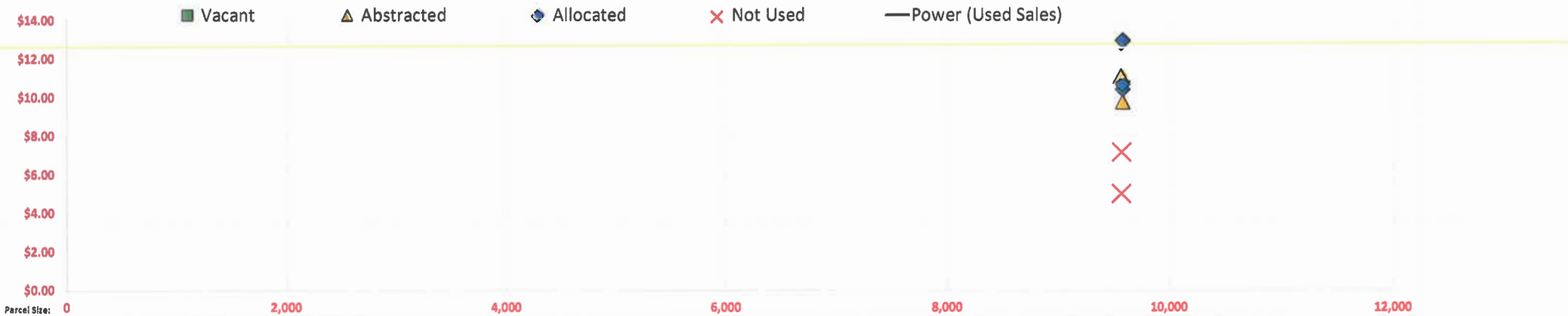
If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 11.27	7,500	0.172	\$11.27	\$490,787	\$84,502
Formula Pt 2: 0.0000	10,000	0.230	\$11.27	\$490,787	\$112,669
	15,000	0.344	\$11.27	\$490,787	\$169,021
	20,000	0.459	\$11.27	\$490,787	\$225,373
	25,000	0.574	\$11.27	\$490,787	\$281,725
	30,000	0.689	\$11.27	\$490,787	\$338,077
	40,000	0.918	\$11.27	\$490,787	\$450,677
	50,000	1.148	\$11.27	\$490,787	\$563,277
	60,000	1.377	\$11.27	\$490,787	\$675,877
	87,120	2.000	\$11.27	\$490,787	\$981,574
	130,680	3.000	\$11.27	\$490,787	\$1,472,361
	174,240	4.000	\$11.27	\$490,787	\$1,963,148
	217,800	5.000	\$11.27	\$490,787	\$2,453,935
	435,600	10.000	\$11.27	\$490,787	\$4,907,870
	653,400	15.000	\$11.27	\$490,787	\$7,361,805
	871,200	20.000	\$11.27	\$490,787	\$9,815,741
	1,089,000	25.000	\$11.27	\$490,787	\$12,269,676
	1,306,800	30.000	\$11.27	\$490,787	\$14,723,611
	1,742,400	40.000	\$11.27	\$490,787	\$19,631,481
	2,178,000	50.000	\$11.27	\$490,787	\$24,539,351
	4,356,000	100.000	\$11.27	\$490,787	\$49,078,703

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	2	6.82%	\$10.49	\$10.49	4	10.16%	\$11.76	\$11.81	6	9.49%	\$11.33	\$10.95
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	6.82%	\$10.49	\$10.49	4	10.16%	\$11.76	\$11.81	6	9.49%	\$11.33	\$10.95



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	05-113-013-00	1/2/2020	\$225,000	\$185,486	\$39,514	0.1756	0.220	9,583	\$170,609	\$4.13	16	24.69%	\$40,271	\$223,958	\$5.14	N/A	Low LTB Ratio
Abstraction	0	05-113-005-00	10/31/2019	\$220,000	\$165,637	\$54,363	0.2471	0.220	9,583	\$247,105	\$5.67	17	27.08%	\$69,576	\$216,255	\$7.26	N/A	Low LTB Ratio
Abstraction	1	05-113-008-00	7/9/2021	\$226,000	\$132,381	\$93,619	0.4142	0.220	9,583	\$425,541	\$9.77	-3	0.00%	\$93,619	\$425,541	\$9.77	N/A	
Allocation	1	05-113-008-00	7/9/2021	\$226,000	\$132,381	\$99,847	0.4418	0.220	9,583	\$453,849	\$10.42	-3	0.00%	\$99,847	\$453,849	\$10.42	N/A	
Allocation	1	05-113-011-00	5/5/2022	\$295,000	\$158,448	\$130,331	0.4418	0.220	9,583	\$592,414	\$13.60	-13	-21.40%	\$102,441	\$465,639	\$10.69	N/A	
Abstraction	1	05-113-011-00	5/5/2022	\$295,000	\$158,448	\$136,552	0.4629	0.220	9,583	\$620,691	\$14.25	-13	-21.40%	\$107,330	\$487,865	\$11.20	N/A	
Allocation	1	05-113-013-00	1/2/2020	\$225,000	\$185,486	\$99,405	0.4418	0.220	9,583	\$451,841	\$10.37	15	24.69%	\$123,950	\$563,410	\$12.93	N/A	
Allocation	1	05-113-005-00	10/31/2019	\$220,000	\$165,637	\$97,196	0.4418	0.220	9,583	\$441,800	\$10.14	17	27.98%	\$124,396	\$565,435	\$12.98	N/A	