

Good  
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Conclusions: 43000 Golf Subs.xlsm

If you're using the Square Footage Table in Assessing.net						
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$50.13	\$2,183,829	\$125,335	
Formula Pt 1:	40442.28	5,000	0.115	\$27.71	\$1,207,002	\$138,545
Formula Pt 2:	-0.8554	7,500	0.172	\$19.59	\$853,246	\$146,909
	10,000	0.230	\$15.31	\$667,110	\$153,147	
	12,500	0.287	\$12.65	\$551,185	\$158,168	
	15,000	0.344	\$10.83	\$471,589	\$162,393	
	20,000	0.459	\$8.46	\$368,712	\$169,289	
	25,000	0.574	\$6.99	\$304,640	\$174,839	
	30,000	0.689	\$5.98	\$260,647	\$179,509	
	40,000	0.918	\$4.68	\$203,787	\$187,132	
	50,000	1.148	\$3.87	\$168,375	\$193,267	
	60,000	1.377	\$3.31	\$144,060	\$198,429	
	87,120	2.000	\$2.40	\$104,711	\$209,421	
	130,680	3.000	\$1.70	\$74,021	\$222,064	
	174,240	4.000	\$1.33	\$57,874	\$231,494	
	217,800	5.000	\$1.10	\$47,817	\$239,084	
	304,920	7.000	\$0.82	\$35,857	\$251,001	
	435,600	10.000	\$0.61	\$26,428	\$264,284	
	653,400	15.000	\$0.43	\$18,683	\$280,238	
	871,200	20.000	\$0.34	\$14,607	\$292,139	
	1,089,000	25.000	\$0.28	\$12,069	\$301,717	
	1,306,800	30.000	\$0.24	\$10,326	\$309,775	
	1,742,400	40.000	\$0.19	\$8,073	\$322,930	
	2,178,000	50.000	\$0.15	\$6,670	\$333,518	
	4,356,000	100.000	\$0.08	\$3,687	\$368,671	

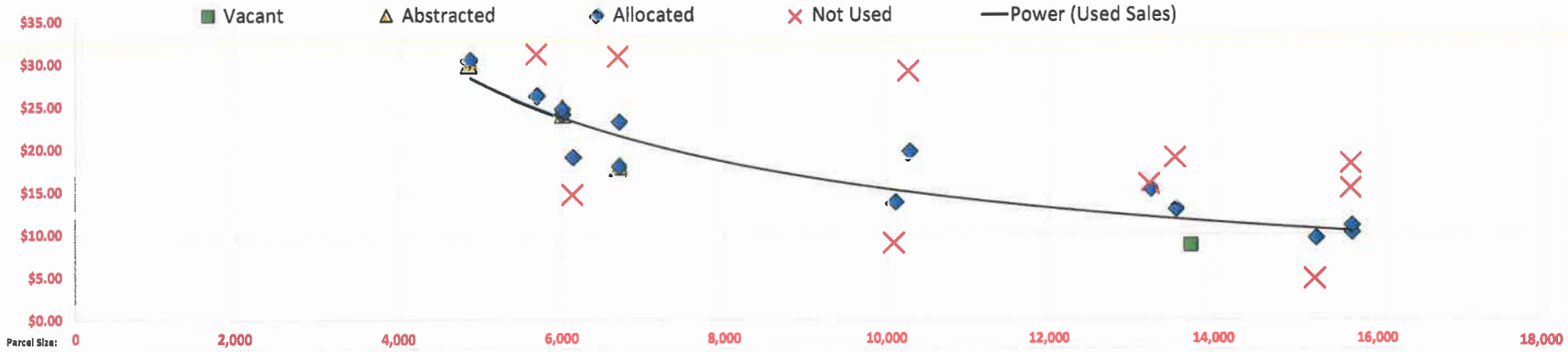
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$4.35	\$189,453	\$189,453	
65,340	1.5	\$3.07	\$133,927	\$200,890	
87,120	2.0	\$2.40	\$104,711	\$209,421	
108,900	2.5	\$1.99	\$86,515	\$216,287	
130,680	3.0	\$1.70	\$74,021	\$222,064	
174,240	4.0	\$1.33	\$57,874	\$231,494	
217,800	5.0	\$1.10	\$47,817	\$239,084	
304,920	7.0	\$0.82	\$35,857	\$251,001	
435,600	10.0	\$0.61	\$26,428	\$264,284	
653,400	15.0	\$0.43	\$18,683	\$280,238	
871,200	20.0	\$0.34	\$14,607	\$292,139	
1,089,000	25.0	\$0.28	\$12,069	\$301,717	
1,306,800	30.0	\$0.24	\$10,326	\$309,775	
1,742,400	40.0	\$0.19	\$8,073	\$322,930	
2,178,000	50.0	\$0.15	\$6,670	\$333,518	
4,356,000	100.0	\$0.08	\$3,687	\$368,671	

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	1	0.00%	\$8.75	\$8.75	4	13.21%	\$24.27	\$24.50	14	29.54%	\$18.47	\$18.53	19	30.33%	\$19.18	\$19.07
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	1	0.00%	\$8.75	\$8.75	4	13.21%	\$24.27	\$24.50	14	29.54%	\$18.47	\$18.53	19	30.33%	\$19.18	\$19.07



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	05-091-019-00	9/25/2020	\$541,000	\$463,675	\$77,325	0.1429	0.350	15,246	\$220,929	\$5.07	6	0.00%	\$77,325	\$220,929	\$5.07	\$644.38	Low-LTB-Ratio
Vacant	1	05-446-006-00	1/13/2021	\$120,000	\$0	\$120,000	N/A	0.315	13,721	\$380,952	\$8.75	3	0.00%	\$120,000	\$380,952	\$8.75	\$2,165.28	
Abstraction	0	05-091-003-00	12/29/2020	\$515,000	\$423,074	\$92,926	0.1804	0.232	10,106	\$400,543	\$9.20	3	0.00%	\$92,926	\$400,543	\$9.20	\$929.26	Low-LTB-Ratio
Allocation	1	05-091-019-00	9/25/2020	\$541,000	\$463,675	\$146,341	0.2705	0.350	15,246	\$418,116	\$9.60	6	0.00%	\$146,341	\$418,116	\$9.60	\$1,219.50	
Allocation	1	05-098-007-00	7/16/2021	\$595,000	\$347,935	\$160,948	0.2705	0.360	15,682	\$447,076	\$10.26	-4	0.00%	\$160,948	\$447,076	\$10.26	\$1,538.70	
Allocation	1	05-098-007-00	3/2/2022	\$640,000	\$347,935	\$173,120	0.2705	0.360	15,682	\$480,889	\$11.04	-11	0.00%	\$173,120	\$480,889	\$11.04	\$1,655.07	
Allocation	1	05-098-004-00	6/8/2021	\$650,000	\$388,860	\$175,825	0.2705	0.311	13,547	\$565,354	\$12.98	-2	0.00%	\$175,825	\$565,354	\$12.98	\$1,814.31	
Allocation	1	05-091-003-00	12/29/2020	\$515,000	\$422,074	\$139,308	0.2705	0.232	10,106	\$600,463	\$13.78	3	0.00%	\$139,308	\$600,463	\$13.78	\$1,393.08	
Abstraction	0	05-093-023-00	6/23/2020	\$433,000	\$342,057	\$90,943	0.2100	0.141	6,142	\$644,986	\$14.81	9	0.00%	\$90,943	\$644,986	\$14.81	\$1,684.13	Low-LTB-Ratio
Allocation	1	05-446-002-00	8/17/2021	\$750,000	\$535,882	\$202,875	0.2705	0.304	13,242	\$667,352	\$15.32	-5	0.00%	\$202,875	\$667,352	\$15.32	\$2,072.06	
Abstraction	0	05-098-007-00	7/16/2021	\$595,000	\$247,935	\$247,065	0.4153	0.360	15,682	\$686,292	\$15.76	-4	0.00%	\$247,065	\$686,292	\$15.76	\$2,362.00	High-LTB-Ratio
Abstraction	0	05-446-002-00	8/17/2021	\$750,000	\$535,882	\$214,118	0.2855	0.304	13,242	\$704,336	\$16.17	-5	0.00%	\$214,118	\$704,336	\$16.17	\$2,186.89	Low-LTB-Ratio
Abstraction	1	05-093-013-00	4/28/2020	\$446,000	\$325,464	\$120,536	0.2703	0.154	6,708	\$782,701	\$17.97	11	0.00%	\$120,536	\$782,701	\$17.97	\$2,410.72	
Allocation	1	05-093-013-00	4/28/2020	\$446,000	\$325,464	\$120,643	0.2705	0.154	6,708	\$783,396	\$17.98	11	0.00%	\$120,643	\$783,396	\$17.98	\$2,412.86	
Abstraction	0	05-098-007-00	7/16/2021	\$640,000	\$347,935	\$292,065	0.4564	0.360	15,682	\$811,292	\$18.62	-11	0.00%	\$292,065	\$811,292	\$18.62	\$2,792.21	High-LTB-Ratio
Allocation	1	05-093-023-00	6/23/2020	\$433,000	\$342,057	\$117,127	0.2705	0.141	6,142	\$830,684	\$19.07	9	0.00%	\$117,127	\$830,684	\$19.07	\$2,169.01	
Abstraction	0	05-098-004-00	6/8/2021	\$650,000	\$388,860	\$261,140	0.4018	0.311	13,547	\$839,678	\$19.28	-2	0.00%	\$261,140	\$839,678	\$19.28	\$2,694.67	High-LTB-Ratio
Allocation	1	05-091-004-00	8/13/2021	\$750,000	\$448,146	\$202,875	0.2705	0.236	10,280	\$859,640	\$19.73	-4	0.00%	\$202,875	\$859,640	\$19.73	\$2,028.75	
Allocation	1	05-093-013-00	2/25/2022	\$575,000	\$366,838	\$155,538	0.2705	0.154	6,708	\$1,009,984	\$23.19	-11	0.00%	\$155,538	\$1,009,984	\$23.19	\$3,110.75	
Allocation	1	05-093-018-00	7/8/2021	\$535,000	\$390,210	\$144,718	0.2705	0.138	6,011	\$1,048,678	\$24.07	-3	0.00%	\$144,718	\$1,048,678	\$24.07	\$2,894.35	
Abstraction	1	05-093-018-00	7/8/2021	\$535,000	\$390,210	\$144,790	0.2706	0.138	6,011	\$1,049,203	\$24.09	-3	0.00%	\$144,790	\$1,049,203	\$24.09	\$2,895.80	
Allocation	1	05-093-019-00	11/1/2021	\$549,000	\$399,342	\$148,505	0.2705	0.138	6,011	\$1,076,120	\$24.70	-7	0.00%	\$148,505	\$1,076,120	\$24.70	\$2,970.09	
Abstraction	1	05-093-019-00	11/1/2021	\$549,000	\$399,342	\$149,658	0.2726	0.138	6,011	\$1,084,478	\$24.90	-7	0.00%	\$149,658	\$1,084,478	\$24.90	\$2,993.16	High-LTB-Ratio
Allocation	1	05-093-007-00	12/17/2021	\$555,000	\$376,633	\$150,128	0.2705	0.131	5,706	\$1,146,011	\$26.31	-9	0.00%	\$150,128	\$1,146,011	\$26.31	\$2,544.53	
Abstraction	0	05-091-004-00	8/13/2021	\$750,000	\$448,146	\$301,854	0.4025	0.236	10,280	\$1,270,042	\$28.36	-4	0.00%	\$301,854	\$1,270,042	\$28.36	\$3,018.54	High-LTB-Ratio
Allocation	1	05-093-010-00	8/12/2021	\$550,000	\$403,139	\$146,861	0.2670	0.112	4,879	\$1,311,259	\$30.10	-4	0.00%	\$146,861	\$1,311,259	\$30.10	\$3,415.37	
Allocation	1	05-093-010-00	8/12/2021	\$550,000	\$403,139	\$148,775	0.2705	0.112	4,879	\$1,328,348	\$30.49	-4	0.00%	\$148,775	\$1,328,348	\$30.49	\$3,459.88	
Abstraction	0	05-093-013-00	2/25/2022	\$575,000	\$366,838	\$208,162	0.3620	0.154	6,708	\$1,351,701	\$31.03	-11	0.00%	\$208,162	\$1,351,701	\$31.03	\$4,163.24	High-LTB-Ratio
Abstraction	0	05-093-007-00	12/17/2021	\$555,000	\$376,633	\$178,267	0.3214	0.131	5,706	\$1,361,580	\$31.26	-9	0.00%	\$178,267	\$1,361,580	\$31.26	\$3,023.17	High-LTB-Ratio