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Conclusions: 43500 Grayhawk.xlsm

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	724.49	5,000	0.115	\$5.89	\$256,656
Formula Pt 2:	-0.5650	7,500	0.172	\$4.60	\$204,113
		10,000	0.230	\$3.98	\$173,494
		15,000	0.344	\$3.17	\$137,975
		20,000	0.459	\$2.69	\$117,278
		25,000	0.574	\$2.37	\$103,387
		30,000	0.689	\$2.14	\$93,268
		40,000	0.918	\$1.82	\$79,277
		50,000	1.148	\$1.60	\$69,887
		60,000	1.377	\$1.45	\$63,047
		87,120	2.000	\$1.17	\$51,069
		130,680	3.000	\$0.93	\$40,614
		174,240	4.000	\$0.79	\$34,521
		217,800	5.000	\$0.70	\$30,433
		435,600	10.000	\$0.47	\$20,572
		653,400	15.000	\$0.38	\$16,360
		871,200	20.000	\$0.32	\$13,906
		1,089,000	25.000	\$0.28	\$12,259
		1,306,800	30.000	\$0.25	\$11,059
		1,742,400	40.000	\$0.22	\$9,400
		2,178,000	50.000	\$0.19	\$8,287
		4,356,000	100.000	\$0.13	\$5,602

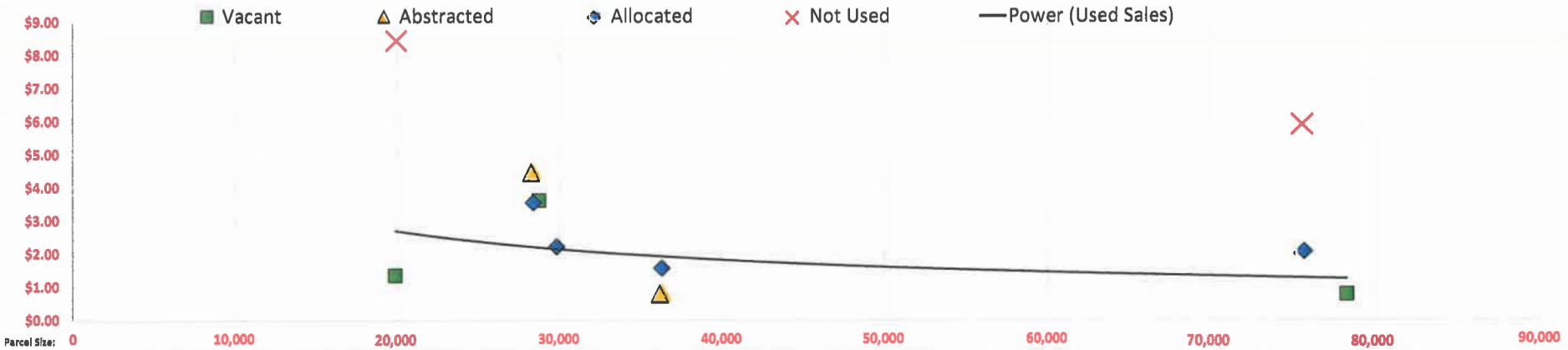
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.73	\$75,549	\$75,549
65,340	1.5	\$1.38	\$60,082	\$90,123
87,120	2.0	\$1.17	\$51,069	\$102,138
108,900	2.5	\$1.03	\$45,020	\$112,550
130,680	3.0	\$0.93	\$40,614	\$121,841
174,240	4.0	\$0.79	\$34,521	\$138,085
217,800	5.0	\$0.70	\$30,433	\$152,163
304,920	7.0	\$0.58	\$25,164	\$176,149
435,600	10.0	\$0.47	\$20,572	\$205,716
653,400	15.0	\$0.38	\$16,360	\$245,401
871,200	20.0	\$0.32	\$13,906	\$278,118
1,089,000	25.0	\$0.28	\$12,259	\$306,471
1,306,800	30.0	\$0.25	\$11,059	\$331,769
1,742,400	40.0	\$0.22	\$9,400	\$376,002
2,178,000	50.0	\$0.19	\$8,287	\$414,333
4,356,000	100.0	\$0.13	\$5,602	\$560,158

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	2	45.38%	\$2.49	\$2.49	2	69.17%	\$2.66	\$2.66	3	29.73%	\$2.45	\$2.22	7	50.97%	\$2.52	\$2.22
1.00	1.99	1	0.00%	\$0.78	\$0.78	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.07	\$2.07	2	45.26%	\$1.43	\$1.43
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	3	69.61%	\$1.92	\$1.36	2	69.17%	\$2.66	\$2.66	4	24.83%	\$2.35	\$2.15	9	50.24%	\$2.28	\$2.07



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	05-131-020-01	4/3/2020	\$525,000	\$530,836	(\$5,836)	(0.0111)	0.685	29,839	(\$8,520)	(\$0.20)	12	0.00%	(\$5,836)	(\$8,520)	(\$0.20)	(\$38.91)	
Vacant	1	05-131-026-00	8/7/2020	\$61,250	\$0	\$61,250	N/A	1.797	78,277	\$34,085	\$0.78	8	0.00%	\$61,250	\$34,085	\$0.78	\$168.83	
Abstraction	1	05-131-001-00	5/7/2021	\$450,000	\$420,090	\$29,910	0.0665	0.833	36,285	\$35,906	\$0.82	-1	0.00%	\$29,910	\$35,906	\$0.82	\$160.61	
Vacant	1	05-131-016-00	6/11/2021	\$27,000	\$0	\$27,000	N/A	0.456	19,863	\$59,211	\$1.36	-2	0.00%	\$27,000	\$59,211	\$1.36	\$213.57	
Allocation	1	05-131-001-00	5/7/2021	\$450,000	\$420,090	\$56,790	0.1262	0.833	36,285	\$68,175	\$1.57	-1	0.00%	\$56,790	\$68,175	\$1.57	\$304.95	
Allocation	1	05-131-035-00	12/29/2021	\$1,240,000	\$787,409	\$156,488	0.1262	1.738	75,707	\$90,039	\$2.07	-9	0.00%	\$156,488	\$90,039	\$2.07	\$975.43	
Allocation	1	05-131-020-01	4/3/2020	\$525,000	\$530,836	\$66,255	0.1262	0.685	29,839	\$96,723	\$2.22	12	0.00%	\$66,255	\$96,723	\$2.22	\$441.70	
Allocation	1	05-131-035-00	7/29/2020	\$800,000	\$672,218	\$100,960	0.1262	0.652	28,401	\$154,847	\$3.55	8	0.00%	\$100,960	\$154,847	\$3.55	\$1,204.92	
Vacant	1	05-131-034-00	10/21/2020	\$104,000	\$0	\$104,000	N/A	0.660	28,750	\$157,576	\$3.62	5	0.00%	\$104,000	\$157,576	\$3.62	\$1,196.23	
Abstraction	1	05-131-035-00	7/29/2020	\$800,000	\$672,218	\$127,782	0.1597	0.652	28,401	\$195,985	\$4.50	8	0.00%	\$127,782	\$195,985	\$4.50	\$1,525.03	
Abstraction	0	05-131-035-00	12/29/2021	\$1,340,000	\$787,409	\$452,591	0.3650	1.738	75,707	\$260,409	\$5.98	-9	0.00%	\$452,591	\$260,409	\$5.98	\$2,821.11	High LTB Ratio
Vacant	0	05-131-041-00	2/29/2022	\$170,000	\$0	\$170,000	N/A	0.460	20,038	\$369,565	\$8.48	-12	0.00%	\$170,000	\$369,565	\$8.48	\$1,957.40	Outlier