

Conclusions: 44500 Incochee.xlsm

Good
03

if you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	concluded \$
Formula Pt 1: 30031.69	2,500	0.057	\$37.83	\$1,647,909	\$94,577
Formula Pt 2: -0.8534	5,000	0.115	\$20.94	\$912,095	\$104,694
	7,500	0.172	\$14.81	\$645,309	\$111,107
	10,000	0.230	\$11.59	\$504,832	\$115,894
	12,500	0.287	\$9.56	\$418,288	\$119,348
	15,000	0.344	\$8.20	\$357,170	\$122,992
	20,000	0.459	\$6.41	\$279,418	\$128,291
	25,000	0.574	\$5.30	\$230,969	\$132,558
	30,000	0.689	\$4.54	\$197,689	\$136,149
	40,000	0.918	\$3.55	\$154,654	\$142,015
	50,000	1.148	\$2.93	\$127,838	\$146,738
	60,000	1.377	\$2.51	\$109,418	\$150,713
	87,120	2.000	\$1.83	\$79,990	\$159,184
	130,680	3.000	\$1.29	\$56,311	\$168,934
	174,240	4.000	\$1.01	\$44,053	\$176,212
	217,800	5.000	\$0.84	\$36,415	\$182,073
	435,600	10.000	\$0.46	\$20,155	\$201,550
	653,400	15.000	\$0.33	\$14,260	\$213,895
	871,200	20.000	\$0.26	\$11,156	\$223,110
	1,089,000	25.000	\$0.21	\$9,221	\$230,530

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".

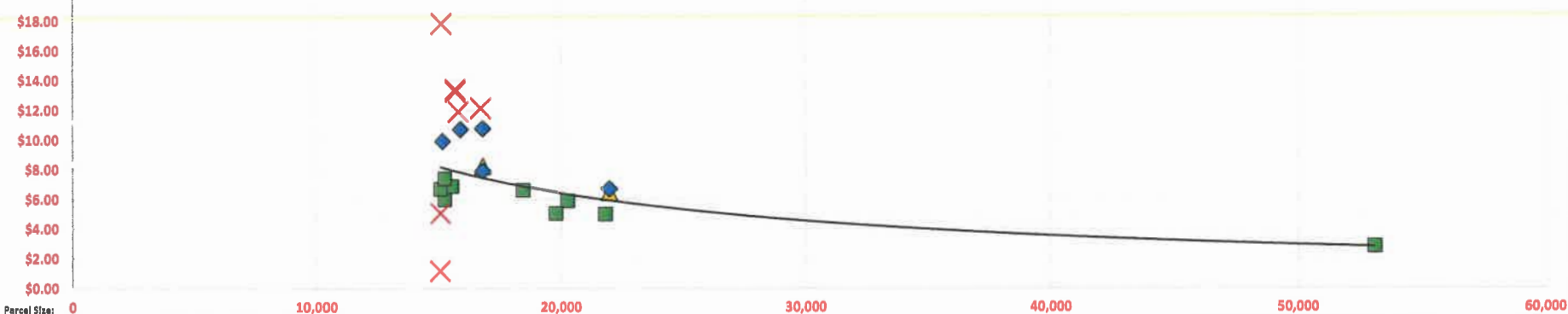
if you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$3.30	\$143,801	\$143,801	
65,340	1.5	\$2.34	\$101,739	\$152,609	
87,120	2.0	\$1.83	\$79,592	\$159,184	
108,900	2.5	\$1.51	\$65,791	\$164,478	
130,680	3.0	\$1.29	\$56,311	\$168,934	
174,240	4.0	\$1.01	\$44,053	\$176,212	
217,800	5.0	\$0.84	\$36,415	\$182,073	
304,920	7.0	\$0.63	\$27,326	\$191,280	
435,600	10.0	\$0.46	\$20,155	\$201,550	
653,400	15.0	\$0.33	\$14,260	\$213,895	
871,200	20.0	\$0.26	\$11,156	\$223,110	
1,089,000	25.0	\$0.21	\$9,221	\$230,530	
1,306,800	30.0	\$0.18	\$7,893	\$236,776	
1,742,400	40.0	\$0.14	\$6,174	\$246,977	
2,178,000	50.0	\$0.12	\$5,104	\$255,191	
4,356,000	100.0	\$0.06	\$2,825	\$282,489	

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	8	11.22%	\$6.20	\$6.31	2	12.17%	\$7.36	\$7.36	5	13.86%	\$9.21	\$9.93	15	20.02%	\$7.36	\$6.71
1.00	1.99	1	0.00%	\$2.82	\$2.82	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.82	\$2.82
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	9	16.38%	\$5.82	\$5.99	2	12.17%	\$7.36	\$7.36	5	13.86%	\$9.21	\$9.93	16	22.39%	\$7.08	\$6.71

■ Vacant
 ▲ Abstracted
 ◆ Allocated
 ✗ Not Used
 — Power (Used Sales)



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	Unadjst \$ / acre	Unadjst \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Allocation	0	05-184-048-00	10/1/2021	\$95,000	\$18,967	\$17,281	0.1819	0.345	15,028	\$50,088	\$1.15	-6	0.00%	\$17,281	\$50,088	\$1.15	\$123.27	Storage-Bldg-Sale
Vacant	1	05-186-051-00	6/2/2020	\$150,000	\$0	\$150,000	N/A	1.219	53,100	\$123,052	\$2.82	10	0.00%	\$150,000	\$123,052	\$2.82	\$1,028.03	
Vacant	1	05-184-016-00	8/20/2020	\$108,888	\$0	\$108,888	N/A	0.500	21,780	\$217,776	\$5.00	7	0.00%	\$108,888	\$217,776	\$5.00	\$921.14	
Abstraction	0	05-184-048-00	10/1/2021	\$95,000	\$18,967	\$76,033	0.8003	0.345	15,028	\$220,386	\$5.06	-6	0.00%	\$76,033	\$220,386	\$5.06	\$586.81	High-LTB-Ratio
Vacant	1	05-185-003-00	6/24/2020	\$100,000	\$0	\$100,000	N/A	0.454	19,776	\$220,264	\$5.06	9	0.00%	\$100,000	\$220,264	\$5.06	\$1,000.00	
Vacant	1	05-184-017-00	3/25/2022	\$119,900	\$0	\$119,900	N/A	0.465	20,255	\$257,849	\$5.92	-12	0.00%	\$119,900	\$257,849	\$5.92	\$481.49	
Vacant	1	05-184-037-00	11/3/2021	\$91,000	\$0	\$91,000	N/A	0.349	15,202	\$260,745	\$5.99	-7	0.00%	\$91,000	\$260,745	\$5.99	\$627.59	
Abstraction	1	05-184-072-00	10/29/2020	\$810,000	\$668,119	\$141,881	0.1752	0.504	21,954	\$281,510	\$6.46	5	0.00%	\$141,881	\$281,510	\$6.46	\$1,068.62	Low LTB Ratio
Vacant	1	05-184-018-00	3/31/2021	\$122,000	\$0	\$122,000	N/A	0.423	18,426	\$288,416	\$6.62	0	0.00%	\$122,000	\$288,416	\$6.62	\$969.64	
Vacant	1	05-184-042-00	1/14/2022	\$100,900	\$0	\$100,900	N/A	0.345	15,028	\$292,464	\$6.71	-9	0.00%	\$100,900	\$292,464	\$6.71	\$703.23	
Allocation	1	05-184-072-00	10/29/2020	\$810,000	\$668,119	\$147,339	0.1819	0.504	21,954	\$292,339	\$6.71	5	0.00%	\$147,339	\$292,339	\$6.71	\$1,109.73	
Vacant	1	05-184-040-00	1/28/2022	\$107,000	\$0	\$107,000	N/A	0.356	15,507	\$300,562	\$6.90	-9	0.00%	\$107,000	\$300,562	\$6.90	\$906.47	
Vacant	1	05-184-056-00	5/9/2022	\$112,500	\$0	\$112,500	N/A	0.349	15,202	\$322,350	\$7.40	-13	0.00%	\$112,500	\$322,350	\$7.40	\$944.43	
Allocation	1	05-184-034-00	7/8/2021	\$730,000	\$591,724	\$132,787	0.1819	0.385	16,771	\$344,901	\$7.92	-3	0.00%	\$132,787	\$344,901	\$7.92	\$1,327.87	
Abstraction	1	05-184-034-00	7/8/2021	\$730,000	\$591,724	\$138,276	0.1894	0.385	16,771	\$359,158	\$8.25	-3	0.00%	\$138,276	\$359,158	\$8.25	\$1,382.76	
Allocation	1	05-184-029-00	5/25/2022	\$825,000	\$554,002	\$150,068	0.1819	0.347	15,115	\$432,471	\$9.93	-14	0.00%	\$150,068	\$432,471	\$9.93	\$1,309.83	
Allocation	1	05-184-046-00	8/26/2020	\$935,000	\$745,120	\$170,077	0.1819	0.364	15,856	\$467,243	\$10.73	7	0.00%	\$170,077	\$467,243	\$10.73	\$1,698.22	
Allocation	1	05-184-009-00	12/10/2020	\$994,000	\$788,899	\$180,809	0.1819	0.385	16,771	\$469,633	\$10.78	4	0.00%	\$180,809	\$469,633	\$10.78	\$1,367.69	
Abstraction	0	05-184-046-00	8/26/2020	\$935,000	\$745,120	\$189,880	0.2031	0.364	15,856	\$521,648	\$11.98	7	0.00%	\$189,880	\$521,648	\$11.98	\$1,895.06	High-LTB-Ratio
Abstraction	0	05-184-009-00	12/10/2020	\$994,000	\$788,899	\$205,101	0.2063	0.385	16,771	\$532,730	\$12.23	4	0.00%	\$205,101	\$532,730	\$12.23	\$1,551.44	High-LTB-Ratio
Allocation	0	05-184-014-00	8/28/2020	\$1,150,000	\$938,594	\$209,185	0.1819	0.361	15,725	\$579,460	\$13.30	7	0.00%	\$209,185	\$579,460	\$13.30	\$2,195.71	Outlier
Abstraction	0	05-184-014-00	8/28/2020	\$1,150,000	\$938,594	\$211,406	0.1838	0.361	15,725	\$585,612	\$13.44	7	0.00%	\$211,406	\$585,612	\$13.44	\$2,219.02	Outlier
Abstraction	0	05-184-029-00	5/25/2022	\$825,000	\$554,002	\$270,998	0.3285	0.347	15,115	\$780,974	\$17.93	-14	0.00%	\$270,998	\$780,974	\$17.93	\$2,265.85	High-LTB-Ratio