

Handwritten signature

Conclusions: 46500 Mall Subs.xlsm

Curve Formula From Chart	If you're using the Square Footage Table In Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$25.62	\$1,115,933	\$64,046	
Formula Pt 1:	17323.52	5,000	0.115	\$14.38	\$626,495	\$71,912
Formula Pt 2:	-0.8329	7,500	0.172	\$10.26	\$446,946	\$76,953
	10,000	0.230	\$3.77	\$351,719	\$80,723	
	12,500	0.287	\$6.70	\$292,066	\$83,811	
	15,000	0.344	\$5.76	\$250,918	\$86,404	
	20,000	0.459	\$4.53	\$197,457	\$90,660	
	25,000	0.574	\$3.76	\$163,968	\$94,105	
	30,000	0.689	\$3.23	\$140,867	\$97,016	
	40,000	0.918	\$2.54	\$110,854	\$101,794	
	50,000	1.148	\$2.11	\$92,053	\$105,662	
	60,000	1.377	\$1.82	\$79,084	\$108,931	
	87,120	2.000	\$1.33	\$57,968	\$115,936	
	130,680	3.000	\$0.95	\$41,355	\$124,064	
	174,240	4.000	\$0.75	\$32,544	\$130,174	
	217,800	5.000	\$0.62	\$27,024	\$135,120	
	435,600	10.000	\$0.35	\$15,171	\$151,715	
	653,400	15.000	\$0.25	\$10,823	\$162,352	
	871,200	20.000	\$0.20	\$8,517	\$170,348	
	1,089,000	25.000	\$0.16	\$7,023	\$176,820	

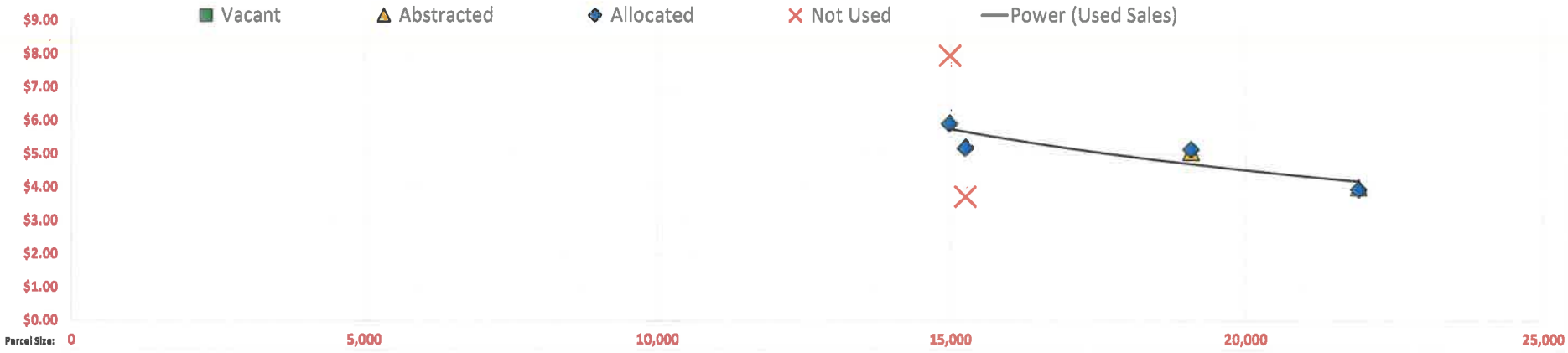
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.37	\$103,255	\$103,255	
65,340	1.5	\$1.69	\$73,663	\$110,494	
87,120	2.0	\$1.33	\$57,968	\$115,936	
108,900	2.5	\$1.11	\$48,136	\$120,341	
130,680	3.0	\$0.95	\$41,355	\$124,064	
174,240	4.0	\$0.75	\$32,544	\$130,174	
217,800	5.0	\$0.62	\$27,024	\$135,120	
304,920	7.0	\$0.47	\$20,419	\$142,936	
435,600	10.0	\$0.35	\$15,171	\$151,715	
653,400	15.0	\$0.25	\$10,823	\$162,352	
871,200	20.0	\$0.20	\$8,517	\$170,348	
1,089,000	25.0	\$0.16	\$7,023	\$176,820	
1,306,800	30.0	\$0.14	\$6,076	\$182,290	
1,742,400	40.0	\$0.11	\$4,782	\$191,268	
2,178,000	50.0	\$0.09	\$3,971	\$198,536	
4,356,000	100.0	\$0.05	\$2,229	\$222,919	

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	11.53%	\$4.56	\$4.56	4	9.61%	\$5.06	\$5.18	6	10.42%	\$4.89	\$5.12
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	11.53%	\$4.56	\$4.56	4	9.61%	\$5.06	\$5.18	6	10.42%	\$4.89	\$5.12



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	05-220-004-00	10/30/2020	\$205,000	\$148,089	\$56,911	0.2776	0.350	15,246	\$162,603	\$3.73	5	0.00%	\$56,911	\$162,603	\$3.73	\$395.23	Let-LTB-Ratio
Allocation	1	05-105-009-00	9/24/2021	\$225,000	\$136,725	\$86,850	0.3860	0.503	21,911	\$172,664	\$3.96	-6	0.00%	\$86,850	\$172,664	\$3.96	\$1,059.15	
Abstraction	1	05-105-009-00	9/24/2021	\$225,000	\$136,725	\$88,275	0.3923	0.503	21,911	\$175,497	\$4.03	-6	0.00%	\$88,275	\$175,497	\$4.03	\$1,076.52	
Abstraction	1	05-220-007-00	9/24/2021	\$255,000	\$157,998	\$97,002	0.3804	0.438	19,079	\$221,466	\$5.08	-6	0.00%	\$97,002	\$221,466	\$5.08	\$1,077.80	
Allocation	1	05-220-007-00	9/24/2021	\$255,000	\$157,998	\$98,430	0.3860	0.438	19,079	\$224,726	\$5.16	-6	0.00%	\$98,430	\$224,726	\$5.16	\$1,093.67	
Allocation	1	05-220-004-00	10/30/2020	\$205,000	\$148,089	\$79,130	0.3860	0.350	15,246	\$226,086	\$5.19	5	0.00%	\$79,130	\$226,086	\$5.19	\$549.51	
Allocation	1	05-220-009-00	4/25/2022	\$230,000	\$110,505	\$88,780	0.3860	0.344	14,985	\$258,081	\$5.92	-13	0.00%	\$88,780	\$258,081	\$5.92	\$887.80	
Abstraction	0	05-220-009-00	4/25/2022	\$230,000	\$110,505	\$119,495	0.5195	0.344	14,985	\$247,369	\$7.97	-13	0.00%	\$119,495	\$247,369	\$7.97	\$1,194.95	High-LTB-Ratio