

MSB

Conclusions: 46700 Mobile-Mod 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	\$5.73	\$249,607	\$14,325	
Formula Pt 1:	702.04	5,000	0.115	\$3.74	\$163,027	\$18,713
Formula Pt 2:	-0.6145	7,500	0.172	\$2.92	\$127,070	\$21,878
	10,000	0.230	\$2.44	\$106,479	\$24,444	
	12,500	0.287	\$2.13	\$92,834	\$26,640	
	15,000	0.344	\$1.91	\$82,994	\$28,579	
	20,000	0.459	\$1.60	\$69,545	\$31,931	
	25,000	0.574	\$1.39	\$50,633	\$34,799	
	30,000	0.689	\$1.24	\$42,206	\$37,332	
	40,000	0.918	\$1.04	\$45,422	\$41,710	
	50,000	1.148	\$0.91	\$39,602	\$45,456	
	60,000	1.377	\$0.81	\$35,404	\$48,766	
	87,120	2.000	\$0.65	\$28,152	\$56,305	
	130,680	3.000	\$0.50	\$21,943	\$65,830	
	174,240	4.000	\$0.42	\$18,387	\$73,549	
	217,800	5.000	\$0.37	\$16,031	\$80,156	
	435,600	10.000	\$0.24	\$10,470	\$104,705	
	653,400	15.000	\$0.19	\$8,161	\$122,417	
	871,200	20.000	\$0.16	\$6,839	\$136,773	
	1,089,000	25.000	\$0.14	\$5,352	\$149,058	

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	\$0.99	\$43,104	\$43,104	
65,340	1.5	\$0.77	\$33,597	\$50,895	
87,120	2.0	\$0.65	\$28,152	\$56,305	
108,900	2.5	\$0.56	\$24,545	\$61,362	
130,680	3.0	\$0.50	\$21,943	\$65,830	
174,240	4.0	\$0.42	\$18,387	\$73,549	
217,800	5.0	\$0.37	\$16,031	\$80,156	
304,920	7.0	\$0.30	\$13,037	\$91,256	
435,600	10.0	\$0.24	\$10,470	\$104,705	
653,400	15.0	\$0.19	\$8,161	\$122,417	
871,200	20.0	\$0.16	\$6,839	\$136,773	
1,089,000	25.0	\$0.14	\$5,962	\$149,058	
1,306,800	30.0	\$0.12	\$5,330	\$159,910	
1,742,400	40.0	\$0.10	\$4,467	\$178,662	
2,178,000	50.0	\$0.09	\$3,894	\$194,710	
4,356,000	100.0	\$0.06	\$2,543	\$254,344	

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	23.30%	\$3.09	\$3.09	3	30.12%	\$2.46	\$1.97	4	28.37%	\$2.49	\$2.34	9	29.40%	\$2.61	\$2.37
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	2	23.30%	\$3.09	\$3.09	3	30.12%	\$2.46	\$1.97	4	28.37%	\$2.49	\$2.34	9	29.40%	\$2.61	\$2.37



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
Allocation	1	05-065-023-00	11/8/2019	\$70,000	\$41,729	\$26,579	0.3797	0.359	15,638	\$74,036	\$1.70	17	0.00%	\$26,579	\$74,036	\$1.70	\$221.49	
Abstraction	1	05-065-023-00	11/8/2019	\$70,000	\$41,729	\$28,271	0.4039	0.359	15,638	\$78,749	\$1.81	17	0.00%	\$28,271	\$78,749	\$1.81	\$235.59	
Allocation	1	05-215-035-00	11/14/2019	\$58,000	\$35,890	\$22,023	0.3797	0.258	11,238	\$85,359	\$1.96	17	0.00%	\$22,023	\$85,359	\$1.96	\$293.63	
Abstraction	1	05-215-035-00	11/14/2019	\$58,000	\$35,890	\$22,110	0.3812	0.258	11,238	\$85,698	\$1.97	17	0.00%	\$22,110	\$85,698	\$1.97	\$294.80	
Vacant	1	05-065-025-00	9/9/2021	\$18,500	\$0	\$18,500	N/A	0.179	7,797	\$103,352	\$2.37	-5	0.00%	\$18,500	\$103,352	\$2.37	\$308.33	
Allocation	1	05-215-026-00	2/2/2021	\$75,000	\$35,329	\$28,478	0.3797	0.241	10,498	\$118,164	\$2.71	2	0.00%	\$28,478	\$118,164	\$2.71	\$406.82	
Abstraction	1	05-215-028-00	10/18/2019	\$50,000	\$31,099	\$18,901	0.3780	0.121	5,271	\$156,207	\$3.59	17	0.00%	\$18,901	\$156,207	\$3.59	\$126.01	
Allocation	1	05-215-028-00	10/18/2019	\$50,000	\$31,099	\$18,985	0.3797	0.121	5,271	\$156,901	\$3.60	17	0.00%	\$18,985	\$156,901	\$3.60	\$126.57	
Abstraction	0	05-215-026-00	1/1/2021	\$75,000	\$35,329	\$30,671	0.5289	0.241	10,498	\$164,610	\$3.78	2	0.00%	\$30,671	\$164,610	\$3.78	\$566.73	High LTB Ratio
Vacant	1	05-215-033-00	5/24/2021	\$40,000	\$0	\$40,000	N/A	0.241	10,498	\$165,975	\$3.81	-2	0.00%	\$40,000	\$165,975	\$3.81	\$571.43	
Abstraction	0	05-150-012-00	2/11/2022	\$155,000	\$105,144	\$40,856	0.3217	0.277	12,066	\$170,986	\$4.13	-10	0.00%	\$40,856	\$170,986	\$4.13	\$484.04	Low LTB Ratio
Allocation	0	05-150-012-00	2/11/2022	\$155,000	\$105,144	\$58,854	0.2797	0.277	12,066	\$212,468	\$4.88	-10	0.00%	\$58,854	\$212,468	\$4.88	\$571.39	Outlier