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Conclusions: 47000 NE Com'l Influence.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	\$2.69	\$116,964	\$6,713	
Formula Pt 1:	1.39	5,000	0.115	\$2.85	\$123,984	\$14,231
Formula Pt 2:	0.0841	7,500	0.172	\$2.94	\$128,284	\$22,087
	10,000	0.230	\$3.02	\$131,425	\$30,171	
	12,500	0.287	\$3.07	\$133,915	\$38,428	
	15,000	0.344	\$3.12	\$135,984	\$46,826	
	20,000	0.459	\$3.20	\$139,313	\$63,964	
	25,000	0.574	\$3.26	\$141,952	\$81,469	
	30,000	0.689	\$3.31	\$144,145	\$99,274	
	40,000	0.918	\$3.39	\$147,675	\$135,606	
	50,000	1.148	\$3.45	\$150,472	\$172,718	
	60,000	1.377	\$3.51	\$152,797	\$210,464	
	87,120	2.000	\$3.62	\$157,665	\$315,330	
	174,240	4.000	\$3.84	\$167,128	\$668,512	
	217,800	5.000	\$3.91	\$170,294	\$851,468	
	435,600	10.000	\$4.14	\$180,515	\$1,805,146	
	653,400	15.000	\$4.29	\$186,776	\$2,801,634	
	871,200	20.000	\$4.39	\$191,349	\$3,826,982	
	1,089,000	25.000	\$4.48	\$194,974	\$4,874,339	

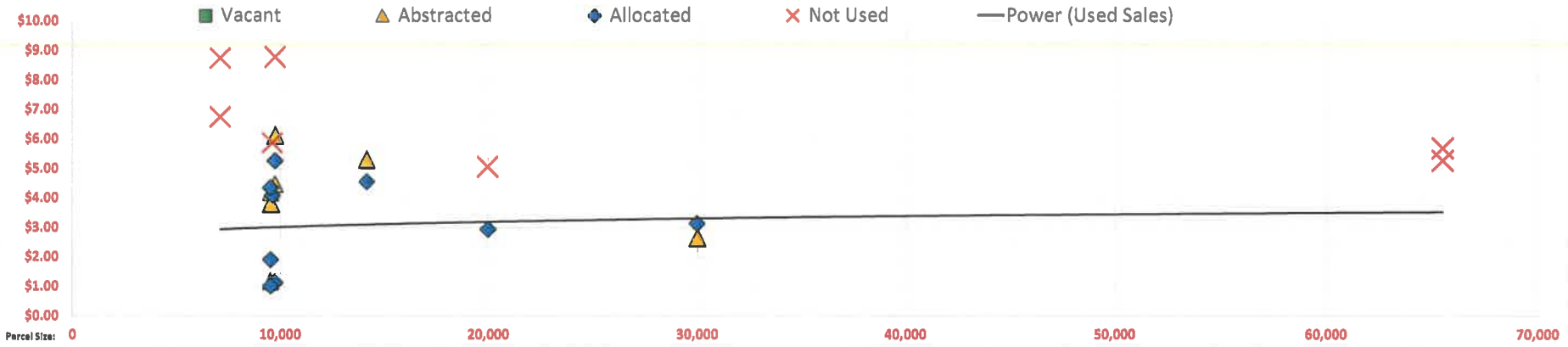
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$3.41	\$148,738	\$148,738	
65,340	1.5	\$3.53	\$153,896	\$230,845	
87,120	2.0	\$3.62	\$157,665	\$315,330	
108,900	2.5	\$3.69	\$160,651	\$401,628	
130,680	3.0	\$3.75	\$163,133	\$489,400	
174,240	4.0	\$3.84	\$167,128	\$668,512	
217,800	5.0	\$3.91	\$170,294	\$851,468	
304,920	7.0	\$4.02	\$175,181	\$1,226,265	
435,600	10.0	\$4.14	\$180,515	\$1,805,146	
653,400	15.0	\$4.29	\$186,776	\$2,801,634	
871,200	20.0	\$4.39	\$191,349	\$3,826,982	
1,089,000	25.0	\$4.48	\$194,974	\$4,874,339	
1,306,800	30.0	\$4.55	\$197,986	\$5,939,576	
1,742,400	40.0	\$4.66	\$202,834	\$8,113,355	
2,178,000	50.0	\$4.74	\$206,676	\$10,333,795	
4,356,000	100.0	\$5.03	\$219,081	\$21,908,059	

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	7	28.40%	\$3.96	\$4.18	9	39.88%	\$3.16	\$3.14	16	32.67%	\$3.51	\$3.95
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	7	28.40%	\$3.96	\$4.18	9	39.88%	\$3.16	\$3.14	16	32.67%	\$3.51	\$3.95



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	05-125-016-00	5/25/2021	\$35,000	\$45,405	(\$10,405)	0.2073	0.224	9,757	(\$46,451)	(\$1.07)	-2	0.00%	(\$10,405)	(\$46,451)	(\$1.07)	(\$126.89)	
Allocation	1	05-125-054-00	9/16/2020	\$31,000	\$19,948	\$9,756	0.3147	0.219	9,540	\$44,547	\$1.02	7	0.00%	\$9,756	\$44,547	\$1.02	\$121.95	
Allocation	1	05-125-016-00	5/25/2021	\$35,000	\$45,405	\$11,015	0.3147	0.224	9,757	\$49,172	\$1.13	-2	0.00%	\$11,015	\$49,172	\$1.13	\$134.32	
Abstraction	1	05-125-054-00	9/16/2020	\$31,000	\$19,948	\$11,052	0.3565	0.219	9,540	\$50,466	\$1.16	7	0.00%	\$11,052	\$50,466	\$1.16	\$138.15	
Allocation	1	05-125-044-00	6/9/2022	\$58,000	\$18,170	\$18,253	0.3147	0.219	9,540	\$83,345	\$1.91	-14	0.00%	\$18,253	\$83,345	\$1.91	\$228.16	
Abstraction	1	05-340-019-00	10/5/2021	\$299,500	\$220,288	\$79,212	0.2645	0.689	30,013	\$114,967	\$2.64	-6	0.00%	\$79,212	\$114,967	\$2.64	\$528.08	
Allocation	1	05-335-015-00	4/30/2021	\$187,000	\$85,755	\$58,849	0.3147	0.459	19,994	\$128,211	\$2.94	-1	0.00%	\$58,849	\$128,211	\$2.94	\$588.49	
Allocation	1	05-340-019-00	10/5/2021	\$299,500	\$220,288	\$94,253	0.3147	0.689	30,013	\$136,796	\$3.14	-6	0.00%	\$94,253	\$136,796	\$3.14	\$628.35	
Abstraction	1	05-125-042-00	7/13/2020	\$132,000	\$95,706	\$36,294	0.2750	0.219	9,540	\$165,726	\$3.80	9	0.00%	\$36,294	\$165,726	\$3.80	\$453.68	
Allocation	1	05-125-013-00	10/15/2020	\$125,000	\$68,378	\$39,338	0.3147	0.221	9,627	\$177,998	\$4.09	6	0.00%	\$39,338	\$177,998	\$4.09	\$512.74	
Abstraction	1	05-125-044-00	6/9/2022	\$58,000	\$18,170	\$39,830	0.6867	0.219	9,540	\$181,872	\$4.18	-14	0.00%	\$39,830	\$181,872	\$4.18	\$497.88	High LTB Ratio
Allocation	1	05-125-042-00	7/13/2020	\$132,000	\$95,706	\$41,540	0.3147	0.219	9,540	\$189,682	\$4.35	9	0.00%	\$41,540	\$189,682	\$4.35	\$519.26	
Abstraction	1	05-045-079-00	10/8/2020	\$272,500	\$228,828	\$43,672	0.1603	0.224	9,757	\$194,964	\$4.48	6	0.00%	\$43,672	\$194,964	\$4.48	\$671.88	Low LTB Ratio
Allocation	1	05-125-002-00	9/29/2021	\$205,000	\$129,782	\$64,514	0.3147	0.325	14,157	\$198,503	\$4.56	-6	0.00%	\$64,514	\$198,503	\$4.56	\$474.36	
Abstraction	0	05-335-015-00	4/30/2021	\$187,000	\$85,755	\$101,245	0.5414	0.459	19,994	\$220,577	\$5.06	-1	0.00%	\$101,245	\$220,577	\$5.06	\$1,012.45	High LTB Ratio
Allocation	1	05-045-062-00	9/17/2021	\$163,465	\$103,757	\$51,442	0.3147	0.224	9,757	\$229,654	\$5.27	-6	0.00%	\$51,442	\$229,654	\$5.27	\$791.42	
Abstraction	0	05-045-056-00	3/11/2022	\$1,100,000	\$726,744	\$346,170	0.3147	1.505	65,558	\$230,013	\$5.28	-11	0.00%	\$346,170	\$230,013	\$5.28	\$923.12	Multiple Dwellings
Abstraction	1	05-125-002-00	9/29/2021	\$205,000	\$129,782	\$75,218	0.3669	0.325	14,157	\$231,440	\$5.31	-6	0.00%	\$75,218	\$231,440	\$5.31	\$553.07	
Abstraction	0	05-045-056-00	3/11/2022	\$1,100,000	\$726,744	\$373,256	0.2303	1.505	65,558	\$248,011	\$5.69	-11	0.00%	\$373,256	\$248,011	\$5.69	\$995.35	Multiple Dwellings
Abstraction	0	05-125-013-00	10/15/2020	\$125,000	\$68,378	\$56,622	0.4520	0.221	9,627	\$256,208	\$5.88	6	0.00%	\$56,622	\$256,208	\$5.88	\$738.03	High LTB Ratio
Abstraction	1	05-045-062-00	9/17/2021	\$163,465	\$103,757	\$59,708	0.3653	0.224	9,757	\$266,554	\$6.12	-6	0.00%	\$59,708	\$266,554	\$6.12	\$918.58	
Allocation	0	05-135-007-00	8/31/2020	\$153,000	\$90,643	\$48,149	0.2147	0.164	7,144	\$293,592	\$6.74	7	0.00%	\$48,149	\$293,592	\$6.74	\$641.99	Outlier
Abstraction	0	05-135-007-00	8/31/2020	\$153,000	\$90,643	\$62,357	0.4076	0.164	7,144	\$300,226	\$8.73	7	0.00%	\$62,357	\$300,226	\$8.73	\$821.43	High LTB Ratio
Allocation	0	05-045-070-00	10/8/2020	\$272,500	\$228,828	\$85,756	0.3147	0.224	9,757	\$302,838	\$8.79	6	0.00%	\$85,756	\$302,838	\$8.79	\$1,319.32	Outlier