Conclusions: 47200 NW Rural.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	$25.54	$1,112,609	$63,855
Formula Pt 1:	48520.49	5,000	0.115	$13.09	$570,005	$65,428
Formula Pt 2:	-0.9649	7,500	0.172	$8.85	$385,450	$66,365
		10,000	0.230	$6.70	$292,022	$67,039
If the above formulas		12,500	0.287	$5.41	$235,454	$67,566
are not calculating, make		15,000	0.344	$4.53	$197,472	$68,000
sure that any sales with		20,000	0.459	$3.43	$149,607	$68,690
a 0 or less $ per unit		25,000	0.574	$2.77	$120,627	$69,330
are set to "not used". If		30,000	0.689	$2.32	$101,168	$69,675
they are still not		40,000	0.918	$1.76	$76,646	$70,382
calculating, refresh them		50,000	1.148	$1.42	$61,799	$70,935
by double clicking them		60,000	1.377	$1.19	$51,830	$71,391
and pressing "enter".		87,120	2.000	$0.83	$36,166	$72,331
		130,680	3.000	$0.56	$24,456	$73,368
		174,240	4.000	$0.43	$18,528	$74,113
		217,800	5.000	$0.34	$14,939	$74,695
		435,600	10.000	$0.18	$7,653	$76,535
		653,400	15.000	$0.12	$5,175	$77,632
		871,200	20.000	$0.09	$3,921	$78,420
		1,089,000	25.000	$0.07	$3,161	$79,037

If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$1.62	$70,593	$70,593
65,340	1.5	$1.10	$47,736	$71,605
87,120	2.0	$0.83	$36,166	$72,331
108,900	2.5	$0.67	$29,160	$72,900
130,680	3.0	$0.56	$24,456	$73,368
174,240	4.0	$0.43	$18,528	$74,113
217,800	5.0	$0.34	$14,939	$74,695
304,920	7.0	$0.25	$10,798	$75,583
435,600	10.0	$0.18	$7,653	$76,535
653,400	15.0	$0.12	$5,175	$77,632
871,200	20.0	$0.09	$3,921	$78,420
1,089,000	25.0	$0.07	$3,161	$79,037
1,306,800	30.0	$0.06	$2,651	$79,544
1,742,400	40.0	$0.05	$2,009	$80,351
2,178,000	50.0	$0.04	$1,620	$80,983
4,356,000	100.0	$0.02	$830	$82,978

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	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00
1.00	1.99	2	25.93%	$1.08	$1.08	2	17.24%	$2.03	$2.03	5	12.76%	$1.78	$1.63	9	20.04%	$1.68	$1.63
2.00	4.99	0	0.00%	$0.00	$0.00	1	0.00%	$0.58	$0.58	4	9.30%	$0.62	$0.65	5	8.85%	$0.61	$0.61
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	25.93%	$1.08	$1.08	3	35.71%	$1.55	$1.68	9	35.14%	$1.26	$1.54	14	38.08%	$1.30	$1.45
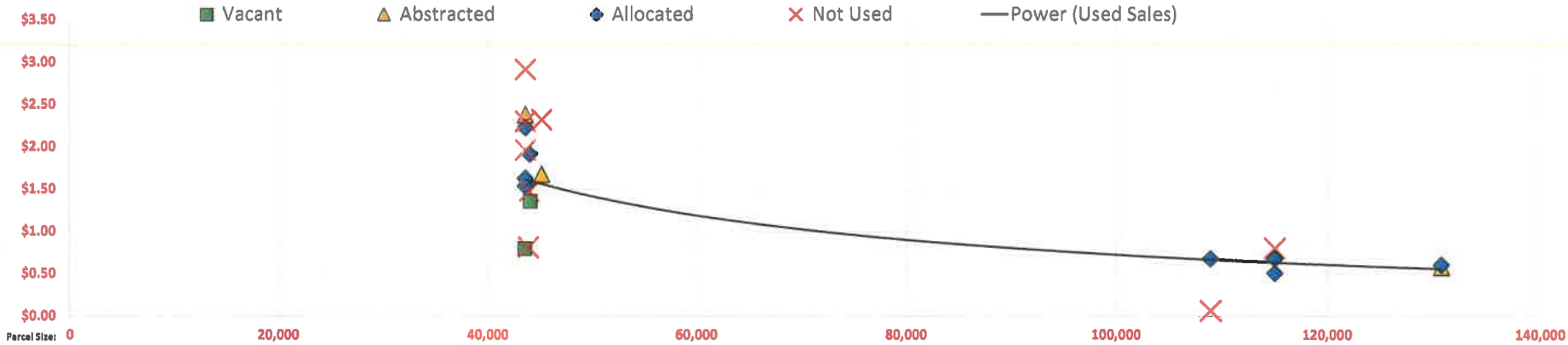
Legend: ■ Vacant △ Abstracted ◆ Allocated ✕ Not Used —— Power (Used Sales)

Y-axis: $3.50, $3.00, $2.50, $2.00, $1.50, $1.00, $0.50, $0.00
X-axis (Parcel Size): 0, 20,000, 40,000, 60,000, 80,000, 100,000, 120,000, 140,000

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
Vacant	1	05-159-042-00	10/16/2019	$35,000	$0	$35,000	N/A	1.000	43,560	$35,000	$0.80	18	0.00%	$35,000	$35,000	$0.80	$221.52	
Abstraction	0	05-159-001-00	3/1/2021	$617,000	$490,239	$126,761	0.2054	1.001	43,604	$126,634	$2.91	-11	0.00%	$126,761	$126,634	$2.91	$564.26	High LTB Ratio
Abstraction	1	05-159-012-00	6/30/2020	$635,000	$531,370	$103,630	0.1632	1.001	43,604	$103,526	$2.38	9	0.00%	$103,630	$103,526	$2.38	$938.08	
Abstraction	0	05-159-028-00	2/1/2021	$426,000	$340,536	$85,464	0.2006	1.001	43,604	$85,379	$1.96	2	0.00%	$85,464	$85,379	$1.96	$721.15	High LTB Ratio
Allocation	1	05-159-001-00	3/1/2022	$617,000	$490,239	$97,424	0.1579	1.001	43,604	$97,327	$2.23	-11	0.00%	$97,424	$97,327	$2.23	$433.75	
Allocation	0	05-159-012-00	6/30/2020	$635,000	$531,370	$100,267	0.1579	1.001	43,604	$100,166	$2.30	9	0.00%	$100,267	$100,166	$2.30	$907.64	Outlier
Allocation	1	05-159-028-00	2/1/2021	$426,000	$340,536	$67,265	0.1579	1.001	43,604	$67,198	$1.54	2	0.00%	$67,265	$67,198	$1.54	$567.59	
Abstraction	0	05-159-001-00	7/11/2019	$450,000	$490,239	($40,239)	(0.0894)	1.001	43,604	($40,199)	($0.92)	21	0.00%	($40,239)	($40,199)	($0.92)	($178.84)	
Allocation	1	05-159-001-00	7/11/2019	$450,000	$490,239	$71,055	0.1579	1.001	43,604	$70,984	$1.63	21	0.00%	$71,055	$70,984	$1.63	$315.80	
Abstraction	0	05-159-006-00	7/16/2020	$435,000	$399,392	$35,608	0.0818	1.007	43,865	$35,360	$0.81	9	0.00%	$35,608	$35,360	$0.81	$185.44	Low LTB Ratio
Allocation	1	05-159-006-00	7/16/2020	$435,000	$399,392	$68,687	0.1579	1.007	43,865	$68,209	$1.57	9	0.00%	$68,687	$68,209	$1.57	$357.70	
Abstraction	0	05-007-014-15	11/10/2021	$535,000	$469,726	$65,274	0.1220	1.010	43,996	$64,628	$1.48	-7	0.00%	$65,274	$64,628	$1.48	$411.98	Low LTB Ratio
Allocation	1	05-007-014-15	11/10/2021	$535,000	$469,726	$84,477	0.1579	1.010	43,996	$83,640	$1.92	-7	0.00%	$84,477	$83,640	$1.92	$533.18	
Vacant	1	05-159-005-00	4/27/2021	$60,000	$0	$60,000	N/A	1.012	44,083	$59,289	$1.36	-1	0.00%	$60,000	$59,289	$1.36	$446.36	
Abstraction	1	05-159-038-00	1/22/2021	$665,000	$589,289	$75,711	0.1139	1.037	45,172	$73,010	$1.68	2	0.00%	$75,711	$73,010	$1.68	$375.48	Low LTB Ratio
Allocation	0	05-159-038-00	1/22/2021	$665,000	$589,289	$105,004	0.1579	1.037	45,172	$101,257	$2.32	2	0.00%	$105,004	$101,257	$2.32	$520.75	Doesn't fit pattern
Abstraction	0	05-159-022-00	9/4/2019	$470,000	$463,965	$6,035	0.0128	2.501	108,944	$3,413	$0.06	19	0.00%	$6,035	$2,413	$0.06	$29.73	Low LTB Ratio
Allocation	1	05-159-022-00	9/4/2019	$470,000	$463,965	$74,213	0.1579	2.501	108,944	$29,673	$0.68	19	0.00%	$74,213	$29,673	$0.68	$365.58	
Abstraction	0	05-156-002-00	4/25/2022	$495,000	$403,264	$91,736	0.1853	2.640	114,998	$34,748	$0.80	-13	0.00%	$91,736	$34,748	$0.80	$497.78	Low LTB Ratio
Allocation	1	05-156-002-00	4/25/2022	$495,000	$403,264	$78,161	0.1579	2.640	114,998	$29,606	$0.68	-13	0.00%	$78,161	$29,606	$0.68	$424.12	
Abstraction	0	05-156-002-00	10/10/2019	$370,000	$403,264	($33,264)	(0.0899)	2.640	114,998	($12,600)	($0.29)	18	0.00%	($33,264)	($12,600)	($0.29)	($180.50)	
Allocation	1	05-156-002-00	10/10/2019	$370,000	$403,264	$58,423	0.1579	2.640	114,998	$22,130	$0.51	18	0.00%	$58,423	$22,130	$0.51	$317.02	
Abstraction	1	05-156-006-00	8/16/2021	$505,000	$428,628	$76,372	0.1512	3.003	130,811	$25,432	$0.58	-5	0.00%	$76,372	$25,432	$0.58	$319.64	
Allocation	1	05-156-006-00	8/16/2021	$505,000	$428,628	$79,740	0.1579	3.003	130,811	$26,553	$0.61	-5	0.00%	$79,740	$26,553	$0.61	$333.74	