

Conclusions: 47500 SE Average.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	\$20.15	\$877,564	\$50,365
Formula Pt 1: 18111.65	5,000	0.115	\$11.03	\$480,396	\$55,142
Formula Pt 2: -0.8693	7,500	0.172	\$7.75	\$337,696	\$58,143
	10,000	0.230	\$6.04	\$262,978	\$60,371
	12,900	0.287	\$4.97	\$216,609	\$62,158
	15,000	0.344	\$4.24	\$184,851	\$63,658
	20,000	0.459	\$3.30	\$143,959	\$66,097
	25,000	0.574	\$2.72	\$118,576	\$68,053
	30,000	0.689	\$2.32	\$101,197	\$69,695
	40,000	0.918	\$1.81	\$78,806	\$72,366
	50,000	1.148	\$1.49	\$64,911	\$74,507
	60,000	1.377	\$1.27	\$55,397	\$76,304
	87,120	2.000	\$0.92	\$40,058	\$80,117
	130,680	3.000	\$0.65	\$28,159	\$84,477
	174,240	4.000	\$0.50	\$21,929	\$87,715
	217,800	5.000	\$0.41	\$18,062	\$90,311
	435,600	10.000	\$0.23	\$9,888	\$98,876
	653,400	15.000	\$0.16	\$6,951	\$104,258
	871,200	20.000	\$0.12	\$5,413	\$108,253
	1,089,000	25.000	\$0.10	\$4,458	\$111,457

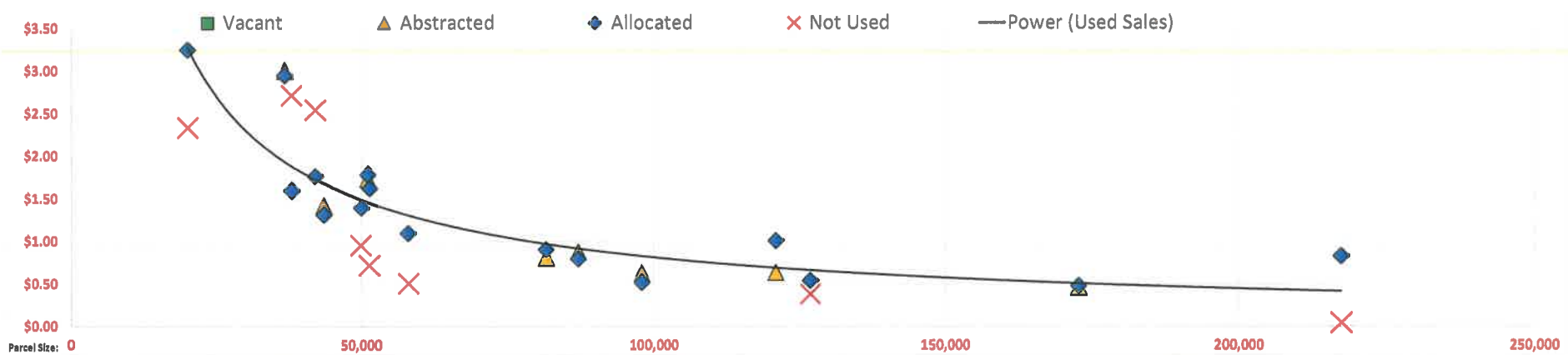
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.68	\$73,177	\$73,177	
65,340	1.5	\$1.18	\$51,440	\$77,160	
87,120	2.0	\$0.92	\$40,058	\$80,117	
108,900	2.5	\$0.76	\$32,995	\$82,488	
130,680	3.0	\$0.65	\$28,159	\$84,477	
174,240	4.0	\$0.50	\$21,929	\$87,715	
217,800	5.0	\$0.41	\$18,062	\$90,311	
304,920	7.0	\$0.31	\$13,482	\$94,372	
435,600	10.0	\$0.23	\$9,888	\$98,876	
653,400	15.0	\$0.16	\$6,951	\$104,258	
871,200	20.0	\$0.12	\$5,413	\$108,253	
1,089,000	25.0	\$0.10	\$4,458	\$111,457	
1,306,800	30.0	\$0.09	\$3,805	\$114,146	
1,742,400	40.0	\$0.07	\$2,963	\$118,520	
2,178,000	50.0	\$0.06	\$2,441	\$122,028	
4,356,000	100.0	\$0.03	\$1,336	\$133,601	

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	1	0.00%	\$3.01	\$3.01	4	30.13%	\$2.40	\$2.37	5	19.59%	\$2.52	\$2.96
1.00	1.99	0	0.00%	\$0.00	\$0.00	3	21.83%	\$1.32	\$1.42	6	18.26%	\$1.36	\$1.36	9	19.37%	\$1.35	\$1.40
2.00	4.99	0	0.00%	\$0.00	\$0.00	4	17.46%	\$0.65	\$0.63	6	27.36%	\$0.70	\$0.67	10	24.44%	\$0.68	\$0.63
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	8	66.86%	\$1.20	\$0.85	16	49.28%	\$1.37	\$1.21	24	57.27%	\$1.31	\$1.06



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	05-027-020-35	11/30/2021	\$580,000	\$571,349	\$8,651	0.0149	4.999	217,364	\$1,734	\$0.04	-8	0.00%	\$8,651	\$1,734	\$0.04	N/A	Low-LTB-Ratio
Abstraction	0	05-311-005-00	10/23/2020	\$220,000	\$171,673	\$48,327	0.2197	2.915	126,977	\$16,579	\$0.38	5	0.00%	\$48,327	\$16,579	\$0.38	N/A	Low-LTB-Ratio
Abstraction	1	05-025-023-00	8/24/2020	\$265,000	\$185,196	\$79,804	0.3011	3.970	172,933	\$20,102	\$0.46	7	0.00%	\$79,804	\$20,102	\$0.46	N/A	
Allocation	1	05-025-023-00	8/24/2020	\$265,000	\$185,196	\$82,283	0.3105	3.970	172,933	\$20,726	\$0.48	7	0.00%	\$82,283	\$20,726	\$0.48	N/A	
Abstraction	0	05-025-008-10	2/4/2021	\$205,000	\$175,545	\$29,455	0.1427	1.330	57,935	\$22,147	\$0.51	2	0.00%	\$29,455	\$22,147	\$0.51	N/A	Low-LTB-Ratio
Allocation	1	05-036-025-20	11/13/2020	\$165,000	\$103,950	\$51,233	0.3105	2.250	98,010	\$22,770	\$0.52	5	0.00%	\$51,233	\$22,770	\$0.52	N/A	
Allocation	1	05-311-005-00	10/23/2020	\$220,000	\$171,673	\$68,310	0.3105	2.915	126,977	\$23,434	\$0.54	5	0.00%	\$68,310	\$23,434	\$0.54	N/A	
Abstraction	1	05-036-025-20	11/13/2020	\$165,000	\$103,950	\$61,050	0.3700	2.250	98,010	\$27,133	\$0.62	5	0.00%	\$61,050	\$27,133	\$0.62	N/A	High LTB Ratio
Abstraction	1	05-036-029-15	1/27/2021	\$395,000	\$317,206	\$77,794	0.1969	2.778	121,010	\$28,004	\$0.64	2	0.00%	\$77,794	\$28,004	\$0.64	\$388.97	Low LTB Ratio
Abstraction	0	05-037-001-00	2/18/2022	\$270,000	\$233,088	\$36,912	0.1367	1.180	51,401	\$31,281	\$0.72	-11	0.00%	\$36,912	\$31,281	\$0.72	N/A	Low-LTB-Ratio
Allocation	1	05-035-015-00	5/20/2022	\$225,000	\$147,926	\$69,863	0.3105	2.002	87,207	\$34,896	\$0.80	-14	0.00%	\$69,863	\$34,896	\$0.80	\$144.99	
Abstraction	1	05-025-013-00	9/1/2021	\$240,000	\$173,744	\$66,256	0.2761	1.874	81,631	\$35,355	\$0.81	-5	0.00%	\$66,256	\$35,355	\$0.81	\$402.33	
Allocation	1	05-027-020-35	11/30/2021	\$580,000	\$571,349	\$180,090	0.3105	4.999	217,364	\$36,090	\$0.83	-8	0.00%	\$180,090	\$36,090	\$0.83	N/A	
Abstraction	1	05-035-015-00	5/20/2022	\$225,000	\$147,926	\$77,074	0.3426	2.002	87,207	\$38,499	\$0.88	-14	0.00%	\$77,074	\$38,499	\$0.88	\$159.95	
Allocation	1	05-025-013-00	9/1/2021	\$240,000	\$173,744	\$74,520	0.3105	1.874	81,631	\$39,765	\$0.91	-5	0.00%	\$74,520	\$39,765	\$0.91	\$452.51	
Abstraction	0	05-035-001-40	11/20/2020	\$225,000	\$177,343	\$47,657	0.2118	1.148	50,007	\$41,513	\$0.95	4	0.00%	\$47,657	\$41,513	\$0.95	N/A	Low-LTB-Ratio
Allocation	1	05-036-029-15	1/27/2021	\$395,000	\$317,206	\$122,648	0.3105	2.778	121,010	\$44,150	\$1.01	2	0.00%	\$122,648	\$44,150	\$1.01	\$613.24	
Allocation	1	05-025-008-10	2/4/2021	\$205,000	\$175,545	\$63,653	0.3105	1.330	57,935	\$47,859	\$1.10	2	0.00%	\$63,653	\$47,859	\$1.10	N/A	
Allocation	1	05-025-029-10	6/30/2021	\$184,900	\$123,037	\$57,411	0.3105	1.000	43,560	\$57,411	\$1.32	-3	0.00%	\$57,411	\$57,411	\$1.32	\$285.90	
Allocation	1	05-035-001-40	11/20/2020	\$225,000	\$177,343	\$69,863	0.3105	1.148	50,007	\$60,856	\$1.40	4	0.00%	\$69,863	\$60,856	\$1.40	N/A	
Abstraction	1	05-025-029-10	6/30/2021	\$184,900	\$123,037	\$61,863	0.3346	1.000	43,560	\$61,863	\$1.42	-3	0.00%	\$61,863	\$61,863	\$1.42	\$308.07	
Allocation	1	05-036-017-10	11/15/2021	\$197,000	\$93,203	\$61,169	0.3105	0.875	38,115	\$69,907	\$1.60	-7	0.00%	\$61,169	\$69,907	\$1.60	\$370.54	
Allocation	1	05-027-001-00	2/18/2022	\$270,000	\$233,088	\$83,835	0.3105	1.180	51,401	\$71,047	\$1.63	-11	0.00%	\$83,835	\$71,047	\$1.63	N/A	
Abstraction	1	05-282-003-00	7/8/2020	\$295,000	\$206,179	\$88,821	0.3011	1.173	51,096	\$75,721	\$1.74	9	0.00%	\$88,821	\$75,721	\$1.74	\$379.58	
Allocation	1	05-036-008-00	7/20/2021	\$240,000	\$132,721	\$74,520	0.3105	0.966	42,078	\$77,143	\$1.77	-4	0.00%	\$74,520	\$77,143	\$1.77	N/A	
Allocation	1	05-282-003-00	7/8/2020	\$295,000	\$206,179	\$91,598	0.3105	1.173	51,096	\$78,088	\$1.79	9	0.00%	\$91,598	\$78,088	\$1.79	\$391.44	
Abstraction	0	05-027-024-00	2/19/2021	\$211,500	\$164,454	\$47,046	0.2224	0.462	20,124	\$101,831	\$2.34	0	0.00%	\$47,046	\$101,831	\$2.34	\$470.46	Low-LTB-Ratio
Abstraction	0	05-036-008-00	7/20/2021	\$240,000	\$132,721	\$107,279	0.4479	0.966	42,078	\$111,955	\$2.55	-4	0.00%	\$107,279	\$111,955	\$2.55	N/A	High-LTB-Ratio
Abstraction	0	05-036-017-10	11/15/2021	\$197,000	\$93,203	\$103,797	0.5269	0.875	38,115	\$118,625	\$2.72	-7	0.00%	\$103,797	\$118,625	\$2.72	\$628.77	High-LTB-Ratio
Allocation	1	05-027-001-20	10/1/2021	\$352,000	\$240,835	\$109,296	0.3105	0.847	36,895	\$129,039	\$2.96	-6	0.00%	\$109,296	\$129,039	\$2.96	\$910.27	
Abstraction	1	05-027-001-20	10/1/2021	\$352,000	\$240,835	\$111,165	0.3158	0.847	36,895	\$131,246	\$3.01	-6	0.00%	\$111,165	\$131,246	\$3.01	\$925.83	
Allocation	1	05-027-024-00	3/19/2021	\$211,500	\$164,454	\$65,671	0.3105	0.462	20,124	\$142,144	\$3.26	0	0.00%	\$65,671	\$142,144	\$3.26	\$656.71	