

Conclusions: 47700 Silver Lk Elem Area.xlsm

If you're using the Square Footage Table In Assessing.net						
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
From Chart	2,500	0.057	\$8.00	\$348,385	\$19,995	
Formula Pt 1:	85.44	5,000	0.115	\$6.48	\$282,440	\$32,420
Formula Pt 2:	-0.3027	7,500	0.172	\$5.73	\$249,814	\$43,012
	10,000	0.230	\$5.26	\$228,978	\$52,566	
	12,500	0.287	\$4.94	\$214,921	\$61,415	
	15,000	0.344	\$4.65	\$202,528	\$69,741	
	20,000	0.459	\$4.26	\$185,635	\$85,232	
	25,000	0.574	\$3.98	\$173,509	\$99,581	
	30,000	0.689	\$3.77	\$164,192	\$113,080	
	40,000	0.918	\$3.45	\$150,497	\$138,197	
	50,000	1.148	\$3.23	\$140,666	\$161,462	
	60,000	1.377	\$3.06	\$133,112	\$183,350	
	87,120	2.000	\$2.73	\$118,901	\$237,802	
	108,900	2.500	\$2.55	\$111,134	\$277,835	
	130,680	3.000	\$2.41	\$105,166	\$315,498	
	174,240	4.000	\$2.21	\$96,394	\$385,578	
	217,800	5.000	\$2.07	\$90,098	\$450,488	
	304,920	7.000	\$1.87	\$81,372	\$569,604	
	435,600	10.000	\$1.68	\$73,043	\$730,433	
	653,400	15.000	\$1.48	\$64,606	\$969,086	
	871,200	20.000	\$1.36	\$59,217	\$1,184,342	
	1,089,000	25.000	\$1.27	\$55,349	\$1,383,722	

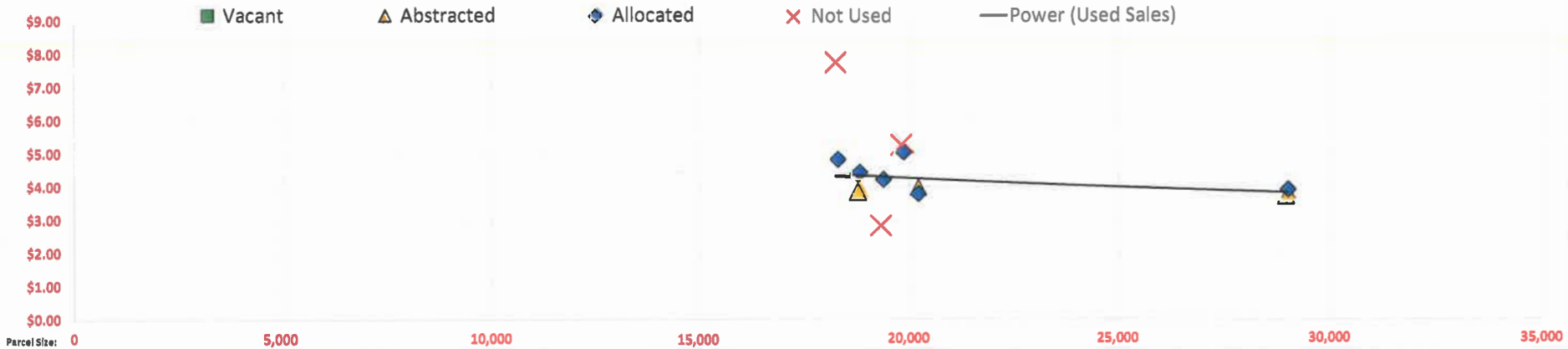
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$3.37	\$146,662	\$146,662	
65,340	1.5	\$2.98	\$129,720	\$194,581	
87,120	2.0	\$2.73	\$118,901	\$237,802	
108,900	2.5	\$2.55	\$111,134	\$277,835	
130,680	3.0	\$2.41	\$105,166	\$315,498	
174,240	4.0	\$2.21	\$96,394	\$385,578	
217,800	5.0	\$2.07	\$90,098	\$450,488	
304,920	7.0	\$1.87	\$81,372	\$569,604	
435,600	10.0	\$1.68	\$73,043	\$730,433	
653,400	15.0	\$1.48	\$64,606	\$969,086	
871,200	20.0	\$1.36	\$59,217	\$1,184,342	
1,089,000	25.0	\$1.27	\$55,349	\$1,383,722	
1,306,800	30.0	\$1.20	\$52,377	\$1,571,300	
1,742,400	40.0	\$1.10	\$48,008	\$1,920,322	
2,178,000	50.0	\$1.03	\$44,872	\$2,243,602	
4,356,000	100.0	\$0.84	\$36,378	\$3,637,833	

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	3	1.71%	\$3.89	\$3.91	6	9.24%	\$4.37	\$4.33	9	8.79%	\$4.21	\$3.98
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	3	1.71%	\$3.89	\$3.91	6	9.24%	\$4.37	\$4.33	9	8.79%	\$4.21	\$3.98



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	05-165-060-00	7/20/2021	\$250,000	\$194,247	\$55,753	0.2230	0.445	19,384	\$125,288	\$2.88	-4	0.00%	\$55,753	\$125,288	\$2.88	\$462.87	Low LTR Ratio
Abstraction	1	05-043-001-00	6/10/2021	\$346,000	\$236,435	\$109,565	0.3167	0.666	29,011	\$164,512	\$3.78	-2	0.00%	\$109,565	\$164,512	\$3.78	\$1,095.65	
Allocation	1	05-155-026-00	2/19/2021	\$234,000	\$153,646	\$76,612	0.3274	0.464	20,212	\$165,111	\$3.79	1	0.00%	\$76,612	\$165,111	\$3.79	\$720.78	
Allocation	1	05-043-001-00	6/10/2021	\$346,000	\$236,435	\$113,280	0.3274	0.666	29,011	\$170,091	\$3.90	-2	0.00%	\$113,280	\$170,091	\$3.90	\$1,132.80	
Abstraction	1	05-155-019-00	2/8/2021	\$255,000	\$181,480	\$73,520	0.2883	0.432	18,818	\$170,185	\$3.91	2	0.00%	\$73,520	\$170,185	\$3.91	\$668.36	
Abstraction	1	05-155-026-00	2/19/2021	\$234,000	\$153,646	\$80,354	0.3434	0.464	20,212	\$173,177	\$3.98	1	0.00%	\$80,354	\$173,177	\$3.98	\$755.99	
Allocation	1	05-165-069-00	7/30/2021	\$250,000	\$194,247	\$81,850	0.3274	0.445	19,384	\$183,933	\$4.22	-4	0.00%	\$81,850	\$183,933	\$4.22	\$679.54	
Allocation	1	05-155-019-00	2/8/2021	\$255,000	\$181,480	\$83,487	0.3274	0.432	18,818	\$193,257	\$4.44	2	0.00%	\$83,487	\$193,257	\$4.44	\$758.97	
Allocation	1	05-165-075-00	3/29/2021	\$270,000	\$127,252	\$88,398	0.3274	0.420	18,295	\$210,471	\$4.83	-6	0.00%	\$88,398	\$210,471	\$4.83	\$803.62	
Allocation	1	05-165-095-00	6/16/2021	\$306,000	\$200,432	\$100,184	0.3274	0.456	19,863	\$219,703	\$5.04	-3	0.00%	\$100,184	\$219,703	\$5.04	\$759.92	
Abstraction	0	05-165-095-00	6/16/2021	\$306,000	\$200,432	\$105,568	0.3450	0.456	19,863	\$221,509	\$5.31	-3	0.00%	\$105,568	\$221,509	\$5.31	\$800.76	High LTR Ratio
Abstraction	0	05-165-075-00	3/29/2021	\$270,000	\$127,252	\$142,748	0.5287	0.420	18,295	\$330,876	\$7.80	-6	0.00%	\$142,748	\$330,876	\$7.80	\$1,297.71	High LTR Ratio