

**Conclusions: 47900 SW near Silver Lk.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  | \$11.54 | \$502,813 | \$28,858     |          |
| Formula Pt 1:   | 432.15    | 5,000  | 0.115   | \$8.37    | \$364,774    | \$41,870 |
| Formula Pt 2:   | -0.4630   | 7,500  | 0.172   | \$6.04    | \$302,336    | \$62,086 |
|   | 10,000    | 0.230  | \$6.08  | \$264,631 | \$60,751     |          |
|   | 12,500    | 0.287  | \$5.48  | \$238,654 | \$68,484     |          |
|   | 15,000    | 0.344  | \$5.04  | \$219,334 | \$75,528     |          |
|   | 20,000    | 0.459  | \$4.41  | \$191,980 | \$88,145     |          |
|   | 25,000    | 0.574  | \$3.97  | \$173,135 | \$99,366     |          |
|   | 30,000    | 0.689  | \$3.65  | \$159,119 | \$109,586    |          |
|   | 40,000    | 0.918  | \$3.20  | \$139,275 | \$127,893    |          |
|   | 50,000    | 1.148  | \$2.88  | \$125,604 | \$144,173    |          |
|   | 60,000    | 1.377  | \$2.65  | \$115,435 | \$159,002    |          |
|   | 87,120    | 2.000  | \$2.23  | \$97,128  | \$194,256    |          |
|   | 130,680   | 3.000  | \$1.85  | \$80,503  | \$241,508    |          |
|   | 174,240   | 4.000  | \$1.62  | \$70,463  | \$281,852    |          |
|   | 217,800   | 5.000  | \$1.46  | \$63,546  | \$317,732    |          |
|   | 435,600   | 10.000 | \$1.06  | \$46,101  | \$461,006    |          |
|   | 653,400   | 15.000 | \$0.88  | \$38,210  | \$573,145    |          |
|   | 871,200   | 20.000 | \$0.77  | \$33,444  | \$668,888    |          |
|   | 1,089,000 | 25.000 | \$0.69  | \$30,161  | \$754,036    |          |

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   | \$3.07 | \$133,884 | \$133,884    |  |
| 65,340   | 1.5   | \$2.55 | \$110,967 | \$166,451    |  |
| 87,120   | 2.0   | \$2.23 | \$97,128  | \$194,256    |  |
| 108,900  | 2.5   | \$2.01 | \$87,594  | \$218,985    |  |
| 130,680  | 3.0   | \$1.85 | \$80,503  | \$241,508    |  |
| 174,240  | 4.0   | \$1.62 | \$70,463  | \$281,852    |  |
| 217,800  | 5.0   | \$1.46 | \$63,546  | \$317,732    |  |
| 304,920  | 7.0   | \$1.25 | \$54,379  | \$380,652    |  |
| 435,600  | 10.0  | \$1.06 | \$46,101  | \$461,006    |  |
| 653,400  | 15.0  | \$0.88 | \$38,210  | \$573,145    |  |
| 871,200  | 20.0  | \$0.77 | \$33,444  | \$668,888    |  |
| 1,089,000  | 25.0  | \$0.69 | \$30,161  | \$754,036    |  |
| 1,306,800  | 30.0  | \$0.64 | \$27,720  | \$831,593    |  |
| 1,742,400  | 40.0  | \$0.56 | \$24,263  | \$970,510    |  |
| 2,178,000  | 50.0  | \$0.50 | \$21,881  | \$1,094,054  |  |
| 4,356,000  | 100.0 | \$0.36 | \$15,874  | \$1,587,397  |  |

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          | 5.97% | \$3.44     | \$3.44       | 6           | 15.10% | \$4.25     | \$4.41       | 8          | 27.56% | \$5.17     | \$4.35       | 16          | 22.31% | \$4.61     | \$4.28       |
| 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          | 5.97% | \$3.44     | \$3.44       | 6           | 15.10% | \$4.25     | \$4.41       | 8          | 27.56% | \$5.17     | \$4.35       | 16          | 22.31% | \$4.61     | \$4.28       |



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      | 1                | 05-283-055-00 | 5/15/2020  | \$236,000  | \$183,067      | \$52,933      | 0.2243             | 0.446      | 19,428      | \$118,684          | \$2.72              | 11                  | 0.00%       | \$52,933            | \$118,684          | \$2.72              | \$418.74               |                   |
| Vacant           | 1                | 05-283-024-00 | 9/15/2020  | \$59,900   | \$0            | \$59,900      | N/A                | 0.426      | 18,557      | \$140,610          | \$3.23              | 7                   | 0.00%       | \$59,900            | \$140,610          | \$3.23              | \$428.35               |                   |
| Allocation       | 1                | 05-283-047-10 | 7/17/2020  | \$225,000  | \$144,388      | \$74,250      | 0.3300             | 0.492      | 21,432      | \$150,915          | \$3.46              | 8                   | 0.00%       | \$74,250            | \$150,915          | \$3.46              | \$791.32               |                   |
| Vacant           | 1                | 05-283-024-00 | 4/23/2021  | \$67,500   | \$0            | \$67,500      | N/A                | 0.426      | 18,557      | \$158,451          | \$3.64              | -1                  | 0.00%       | \$67,500            | \$158,451          | \$3.64              | \$482.69               |                   |
| Abstraction      | 1                | 05-283-047-10 | 7/17/2020  | \$225,000  | \$144,388      | \$80,612      | 0.3583             | 0.492      | 21,432      | \$163,846          | \$3.76              | 8                   | 0.00%       | \$80,612            | \$163,846          | \$3.76              | \$859.13               |                   |
| Allocation       | 1                | 05-283-055-00 | 5/15/2020  | \$236,000  | \$183,067      | \$77,880      | 0.3300             | 0.446      | 19,428      | \$174,619          | \$4.01              | 11                  | 0.00%       | \$77,880            | \$174,619          | \$4.01              | \$616.09               |                   |
| Allocation       | 1                | 05-283-016-00 | 9/30/2021  | \$315,000  | \$207,590      | \$103,950     | 0.3300             | 0.576      | 25,091      | \$180,469          | \$4.14              | -6                  | 0.00%       | \$103,950           | \$180,469          | \$4.14              | \$929.95               |                   |
| Allocation       | 1                | 05-283-059-00 | 3/23/2021  | \$295,000  | \$177,864      | \$97,350      | 0.3300             | 0.523      | 22,782      | \$186,138          | \$4.27              | -5                  | 0.00%       | \$97,350            | \$186,138          | \$4.27              | \$805.14               |                   |
| Abstraction      | 1                | 05-283-016-00 | 9/30/2021  | \$315,000  | \$207,590      | \$107,410     | 0.3410             | 0.576      | 25,091      | \$186,476          | \$4.28              | -6                  | 0.00%       | \$107,410           | \$186,476          | \$4.28              | \$960.91               |                   |
| Abstraction      | 0                | 05-283-025-00 | 8/24/2020  | \$495,000  | \$410,138      | \$75,862      | 0.1533             | 0.394      | 17,163      | \$192,543          | \$4.42              | 7                   | 0.00%       | \$75,862            | \$192,543          | \$4.42              | \$632.18               | Low LTB Ratio     |
| Allocation       | 1                | 05-355-014-00 | 12/20/2021 | \$370,000  | \$244,924      | \$122,100     | 0.3300             | 0.634      | 27,617      | \$192,587          | \$4.42              | -9                  | 0.00%       | \$122,100           | \$192,587          | \$4.42              | N/A                    |                   |
| Abstraction      | 1                | 05-355-014-00 | 12/20/2021 | \$370,000  | \$244,924      | \$125,076     | 0.3380             | 0.634      | 27,617      | \$197,281          | \$4.53              | -9                  | 0.00%       | \$125,076           | \$197,281          | \$4.53              | N/A                    |                   |
| Abstraction      | 0                | 05-283-020-00 | 5/12/2021  | \$375,000  | \$296,553      | \$78,447      | 0.2093             | 0.373      | 16,248      | \$310,314          | \$4.83              | -1                  | 0.00%       | \$78,447            | \$310,314          | \$4.83              | \$784.47               | Low LTB Ratio     |
| Abstraction      | 1                | 05-305-059-00 | 8/18/2021  | \$224,000  | \$162,889      | \$61,111      | 0.2728             | 0.276      | 12,023      | \$221,417          | \$5.08              | -5                  | 0.00%       | \$61,111            | \$221,417          | \$5.08              | \$736.28               |                   |
| Abstraction      | 1                | 05-283-059-00 | 3/23/2021  | \$295,000  | \$177,864      | \$117,136     | 0.3971             | 0.523      | 22,782      | \$223,969          | \$5.14              | -5                  | 0.00%       | \$117,136           | \$223,969          | \$5.14              | \$968.79               | High LTB Ratio    |
| Allocation       | 1                | 05-305-059-00 | 8/18/2021  | \$224,000  | \$162,889      | \$73,920      | 0.3300             | 0.276      | 12,023      | \$267,826          | \$6.15              | -5                  | 0.00%       | \$73,920            | \$267,826          | \$6.15              | \$890.60               |                   |
| Allocation       | 1                | 05-305-074-00 | 6/13/2022  | \$330,001  | \$137,620      | \$108,900     | 0.3300             | 0.344      | 14,985      | \$316,571          | \$7.27              | -14                 | 0.00%       | \$108,900           | \$316,571          | \$7.27              | \$1,089.00             |                   |
| Allocation       | 1                | 05-283-020-00 | 5/12/2021  | \$375,000  | \$296,553      | \$123,750     | 0.3300             | 0.373      | 16,248      | \$331,769          | \$7.62              | -1                  | 0.00%       | \$123,750           | \$331,769          | \$7.62              | \$1,237.50             |                   |
| Allocation       | 0                | 05-283-025-00 | 8/24/2020  | \$495,000  | \$410,138      | \$163,350     | 0.3300             | 0.394      | 17,163      | \$414,594          | \$9.52              | 7                   | 0.00%       | \$163,350           | \$414,594          | \$9.52              | \$1,361.25             | Outlier           |
| Abstraction      | 0                | 05-305-074-00 | 6/13/2022  | \$330,001  | \$137,620      | \$192,381     | 0.5830             | 0.344      | 14,985      | \$559,247          | \$12.84             | -14                 | 0.00%       | \$192,381           | \$559,247          | \$12.84             | \$1,923.81             | High LTB Ratio    |