

Conclusions: 47976 Traditions VERY Small.xlsm

Curve Formula From Chart		If you're using the Square Footage Table In Assessing.net				
Formula Pt 1:	Formula Pt 2:	SqFt	Acres	\$/sf	\$/ac	Concluded \$
13035.76	-0.7399	2,500	0.057	\$39.91	\$1,738,496	\$99,776
		5,000	0.115	\$23.90	\$1,040,996	\$119,490
		7,500	0.172	\$17.70	\$771,234	\$132,781
		10,000	0.230	\$14.31	\$623,339	\$143,099
		12,500	0.287	\$12.13	\$528,474	\$151,651
		15,000	0.344	\$10.60	\$461,784	\$159,017
		20,000	0.459	\$8.57	\$373,250	\$171,373
		25,000	0.574	\$7.26	\$316,445	\$181,615
		30,000	0.689	\$6.35	\$276,512	\$190,436
		40,000	0.918	\$5.13	\$223,499	\$205,233
		50,000	1.148	\$4.35	\$189,485	\$217,499
		60,000	1.377	\$3.80	\$165,573	\$228,062
		87,120	2.000	\$2.88	\$125,648	\$251,296
		130,680	3.000	\$2.14	\$93,083	\$279,248
		174,240	4.000	\$1.73	\$75,237	\$300,947
		217,800	5.000	\$1.46	\$63,787	\$318,933
		435,600	10.000	\$0.88	\$38,195	\$381,948
		653,400	15.000	\$0.65	\$28,296	\$424,434
		871,200	20.000	\$0.53	\$22,871	\$457,415
		1,089,000	25.000	\$0.45	\$19,390	\$484,751

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".

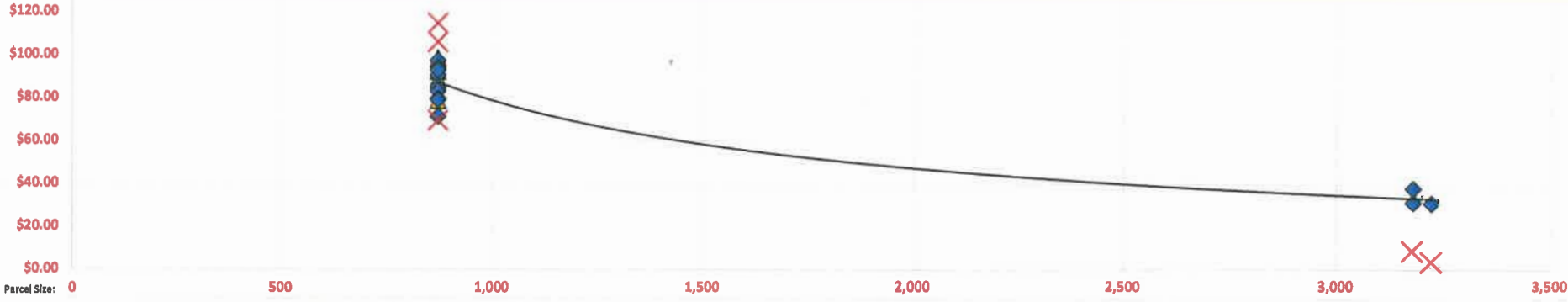
If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$4.82	\$209,836	\$209,836	
65,340	1.5	\$3.57	\$155,451	\$233,177	
87,120	2.0	\$2.88	\$125,648	\$251,296	
108,900	2.5	\$2.45	\$106,526	\$266,314	
130,680	3.0	\$2.14	\$93,083	\$279,248	
174,240	4.0	\$1.73	\$75,237	\$300,947	
217,800	5.0	\$1.46	\$63,787	\$318,933	
304,920	7.0	\$1.14	\$49,729	\$348,105	
435,600	10.0	\$0.88	\$38,195	\$381,948	
653,400	15.0	\$0.65	\$28,296	\$424,434	
871,200	20.0	\$0.53	\$22,871	\$457,415	
1,089,000	25.0	\$0.45	\$19,390	\$484,751	
1,306,800	30.0	\$0.39	\$16,943	\$508,295	
1,742,400	40.0	\$0.31	\$13,695	\$547,792	
2,178,000	50.0	\$0.27	\$11,611	\$580,530	
4,356,000	100.0	\$0.16	\$6,952	\$695,232	

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	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	6	5.11%	\$89.71	\$90.50	12	21.83%	\$72.75	\$81.26	18	16.57%	\$78.40	\$86.46
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	6	5.11%	\$89.71	\$90.50	12	21.83%	\$72.75	\$81.26	18	16.57%	\$78.40	\$86.46

■ Vacant
 ▲ Abstracted
 ◆ Allocated
 ✗ Not Used
 — Power (Used Sales)



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	05-319-168-10	10/29/2021	\$290,000	\$304,533	(\$14,533)	0.0501	0.073	3,180	(\$199,082)	(\$4.57)	-7	0.00%	(\$14,533)	(\$199,082)	(\$4.57)	(\$322.96)	
Abstraction	0	05-319-171-10	4/30/2021	\$290,000	\$282,634	\$7,366	0.0254	0.074	3,223	\$99,541	\$2.29	-4	0.00%	\$7,366	\$99,541	\$2.29	\$162.69	Low LTB Ratio
Abstraction	0	05-319-169-10	10/29/2021	\$350,000	\$326,835	\$23,165	0.0662	0.073	3,180	\$317,328	\$7.28	-7	0.00%	\$23,165	\$317,328	\$7.28	\$514.78	Low LTB Ratio
Allocation	1	05-319-171-10	4/30/2021	\$290,000	\$282,634	\$99,905	0.3445	0.074	3,223	\$1,350,068	\$30.99	-1	0.00%	\$99,905	\$1,350,068	\$30.99	\$2,220.11	
Allocation	1	05-319-168-10	10/29/2021	\$290,000	\$304,533	\$99,905	0.3445	0.073	3,180	\$1,368,562	\$31.42	-7	0.00%	\$99,905	\$1,368,562	\$31.42	\$2,220.11	
Allocation	1	05-319-169-10	10/29/2021	\$350,000	\$326,835	\$120,575	0.3445	0.073	3,180	\$1,651,712	\$37.92	-7	0.00%	\$120,575	\$1,651,712	\$37.92	\$2,679.44	
Abstraction	0	05-319-200-00	12/3/2021	\$201,000	\$140,567	\$60,433	0.3007	0.020	871	\$3,021,650	\$69.27	-8	0.00%	\$60,433	\$3,021,650	\$69.27	\$2,518.04	Low LTB Ratio
Allocation	1	05-319-181-00	9/20/2021	\$180,000	\$99,684	\$62,010	0.3445	0.020	871	\$3,100,500	\$71.18	-6	0.00%	\$62,010	\$3,100,500	\$71.18	\$2,583.75	
Abstraction	1	05-319-222-00	7/16/2021	\$199,900	\$131,450	\$68,450	0.3424	0.020	871	\$3,422,500	\$78.57	-4	0.00%	\$68,450	\$3,422,500	\$78.57	\$2,852.08	
Allocation	1	05-319-222-00	7/16/2021	\$199,900	\$131,450	\$68,866	0.3445	0.020	871	\$3,443,278	\$79.05	-4	0.00%	\$68,866	\$3,443,278	\$79.05	\$2,869.40	
Allocation	1	05-319-200-00	12/3/2021	\$201,000	\$140,567	\$69,245	0.3445	0.020	871	\$3,462,225	\$79.48	-8	0.00%	\$69,245	\$3,462,225	\$79.48	\$2,885.19	
Allocation	1	05-319-197-00	9/10/2021	\$210,000	\$117,760	\$72,345	0.3445	0.020	871	\$3,617,250	\$83.04	-5	0.00%	\$72,345	\$3,617,250	\$83.04	\$3,014.38	
Allocation	1	05-319-194-00	1/14/2022	\$215,000	\$138,433	\$74,068	0.3445	0.020	871	\$3,703,375	\$85.02	-9	0.00%	\$74,068	\$3,703,375	\$85.02	\$3,086.15	
Abstraction	1	05-319-194-00	1/14/2022	\$215,000	\$138,433	\$76,567	0.3561	0.020	871	\$3,828,350	\$87.89	-9	0.00%	\$76,567	\$3,828,350	\$87.89	\$3,190.29	
Abstraction	1	05-319-196-00	1/31/2022	\$238,000	\$160,636	\$77,364	0.3251	0.020	871	\$3,868,200	\$88.80	-10	0.00%	\$77,364	\$3,868,200	\$88.80	\$3,223.50	Low LTB Ratio
Allocation	1	05-319-189-00	9/15/2021	\$229,000	\$148,468	\$78,891	0.3445	0.020	871	\$3,944,525	\$90.55	-5	0.00%	\$78,891	\$3,944,525	\$90.55	\$3,287.10	
Abstraction	1	05-319-181-00	9/20/2021	\$180,000	\$99,684	\$80,316	0.4462	0.020	871	\$4,015,800	\$92.19	-6	0.00%	\$80,316	\$4,015,800	\$92.19	\$3,346.50	High LTB Ratio
Abstraction	1	05-319-189-00	9/15/2021	\$229,000	\$148,468	\$80,532	0.3517	0.020	871	\$4,026,600	\$92.44	-5	0.00%	\$80,532	\$4,026,600	\$92.44	\$3,355.50	
Allocation	1	05-319-224-00	3/8/2022	\$235,000	\$135,102	\$80,958	0.3445	0.020	871	\$4,047,875	\$92.93	-11	0.00%	\$80,958	\$4,047,875	\$92.93	\$3,373.23	
Allocation	1	05-319-196-00	1/31/2022	\$238,000	\$160,636	\$81,991	0.3445	0.020	871	\$4,099,550	\$94.11	-10	0.00%	\$81,991	\$4,099,550	\$94.11	\$3,416.29	
Allocation	1	05-319-195-00	3/25/2022	\$246,000	\$160,314	\$84,747	0.3445	0.020	871	\$4,237,350	\$97.28	-12	0.00%	\$84,747	\$4,237,350	\$97.28	\$3,531.13	
Abstraction	1	05-319-195-00	3/25/2022	\$246,000	\$160,314	\$85,686	0.3483	0.020	871	\$4,284,300	\$98.35	-12	0.00%	\$85,686	\$4,284,300	\$98.35	\$3,570.25	
Abstraction	0	05-319-197-00	9/10/2021	\$210,000	\$117,760	\$92,240	0.4392	0.020	871	\$4,612,000	\$105.88	-5	0.00%	\$92,240	\$4,612,000	\$105.88	\$3,843.33	High LTB Ratio
Abstraction	0	05-319-224-00	3/8/2022	\$235,000	\$135,102	\$89,898	0.4251	0.020	871	\$4,984,900	\$114.67	-11	0.00%	\$89,898	\$4,984,900	\$114.67	\$4,162.42	Outlier