

**Conclusions: 48100 West Above Avg.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	\$15.07	\$656,241	\$37,663
Formula Pt 1:	4191.03	5,000	0.115	\$9.15	\$398,579
Formula Pt 2:	-0.7194	7,500	0.172	\$6.84	\$297,743
	10,000	0.230	\$5.56	\$242,083	\$55,575
	12,500	0.287	\$4.73	\$206,183	\$59,166
	15,000	0.344	\$4.15	\$180,839	\$62,272
	20,000	0.459	\$3.38	\$147,033	\$67,508
	25,000	0.574	\$2.87	\$125,228	\$71,871
	30,000	0.689	\$2.52	\$109,836	\$75,644
	40,000	0.918	\$2.05	\$89,303	\$82,005
	50,000	1.148	\$1.75	\$76,059	\$87,304
	60,000	1.377	\$1.53	\$66,710	\$91,888
	87,120	2.000	\$1.17	\$51,013	\$102,026
	130,000	3.000	\$0.87	\$39,167	\$114,322
	174,240	4.000	\$0.71	\$30,984	\$123,934
	217,800	5.000	\$0.61	\$26,389	\$131,944
	435,600	10.000	\$0.37	\$16,028	\$160,276
	653,400	15.000	\$0.27	\$11,973	\$179,592
	871,200	20.000	\$0.22	\$9,735	\$194,693
	1,089,000	25.000	\$0.19	\$8,291	\$207,275

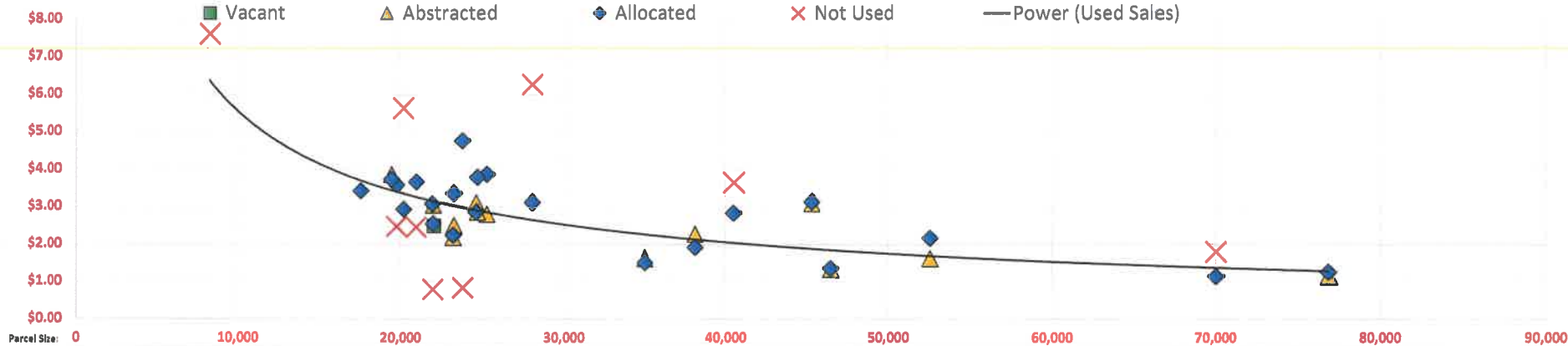
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.93	\$83,991	\$83,991	
65,340	1.5	\$1.44	\$62,742	\$94,113	
87,120	2.0	\$1.17	\$51,013	\$102,026	
108,900	2.5	\$1.00	\$43,448	\$108,620	
130,680	3.0	\$0.87	\$38,107	\$114,322	
174,240	4.0	\$0.71	\$30,984	\$123,934	
217,800	5.0	\$0.61	\$26,389	\$131,944	
304,920	7.0	\$0.48	\$20,716	\$145,010	
435,600	10.0	\$0.37	\$16,028	\$160,276	
653,400	15.0	\$0.27	\$11,973	\$179,592	
871,200	20.0	\$0.22	\$9,735	\$194,693	
1,089,000	25.0	\$0.19	\$8,291	\$207,275	
1,306,800	30.0	\$0.17	\$7,272	\$218,157	
1,742,400	40.0	\$0.14	\$5,912	\$236,500	
2,178,000	50.0	\$0.12	\$5,036	\$251,784	
4,356,000	100.0	\$0.07	\$3,059	\$305,850	

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	1	0.00%	\$2.49	\$2.49	9	17.14%	\$2.69	\$2.80	17	19.40%	\$3.13	\$3.12	27	19.93%	\$2.96	\$2.94
1.00	1.99	0	0.00%	\$0.00	\$0.00	4	37.97%	\$1.80	\$1.48	5	42.81%	\$1.81	\$1.35	9	42.22%	\$1.80	\$1.35
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	1	0.00%	\$2.49	\$2.49	13	26.52%	\$2.42	\$2.50	22	25.35%	\$2.83	\$3.01	36	25.80%	\$2.67	\$2.85



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	05-289-086-00	7/15/2020	\$325,000	\$307,808	\$17,192	0.0529	0.505	21,998	\$34,044	\$0.78	9	0.00%	\$17,192	\$34,044	\$0.78	\$156.29	Low LTB Ratio
Abstraction	0	05-289-080-00	12/17/2020	\$545,000	\$525,225	\$19,775	0.0363	0.547	23,827	\$36,152	\$0.83	3	0.00%	\$19,775	\$36,152	\$0.83	\$197.85	Low LTB Ratio
Abstraction	1	05-287-019-00	9/24/2021	\$465,500	\$377,574	\$87,926	0.1889	1.765	76,883	\$49,816	\$1.14	-6	0.00%	\$87,926	\$49,816	\$1.14	\$301.19	
Allocation	1	05-287-014-20	7/15/2021	\$385,100	\$259,593	\$80,178	0.2082	1.608	70,044	\$49,862	\$1.14	-3	0.00%	\$80,178	\$49,862	\$1.14	\$549.55	
Allocation	1	05-287-019-00	9/24/2021	\$465,500	\$377,574	\$96,917	0.2082	1.765	76,883	\$54,911	\$1.26	-6	0.00%	\$96,917	\$54,911	\$1.26	\$331.99	
Abstraction	1	05-289-073-00	9/10/2020	\$300,000	\$238,403	\$61,597	0.2053	1.066	46,435	\$57,783	\$1.33	7	0.00%	\$61,597	\$57,783	\$1.33	N/A	
Allocation	1	05-289-073-00	9/10/2020	\$300,000	\$238,403	\$62,460	0.2082	1.066	46,435	\$58,593	\$1.35	7	0.00%	\$62,460	\$58,593	\$1.35	N/A	
Allocation	1	05-260-017-00	8/28/2020	\$252,000	\$195,451	\$52,466	0.2082	0.804	35,022	\$65,257	\$1.50	7	0.00%	\$52,466	\$65,257	\$1.50	\$226.15	
Abstraction	1	05-260-017-00	8/28/2020	\$252,000	\$195,451	\$56,549	0.2244	0.804	35,022	\$70,335	\$1.61	7	0.00%	\$56,549	\$70,335	\$1.61	\$243.75	
Abstraction	1	05-314-017-00	8/12/2020	\$545,000	\$459,617	\$85,383	0.1567	1.207	52,577	\$70,740	\$1.62	8	0.00%	\$85,383	\$70,740	\$1.62	\$503.32	
Abstraction	h	05-287-014-20	7/15/2021	\$385,100	\$259,593	\$125,507	0.3259	1.608	70,044	\$78,052	\$1.79	-3	0.00%	\$125,507	\$78,052	\$1.79	\$860.25	High LTB Ratio
Allocation	1	05-287-003-00	6/30/2020	\$349,900	\$263,166	\$72,849	0.2082	0.876	38,159	\$83,161	\$1.91	9	0.00%	\$72,849	\$83,161	\$1.91	\$660.22	
Allocation	1	05-314-017-00	8/12/2020	\$545,000	\$459,617	\$113,469	0.2082	1.207	52,577	\$94,009	\$2.16	8	0.00%	\$113,469	\$94,009	\$2.16	\$668.88	
Abstraction	1	05-260-005-00	6/17/2020	\$249,900	\$199,182	\$50,718	0.2030	0.534	23,261	\$94,978	\$2.18	9	0.00%	\$50,718	\$94,978	\$2.18	\$487.67	
Allocation	1	05-260-005-00	6/17/2020	\$249,900	\$199,182	\$52,029	0.2082	0.534	23,261	\$97,433	\$2.24	9	0.00%	\$52,029	\$97,433	\$2.24	\$500.28	
Abstraction	1	05-287-003-00	6/30/2020	\$349,900	\$263,166	\$86,734	0.2479	0.876	38,159	\$99,011	\$2.27	9	0.00%	\$86,734	\$99,011	\$2.27	\$786.06	
Abstraction	0	05-288-049-00	1/14/2021	\$370,000	\$318,539	\$51,461	0.1391	0.482	20,996	\$106,766	\$2.45	3	0.00%	\$51,461	\$106,766	\$2.45	\$498.99	Low LTB Ratio
Abstraction	0	05-288-032-00	10/30/2020	\$341,000	\$292,124	\$48,876	0.1433	0.454	19,776	\$107,656	\$2.47	5	0.00%	\$48,876	\$107,656	\$2.47	\$498.21	Low LTB Ratio
Vacant	1	05-314-008-00	4/25/2022	\$55,000	\$0	\$55,000	N/A	0.507	22,085	\$108,481	\$2.49	-13	0.00%	\$55,000	\$108,481	\$2.49	\$147.35	
Abstraction	1	05-289-101-00	12/18/2020	\$375,000	\$316,745	\$58,255	0.1553	0.535	23,305	\$108,888	\$2.50	3	0.00%	\$58,255	\$108,888	\$2.50	\$554.81	
Allocation	1	05-261-048-00	7/8/2020	\$269,900	\$202,624	\$56,193	0.2082	0.506	22,041	\$111,054	\$2.55	9	0.00%	\$56,193	\$111,054	\$2.55	\$468.28	
Abstraction	1	05-288-063-00	11/4/2020	\$469,900	\$398,984	\$70,916	0.1509	0.581	25,308	\$122,059	\$2.80	5	0.00%	\$70,916	\$122,059	\$2.80	\$618.84	Low LTB Ratio
Allocation	1	05-261-052-50	11/10/2021	\$550,000	\$402,905	\$114,510	0.2082	0.930	40,511	\$123,129	\$2.83	-7	0.00%	\$114,510	\$123,129	\$2.83	\$566.88	
Abstraction	1	05-289-077-00	8/6/2021	\$450,000	\$379,257	\$70,743	0.1572	0.568	24,742	\$124,548	\$2.86	-4	0.00%	\$70,743	\$124,548	\$2.86	\$707.43	Low LTB Ratio
Allocation	1	05-288-064-00	4/20/2020	\$338,450	\$262,008	\$70,465	0.2082	0.566	24,655	\$124,497	\$2.86	11	0.00%	\$70,465	\$124,497	\$2.86	\$614.86	
Allocation	1	05-261-051-00	1/13/2022	\$285,000	\$171,396	\$59,337	0.2082	0.464	20,212	\$127,881	\$2.94	-9	0.00%	\$59,337	\$127,881	\$2.94	\$593.37	
Abstraction	1	05-261-048-00	7/8/2020	\$269,900	\$202,624	\$67,276	0.2493	0.506	22,041	\$132,957	\$3.05	9	0.00%	\$67,276	\$132,957	\$3.05	\$560.63	High LTB Ratio
Allocation	1	05-289-086-00	7/15/2020	\$325,000	\$307,808	\$67,665	0.2082	0.505	21,998	\$133,990	\$3.08	9	0.00%	\$67,665	\$133,990	\$3.08	\$615.14	
Abstraction	1	05-314-022-00	11/12/2021	\$680,000	\$539,878	\$140,122	0.2061	1.040	45,302	\$134,733	\$3.09	-7	0.00%	\$140,122	\$134,733	\$3.09	\$1,068.74	
Abstraction	1	05-288-064-00	4/20/2020	\$338,450	\$262,008	\$76,442	0.2259	0.566	24,655	\$135,057	\$3.10	11	0.00%	\$76,442	\$135,057	\$3.10	\$667.01	
Allocation	1	05-288-055-00	6/16/2022	\$421,000	\$245,128	\$87,652	0.2082	0.645	28,096	\$135,895	\$3.12	-15	0.00%	\$87,652	\$135,895	\$3.12	N/A	
Allocation	1	05-314-022-00	11/12/2021	\$680,000	\$539,878	\$141,576	0.2082	1.040	45,302	\$136,131	\$3.13	-7	0.00%	\$141,576	\$136,131	\$3.13	\$1,079.83	
Allocation	1	05-289-101-00	12/18/2020	\$375,000	\$316,745	\$78,075	0.2082	0.535	23,305	\$145,935	\$3.35	3	0.00%	\$78,075	\$145,935	\$3.35	\$743.57	
Allocation	1	05-260-029-00	6/21/2021	\$290,000	\$227,089	\$60,378	0.2082	0.404	17,598	\$149,450	\$3.43	-3	0.00%	\$60,378	\$149,450	\$3.43	\$300.39	
Allocation	1	05-288-032-00	10/30/2020	\$341,000	\$292,124	\$60,996	0.2082	0.454	19,776	\$156,379	\$3.59	5	0.00%	\$70,996	\$156,379	\$3.59	\$709.17	
Abstraction	0	05-261-052-50	11/10/2021	\$550,000	\$402,905	\$147,095	0.2674	0.930	40,511	\$158,167	\$3.63	-7	0.00%	\$147,095	\$158,167	\$3.63	\$728.19	High LTB Ratio

Allocation	1	05-288-049-00	1/14/2021	\$370,000	\$318,539	\$77,034	0.2082	0.482	20,996	\$159,822	\$3.67	3	0.00%	\$77,034	\$159,822	\$3.67	\$746.96	
Allocation	1	05-289-066-00	8/26/2020	\$349,900	\$274,511	\$72,849	0.2082	0.447	19,471	\$162,974	\$3.74	7	0.00%	\$72,849	\$162,974	\$3.74	\$728.49	
Allocation	1	05-289-077-00	8/6/2021	\$450,000	\$379,257	\$93,690	0.2082	0.568	24,742	\$164,947	\$3.79	-4	0.00%	\$93,690	\$164,947	\$3.79	\$936.90	
Abstraction	1	05-289-066-00	8/26/2020	\$349,900	\$274,511	\$75,389	0.2155	0.447	19,471	\$168,655	\$3.87	7	0.00%	\$75,389	\$168,655	\$3.87	\$753.89	
Allocation	1	05-288-063-00	11/4/2020	\$469,900	\$398,984	\$97,833	0.2082	0.581	25,308	\$168,388	\$3.87	5	0.00%	\$97,833	\$168,388	\$3.87	\$853.73	
Allocation	1	05-289-080-00	12/17/2020	\$545,000	\$525,225	\$113,469	0.2082	0.547	23,827	\$207,439	\$4.76	3	0.00%	\$113,469	\$207,439	\$4.76	\$1,135.26	
Abstraction	0	05-261-051-00	1/13/2022	\$285,000	\$171,396	\$113,604	0.3986	0.464	20,212	\$244,826	\$5.62	-9	0.00%	\$113,604	\$244,826	\$5.62	\$1,136.04	High LTB Ratio
Abstraction	0	05-289-055-00	6/16/2022	\$423,000	\$245,128	\$175,872	0.4177	0.645	29,096	\$272,670	\$6.26	-15	0.00%	\$175,872	\$272,670	\$6.26	N/A	High LTB Ratio
Abstraction	0	05-260-029-00	6/23/2022	\$280,000	\$227,089	\$62,911	0.2169	0.199	8,276	\$331,111	\$7.60	-3	0.00%	\$62,911	\$331,111	\$7.60	\$312.09	Chiller