

Conclusions: 48200 West Avg.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	\$9.58	\$417,472	\$23,960	
Formula Pt 1:	542.93	5,000	0.115	\$6.70	\$291,950	\$33,511
Formula Pt 2:	-0.5160	7,500	0.172	\$5.44	\$236,838	\$40,778
	10,000	0.230	\$4.69	\$204,169	\$46,871	
	12,500	0.287	\$4.18	\$181,965	\$43,233	
	15,000	0.344	\$3.80	\$165,628	\$57,034	
	20,000	0.459	\$3.28	\$142,781	\$65,556	
	25,000	0.574	\$2.92	\$127,253	\$73,033	
	30,000	0.689	\$2.66	\$115,828	\$79,771	
	40,000	0.918	\$2.29	\$99,850	\$91,690	
	50,000	1.148	\$2.04	\$88,992	\$102,148	
	60,000	1.377	\$1.86	\$81,002	\$111,573	
	87,120	2.000	\$1.53	\$66,823	\$133,646	
	130,680	3.000	\$1.24	\$54,209	\$162,626	
	174,240	4.000	\$1.07	\$46,731	\$186,925	
	217,800	5.000	\$0.96	\$41,649	\$208,245	
	304,920	7.000	\$0.80	\$35,011	\$245,079	
	435,600	10.000	\$0.67	\$29,126	\$291,263	
	653,400	15.000	\$0.54	\$23,628	\$354,422	
	871,200	20.000	\$0.47	\$20,369	\$407,377	
	1,089,000	25.000	\$0.42	\$18,154	\$453,842	

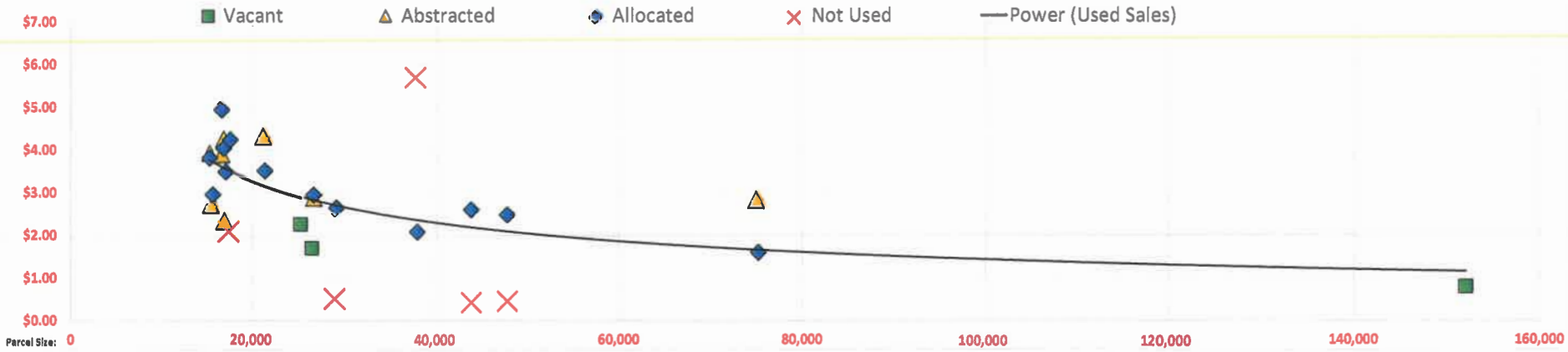
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,550	1.0	\$2.19	\$95,553	\$95,553	
65,340	1.5	\$1.78	\$77,516	\$116,273	
87,120	2.0	\$1.53	\$66,823	\$133,646	
108,900	2.5	\$1.37	\$59,556	\$148,890	
130,680	3.0	\$1.24	\$54,209	\$162,626	
174,240	4.0	\$1.07	\$46,731	\$186,925	
217,800	5.0	\$0.96	\$41,649	\$208,245	
304,920	7.0	\$0.80	\$35,011	\$245,079	
435,600	10.0	\$0.67	\$29,126	\$291,263	
653,400	15.0	\$0.54	\$23,628	\$354,422	
871,200	20.0	\$0.47	\$20,369	\$407,377	
1,089,000	25.0	\$0.42	\$18,154	\$453,842	
1,306,800	30.0	\$0.38	\$16,524	\$495,714	
1,742,400	40.0	\$0.33	\$14,244	\$569,780	
2,178,000	50.0	\$0.29	\$12,695	\$634,768	
4,356,000	100.0	\$0.20	\$8,878	\$887,822	

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	14.14%	\$1.98	\$1.98	7	16.70%	\$3.48	\$3.90	10	18.37%	\$3.47	\$3.51	19	21.76%	\$3.32	\$3.49
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.86	\$2.86	3	13.44%	\$2.23	\$2.48	4	13.58%	\$2.39	\$2.54
2.00	4.99	1	0.00%	\$0.79	\$0.79	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.79	\$0.79
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	3	28.82%	\$1.58	\$1.70	8	20.65%	\$3.41	\$3.39	13	25.21%	\$3.18	\$2.96	24	27.74%	\$3.06	\$2.92



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	05-356-010-00	7/22/2020	\$555,500	\$537,443	\$18,057	0.0330	1.007	43,865	\$18,229	\$0.42	8	0.00%	\$18,257	\$18,229	\$0.42	\$66.20	Low-LTB Ratio
Abstraction	0	05-356-030-00	9/16/2021	\$579,000	\$557,470	\$21,530	0.0372	1.098	47,829	\$19,608	\$0.45	-6	0.00%	\$21,530	\$19,608	\$0.45	N/A	Low-LTB Ratio
Abstraction	0	05-356-004-00	6/2/2021	\$375,000	\$359,697	\$15,303	0.0408	0.667	29,055	\$22,943	\$0.53	-2	0.00%	\$15,303	\$22,943	\$0.53	\$154.04	Low-LTB Ratio
Vacant	1	05-356-021-00	9/23/2021	\$120,000	\$0	\$120,000	N/A	3.493	152,155	\$34,354	\$0.79	-6	0.00%	\$120,000	\$34,354	\$0.79	\$906.14	
Allocation	1	05-356-011-00	3/2/2022	\$587,500	\$372,414	\$120,555	0.2052	1.727	75,228	\$69,806	\$1.60	-11	0.00%	\$120,555	\$69,806	\$1.60	N/A	
Vacant	1	05-356-022-00	8/31/2021	\$45,000	\$0	\$45,000	N/A	0.606	26,397	\$74,257	\$1.70	-5	0.00%	\$45,000	\$74,257	\$1.70	\$396.51	
Allocation	1	05-017-023-00	4/26/2022	\$383,000	\$166,310	\$78,592	0.2052	0.869	37,854	\$90,439	\$2.08	-13	0.00%	\$78,592	\$90,439	\$2.08	N/A	
Abstraction	0	05-106-047-00	6/1/2021	\$362,500	\$325,720	\$36,780	0.1015	0.403	17,555	\$93,266	\$2.10	-2	0.00%	\$36,780	\$93,266	\$2.10	\$267.07	Low-LTB Ratio
Vacant	1	05-356-020-00	10/1/2021	\$57,000	\$0	\$57,000	N/A	0.578	25,178	\$98,616	\$2.26	-6	0.00%	\$57,000	\$98,616	\$2.26	\$433.56	
Abstraction	1	05-106-040-00	7/9/2020	\$290,000	\$249,893	\$40,107	0.1383	0.391	17,032	\$102,575	\$2.35	9	0.00%	\$40,107	\$102,575	\$2.35	\$364.61	
Allocation	1	05-356-030-00	9/16/2021	\$579,000	\$557,470	\$118,811	0.2052	1.098	47,829	\$108,207	\$2.48	-6	0.00%	\$118,811	\$108,207	\$2.48	N/A	
Allocation	1	05-356-010-00	7/22/2020	\$555,500	\$537,143	\$113,989	0.2052	1.007	43,865	\$113,196	\$2.60	8	0.00%	\$113,989	\$113,196	\$2.60	\$411.05	
Allocation	1	05-356-004-00	6/2/2021	\$375,000	\$359,697	\$76,950	0.2052	0.667	29,055	\$115,367	\$2.65	-2	0.00%	\$76,950	\$115,367	\$2.65	\$779.08	
Abstraction	1	05-106-058-00	5/27/2021	\$225,000	\$182,402	\$42,598	0.1893	0.358	15,594	\$118,989	\$2.73	-2	0.00%	\$42,598	\$118,989	\$2.73	\$405.70	
Abstraction	1	05-356-011-00	3/2/2022	\$587,500	\$372,414	\$215,086	0.3661	1.727	75,228	\$124,543	\$2.86	-11	0.00%	\$215,086	\$124,543	\$2.86	N/A	
Abstraction	1	05-356-003-00	5/14/2021	\$382,500	\$305,856	\$76,644	0.2004	0.611	26,615	\$125,440	\$2.88	-1	0.00%	\$76,644	\$125,440	\$2.88	\$805.85	
Allocation	1	05-356-003-00	3/14/2021	\$382,500	\$305,856	\$78,489	0.2052	0.611	26,615	\$128,460	\$2.95	-1	0.00%	\$78,489	\$128,460	\$2.95	\$825.24	
Allocation	1	05-106-058-00	5/27/2021	\$225,000	\$182,402	\$46,170	0.2052	0.358	15,594	\$128,966	\$2.96	-2	0.00%	\$46,170	\$128,966	\$2.96	\$439.71	
Allocation	1	05-106-040-00	7/9/2020	\$290,000	\$249,893	\$59,508	0.2052	0.391	17,032	\$152,194	\$3.49	9	0.00%	\$59,508	\$152,194	\$3.49	\$540.98	
Allocation	1	05-106-029-20	5/12/2022	\$365,900	\$273,439	\$75,083	0.2052	0.490	21,344	\$153,230	\$3.52	-13	0.00%	\$75,083	\$153,230	\$3.52	\$582.58	
Allocation	1	05-106-053-00	1/8/2021	\$284,000	\$224,148	\$58,277	0.2052	0.350	15,246	\$166,505	\$3.82	3	0.00%	\$58,277	\$166,505	\$3.82	\$582.19	
Abstraction	1	05-356-026-00	10/16/2020	\$400,000	\$335,305	\$64,695	0.1617	0.381	16,596	\$169,803	\$3.90	6	0.00%	\$64,695	\$169,803	\$3.90	\$775.91	
Abstraction	1	05-106-053-00	1/8/2021	\$284,000	\$224,148	\$59,852	0.2107	0.350	15,246	\$171,006	\$3.93	3	0.00%	\$59,852	\$171,006	\$3.93	\$597.92	
Allocation	1	05-106-046-00	5/26/2021	\$330,700	\$259,009	\$67,860	0.2052	0.386	16,814	\$175,802	\$4.04	-2	0.00%	\$67,860	\$175,802	\$4.04	\$677.38	
Allocation	1	05-106-047-00	6/1/2021	\$362,500	\$325,720	\$74,385	0.2052	0.403	17,555	\$184,578	\$4.24	-2	0.00%	\$74,385	\$184,578	\$4.24	\$742.37	
Abstraction	1	05-106-046-00	5/26/2021	\$330,700	\$259,009	\$71,691	0.2168	0.386	16,814	\$185,728	\$4.26	-2	0.00%	\$71,691	\$185,728	\$4.26	\$715.62	
Abstraction	1	05-106-029-20	5/12/2022	\$365,900	\$273,439	\$92,461	0.2527	0.490	21,344	\$188,696	\$4.33	-13	0.00%	\$92,461	\$188,696	\$4.33	\$717.42	
Allocation	1	05-356-026-00	10/16/2020	\$400,000	\$335,305	\$82,080	0.2052	0.381	16,596	\$215,433	\$4.95	6	0.00%	\$82,080	\$215,433	\$4.95	\$984.41	
Abstraction	0	05-017-023-00	4/26/2022	\$383,000	\$166,310	\$216,690	0.5658	0.869	37,854	\$249,356	\$5.72	-13	0.00%	\$216,690	\$249,356	\$5.72	N/A	High-LTB Ratio