

Conclusions: 48300 West Central Above 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	\$47.39	\$2,064,431	\$118,482	
Formula Pt 1:	64742.05	5,000	0.115	\$25.00	\$1,088,987	\$124,999
Formula Pt 2:	-0.9228	7,500	0.172	\$17.20	\$749,089	\$128,975
	10,000	0.230	\$13.19	\$574,441	\$131,898	
	12,500	0.287	\$10.73	\$467,542	\$134,166	
	15,000	0.344	\$9.07	\$395,144	\$136,069	
	20,000	0.459	\$6.96	\$303,017	\$139,126	
	25,000	0.574	\$5.66	\$246,628	\$141,545	
	30,000	0.689	\$4.79	\$208,439	\$143,553	
	40,000	0.918	\$3.67	\$159,842	\$146,778	
	50,000	1.148	\$2.99	\$130,096	\$149,330	
	60,000	1.377	\$2.52	\$109,951	\$151,448	
	87,120	2.000	\$1.79	\$77,937	\$155,874	
	130,680	3.000	\$1.23	\$53,611	\$160,833	
	174,240	4.000	\$0.94	\$41,112	\$164,447	
	217,800	5.000	\$0.77	\$33,461	\$167,306	
	435,600	10.000	\$0.41	\$17,651	\$176,508	
	653,400	15.000	\$0.28	\$12,142	\$182,124	
	871,200	20.000	\$0.21	\$9,311	\$186,216	
	1,089,000	25.000	\$0.17	\$7,578	\$189,454	

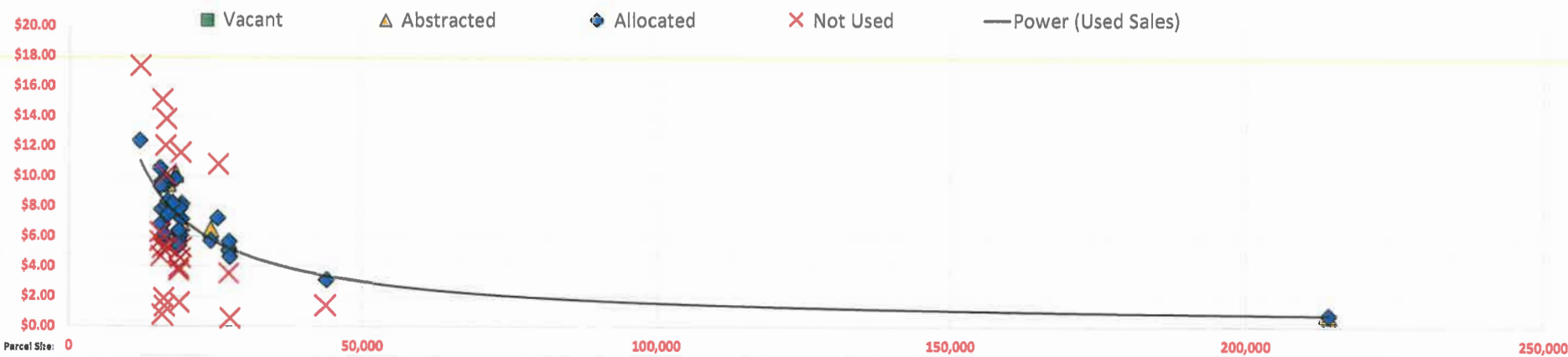
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$3.39	\$147,748	\$147,748	
65,340	1.5	\$2.33	\$101,633	\$152,449	
87,120	2.0	\$1.79	\$77,937	\$155,874	
108,900	2.5	\$1.46	\$63,434	\$158,584	
130,680	3.0	\$1.23	\$53,611	\$160,833	
174,240	4.0	\$0.94	\$41,112	\$164,447	
217,800	5.0	\$0.77	\$33,461	\$167,306	
304,920	7.0	\$0.56	\$24,530	\$171,712	
435,600	10.0	\$0.41	\$17,651	\$176,508	
653,400	15.0	\$0.28	\$12,142	\$182,124	
871,200	20.0	\$0.21	\$9,311	\$186,216	
1,089,000	25.0	\$0.17	\$7,578	\$189,454	
1,306,800	30.0	\$0.15	\$6,405	\$192,141	
1,742,400	40.0	\$0.11	\$4,911	\$196,458	
2,178,000	50.0	\$0.09	\$3,997	\$199,874	
4,356,000	100.0	\$0.05	\$2,109	\$210,867	

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	7	21.21%	\$7.51	\$6.89	29	20.94%	\$7.49	\$7.24	36	21.04%	\$7.50	\$7.20
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$3.15	\$3.15	1	0.00%	\$3.15	\$3.15
2.00	4.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.73	\$0.73	1	0.00%	\$0.79	\$0.79	2	3.95%	\$0.76	\$0.76
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	8	30.65%	\$6.67	\$6.69	31	24.52%	\$7.14	\$7.16	39	26.45%	\$7.04	\$6.89



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	05-349-009-00	11/7/2019	\$447,500	\$433,071	\$14,429	0.0922	0.633	27,573	\$22,795	\$0.52	17	0.00%	\$14,429	\$22,795	\$0.52	\$120.24	Low LTB Ratio
Abstraction	1	05-306-001-00	11/6/2019	\$590,000	\$433,134	\$156,866	0.2659	4.914	214,054	\$31,922	\$0.73	17	0.00%	\$156,866	\$31,922	\$0.73	\$236.96	
Abstraction	0	05-306-003-00	10/14/2020	\$422,940	\$421,221	\$1,719	0.0271	0.365	15,809	\$22,107	\$0.74	6	0.00%	\$11,719	\$22,107	\$0.74	\$110.56	Low LTB Ratio
Allocation	1	05-306-001-00	11/6/2019	\$590,000	\$433,134	\$169,330	0.2870	4.914	214,054	\$34,459	\$0.79	17	0.00%	\$169,330	\$34,459	\$0.79	\$255.79	
Abstraction	0	05-346-002-00	12/3/2020	\$350,000	\$228,696	\$121,304	0.0609	0.375	16,335	\$56,811	\$1.30	4	0.00%	\$21,304	\$56,811	\$1.30	\$210.93	Low LTB Ratio
Abstraction	0	05-081-004-00	10/31/2019	\$482,500	\$422,347	\$60,153	0.1247	1.009	43,952	\$59,616	\$1.37	17	0.00%	\$60,153	\$59,616	\$1.37	\$455.70	Low LTB Ratio
Abstraction	0	05-308-112-00	6/19/2020	\$375,000	\$345,923	\$29,077	0.0775	0.432	18,818	\$67,308	\$1.55	9	0.00%	\$29,077	\$67,308	\$1.55	\$224.44	Low LTB Ratio
Abstraction	0	05-306-002-00	7/2/2020	\$325,000	\$295,452	\$29,548	0.0909	0.371	16,161	\$79,644	\$1.83	9	0.00%	\$29,548	\$79,644	\$1.83	\$254.24	Low LTB Ratio
Allocation	1	05-081-004-00	10/31/2019	\$482,500	\$422,347	\$138,478	0.2870	1.009	43,952	\$137,242	\$3.15	17	0.00%	\$138,478	\$137,242	\$3.15	\$1,049.07	
Abstraction	0	05-308-110-00	7/27/2020	\$480,000	\$382,424	\$97,576	0.2033	0.630	27,443	\$154,883	\$3.56	8	0.00%	\$97,576	\$154,883	\$3.56	\$521.49	Low LTB Ratio
Abstraction	0	05-307-096-00	2/24/2020	\$355,000	\$284,819	\$70,181	0.1977	0.432	18,818	\$162,456	\$3.73	13	0.00%	\$70,181	\$162,456	\$3.73	\$565.98	Low LTB Ratio
Abstraction	0	05-308-112-00	9/5/2019	\$420,000	\$345,923	\$74,077	0.1764	0.432	18,818	\$171,475	\$3.94	19	0.00%	\$74,077	\$171,475	\$3.94	\$597.40	Low LTB Ratio
Abstraction	0	05-307-095-00	6/30/2020	\$405,000	\$317,554	\$87,446	0.2159	0.439	19,123	\$199,194	\$4.57	9	0.00%	\$87,446	\$199,194	\$4.57	\$871.15	Low LTB Ratio
Allocation	1	05-349-009-00	11/7/2019	\$447,500	\$433,071	\$128,433	0.2870	0.633	27,573	\$202,895	\$4.66	17	0.00%	\$128,433	\$202,895	\$4.66	\$1,070.27	
Abstraction	0	05-308-103-00	8/24/2020	\$517,000	\$442,953	\$74,047	0.1432	0.362	15,769	\$204,550	\$4.70	7	0.00%	\$74,047	\$204,550	\$4.70	\$718.02	Low LTB Ratio
Allocation	1	05-308-110-00	7/27/2020	\$480,000	\$382,424	\$137,760	0.2870	0.630	27,443	\$218,667	\$5.02	8	0.00%	\$137,760	\$218,667	\$5.02	\$736.25	
Abstraction	0	05-307-072-00	11/15/2021	\$380,000	\$296,095	\$83,905	0.2208	0.368	16,030	\$228,003	\$5.23	-7	0.00%	\$83,905	\$228,003	\$5.23	\$569.04	Low LTB Ratio
Abstraction	0	05-306-013-00	4/28/2021	\$550,000	\$448,080	\$101,920	0.1853	0.443	19,207	\$230,068	\$5.28	-1	0.00%	\$101,920	\$230,068	\$5.28	\$1,019.20	Low LTB Ratio
Abstraction	0	05-307-092-00	8/18/2020	\$439,000	\$350,291	\$88,699	0.2037	0.388	16,901	\$230,951	\$5.30	7	0.00%	\$88,699	\$230,951	\$5.30	\$775.30	Low LTB Ratio
Allocation	1	05-307-096-00	2/24/2020	\$355,000	\$284,819	\$101,885	0.2870	0.432	18,818	\$235,845	\$5.41	13	0.00%	\$101,885	\$235,845	\$5.41	\$821.65	
Abstraction	1	05-308-110-00	12/22/2021	\$542,100	\$387,521	\$154,579	0.2851	0.630	27,443	\$245,363	\$5.63	-9	0.00%	\$154,579	\$245,363	\$5.63	\$826.14	
Abstraction	1	05-308-110-00	4/15/2022	\$542,000	\$387,521	\$154,479	0.2850	0.630	27,443	\$245,205	\$5.63	-12	0.00%	\$154,479	\$245,205	\$5.63	\$825.61	
Allocation	1	05-308-110-00	12/22/2021	\$542,100	\$387,521	\$155,583	0.2870	0.630	27,443	\$246,957	\$5.67	-9	0.00%	\$155,583	\$246,957	\$5.67	\$831.50	
Allocation	1	05-308-110-00	4/15/2022	\$542,000	\$387,521	\$155,554	0.2870	0.630	27,443	\$246,911	\$5.67	-12	0.00%	\$155,554	\$246,911	\$5.67	\$831.35	
Abstraction	0	05-307-103-00	11/13/2020	\$573,750	\$485,061	\$88,689	0.1546	0.358	15,594	\$247,735	\$5.69	5	0.00%	\$88,689	\$247,735	\$5.69	\$854.75	Low LTB Ratio
Allocation	1	05-308-112-00	6/19/2020	\$375,000	\$345,923	\$107,625	0.2870	0.432	18,818	\$249,132	\$5.72	9	0.00%	\$107,625	\$249,132	\$5.72	\$867.73	
Allocation	1	05-308-130-00	11/13/2020	\$484,900	\$327,442	\$157,458	0.3247	0.558	24,306	\$282,183	\$6.48	5	0.00%	\$157,458	\$282,183	\$6.48	\$2,267.54	High LTB Ratio
Allocation	1	05-307-072-00	11/15/2021	\$380,000	\$296,095	\$109,060	0.2870	0.368	16,030	\$296,359	\$6.80	-7	0.00%	\$109,060	\$296,359	\$6.80	\$739.64	
Allocation	1	05-307-098-00	11/16/2020	\$370,000	\$271,753	\$98,247	0.2655	0.358	15,594	\$296,620	\$6.81	5	0.00%	\$106,190	\$296,620	\$6.81	\$695.46	
Abstraction	1	05-306-057-00	7/15/2021	\$480,000	\$347,273	\$132,727	0.2765	0.442	19,254	\$300,287	\$6.89	-4	0.00%	\$132,727	\$300,287	\$6.89	\$851.14	Low LTB Ratio

Allocation	1	05-306-057-00	7/16/2021	\$480,000	\$347,273	\$137,760	0.2870	0.442	19,254	\$311,674	\$7.16	-4	0.00%	\$137,760	\$311,674	\$7.16	\$883.42	
Allocation	1	05-346-005-00	2/2/2022	\$642,500	\$367,779	\$184,398	0.2870	0.585	25,483	\$315,209	\$7.24	-10	0.00%	\$184,398	\$315,209	\$7.24	\$1,097.11	
Allocation	1	05-307-092-00	8/18/2020	\$439,900	\$350,291	\$126,251	0.2870	0.388	16,901	\$325,390	\$7.47	7	0.00%	\$126,251	\$325,390	\$7.47	\$1,092.33	
Allocation	1	05-306-033-00	10/14/2020	\$432,940	\$421,221	\$124,254	0.2870	0.365	15,899	\$340,421	\$7.81	6	0.00%	\$124,254	\$340,421	\$7.81	\$1,172.21	
Allocation	1	05-307-075-00	9/10/2021	\$524,000	\$304,312	\$150,388	0.2870	0.437	19,036	\$344,137	\$7.90	-5	0.00%	\$150,388	\$344,137	\$7.90	\$1,297.68	
Allocation	1	05-306-037-00	4/23/2021	\$465,000	\$296,861	\$133,455	0.2870	0.382	16,640	\$349,359	\$8.02	-1	0.00%	\$133,455	\$349,359	\$8.02	\$1,263.30	
Allocation	1	05-306-013-00	4/28/2021	\$550,000	\$448,080	\$157,850	0.2870	0.443	19,297	\$356,321	\$8.18	-1	0.00%	\$157,850	\$356,321	\$8.18	\$1,578.50	
Allocation	1	05-308-128-00	11/6/2020	\$508,000	\$361,123	\$145,796	0.2870	0.407	17,729	\$358,221	\$8.22	5	0.00%	\$145,796	\$358,221	\$8.22	\$1,576.68	
Abstraction	1	05-308-128-00	11/6/2020	\$508,000	\$361,123	\$146,877	0.2891	0.407	17,729	\$360,877	\$8.28	5	0.00%	\$146,877	\$360,877	\$8.28	\$1,588.37	
Allocation	1	05-307-065-10	12/10/2021	\$492,000	\$330,938	\$141,204	0.2870	0.388	16,901	\$363,928	\$8.35	-8	0.00%	\$141,204	\$363,928	\$8.35	\$835.72	
Allocation	1	05-308-139-00	8/24/2020	\$517,000	\$442,953	\$148,379	0.2870	0.362	15,769	\$409,887	\$9.41	7	0.00%	\$148,379	\$409,887	\$9.41	\$1,428.78	
Allocation	1	05-306-060-00	1/21/2022	\$540,000	\$342,703	\$154,980	0.2870	0.377	16,422	\$411,088	\$9.44	-10	0.00%	\$154,980	\$411,088	\$9.44	\$1,546.71	
Abstraction	1	05-307-065-10	12/10/2021	\$492,000	\$330,938	\$161,062	0.3274	0.388	16,901	\$415,108	\$9.53	-8	0.00%	\$161,062	\$415,108	\$9.53	\$953.26	High LTB Ratio
Allocation	1	05-307-097-00	3/28/2022	\$535,000	\$295,267	\$153,545	0.2870	0.365	15,899	\$420,671	\$9.66	-12	0.00%	\$153,545	\$420,671	\$9.66	\$1,553.16	
Allocation	1	05-307-068-00	12/3/2021	\$565,000	\$336,254	\$162,155	0.2870	0.381	16,596	\$425,604	\$9.77	-8	0.00%	\$162,155	\$425,604	\$9.77	\$1,621.55	
Allocation	1	05-306-047-00	3/23/2022	\$625,000	\$439,612	\$179,375	0.2870	0.419	18,252	\$428,103	\$9.83	-12	0.00%	\$179,375	\$428,103	\$9.83	\$1,590.06	
Abstraction	0	05-306-037-00	4/23/2021	\$465,000	\$296,861	\$168,139	0.3616	0.382	16,640	\$440,154	\$10.10	-1	0.00%	\$168,139	\$440,154	\$10.10	\$1,591.62	High LTB Ratio
Abstraction	1	05-306-047-00	3/23/2022	\$625,000	\$439,612	\$185,388	0.2966	0.419	18,252	\$442,453	\$10.16	-12	0.00%	\$185,388	\$442,453	\$10.16	\$1,643.36	
Allocation	1	05-307-103-00	11/13/2020	\$573,750	\$485,061	\$164,666	0.2870	0.358	15,594	\$459,962	\$10.56	5	0.00%	\$164,666	\$459,962	\$10.56	\$1,586.99	
Abstraction	0	05-346-005-00	2/2/2022	\$642,500	\$367,779	\$274,724	0.4276	0.585	25,483	\$469,609	\$10.78	-10	0.00%	\$274,724	\$469,609	\$10.78	\$1,634.51	High LTB Ratio
Abstraction	0	05-307-075-00	9/10/2021	\$524,000	\$304,312	\$219,688	0.4193	0.437	19,036	\$502,719	\$11.54	-5	0.00%	\$219,688	\$502,719	\$11.54	\$1,895.66	High LTB Ratio
Abstraction	0	05-306-060-00	1/21/2022	\$540,000	\$342,703	\$207,287	0.3654	0.377	16,422	\$523,324	\$12.01	-10	0.00%	\$207,287	\$523,324	\$12.01	\$1,969.03	High LTB Ratio
Allocation	1	05-308-118-00	7/30/2021	\$525,000	\$314,385	\$150,675	0.2870	0.279	12,153	\$540,054	\$12.40	-4	0.00%	\$150,675	\$540,054	\$12.40	\$1,615.12	
Abstraction	0	05-307-068-00	12/3/2021	\$565,000	\$336,254	\$228,746	0.4049	0.381	16,596	\$600,383	\$13.78	-8	0.00%	\$228,746	\$600,383	\$13.78	\$2,387.46	High LTB Ratio
Abstraction	0	05-307-097-00	3/28/2022	\$535,000	\$295,267	\$239,733	0.4481	0.365	15,899	\$656,803	\$15.08	-12	0.00%	\$239,733	\$656,803	\$15.08	\$2,424.97	High LTB Ratio
Abstraction	0	05-308-118-00	7/30/2021	\$525,000	\$314,385	\$210,615	0.4013	0.279	12,153	\$754,892	\$17.33	-4	0.00%	\$210,615	\$754,892	\$17.33	\$2,257.64	High LTB Ratio