

Conclusions: 49200 Unplatted East Near City under5ac.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	\$5.14	\$223,936	\$12,852
Formula Pt 1:	3.43	5,000	0.115	\$5.93	\$232,000
Formula Pt 2:	0.0516	7,500	0.172	\$5.44	\$236,988
	10,000	0.230	\$5.52	\$240,530	\$55,218
	12,500	0.287	\$5.59	\$243,313	\$69,821
	15,000	0.344	\$5.64	\$245,612	\$84,577
	20,000	0.459	\$5.72	\$249,282	\$114,455
	25,000	0.574	\$5.79	\$252,167	\$144,724
	30,000	0.689	\$5.84	\$254,549	\$175,309
	40,000	0.918	\$5.93	\$258,354	\$237,239
	50,000	1.148	\$6.00	\$261,344	\$299,981
	60,000	1.377	\$6.06	\$263,812	\$363,378
	87,120	2.000	\$6.17	\$268,935	\$537,869
	130,680	3.000	\$6.30	\$274,617	\$823,851
	174,240	4.000	\$6.40	\$278,721	\$1,114,884
	217,800	5.000	\$6.47	\$281,947	\$1,409,734
	304,920	7.000	\$6.59	\$286,881	\$2,008,169
	435,600	10.000	\$6.71	\$292,207	\$2,922,066
	653,400	15.000	\$6.85	\$298,380	\$4,475,706
	871,200	20.000	\$6.95	\$302,840	\$6,056,795
	1,089,000	25.000	\$7.03	\$306,345	\$7,658,614

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	\$5.96	\$259,492	\$259,492	
65,340	1.5	\$6.08	\$264,975	\$397,462	
87,120	2.0	\$6.17	\$268,935	\$537,869	
108,900	2.5	\$6.25	\$272,047	\$680,118	
130,680	3.0	\$6.30	\$274,617	\$823,851	
174,240	4.0	\$6.40	\$278,721	\$1,114,884	
217,800	5.0	\$6.47	\$281,947	\$1,409,734	
304,920	7.0	\$6.59	\$286,881	\$2,008,169	
435,600	10.0	\$6.71	\$292,207	\$2,922,066	
653,400	15.0	\$6.85	\$298,380	\$4,475,706	
871,200	20.0	\$6.95	\$302,840	\$6,056,795	
1,089,000	25.0	\$7.03	\$306,345	\$7,658,614	
1,306,800	30.0	\$7.10	\$309,238	\$9,277,148	
1,742,400	40.0	\$7.21	\$313,860	\$12,554,396	
2,178,000	50.0	\$7.29	\$317,492	\$15,874,611	
4,356,000	100.0	\$7.55	\$329,046	\$32,904,553	

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	4	9.67%	\$5.39	\$5.48	4	7.70%	\$5.92	\$6.01	8	9.10%	\$5.65	\$5.78
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	4	9.67%	\$5.39	\$5.48	4	7.70%	\$5.92	\$6.01	8	9.10%	\$5.65	\$5.78

