

**Conclusions: 49300 Unplatted NW under 5ac.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	\$38.63	\$1,682,879	\$96,584	
Formula Pt 1:	53527.04	5,000	0.115	\$20.35	\$886,608	\$101,769
Formula Pt 2:	-0.9246	7,500	0.172	\$13.99	\$609,431	\$104,930
	10,000	0.230	\$10.72	\$467,101	\$107,232	
	12,500	0.287	\$8.72	\$380,024	\$109,052	
	15,000	0.344	\$7.37	\$301,000	\$110,872	
	20,000	0.459	\$5.65	\$246,088	\$112,988	
	25,000	0.574	\$4.60	\$200,212	\$114,906	
	30,000	0.689	\$3.88	\$169,154	\$116,497	
	40,000	0.918	\$2.98	\$129,649	\$119,053	
	50,000	1.148	\$2.42	\$105,480	\$121,074	
	60,000	1.377	\$2.05	\$89,117	\$122,751	
	87,120	2.000	\$1.45	\$63,127	\$126,253	
	130,680	3.000	\$1.00	\$43,392	\$130,175	
	174,240	4.000	\$0.76	\$33,258	\$133,031	
	217,800	5.000	\$0.62	\$27,058	\$135,289	
	435,600	10.000	\$0.33	\$14,255	\$146,979	
	653,400	15.000	\$0.22	\$9,799	\$150,204	
	871,200	20.000	\$0.17	\$7,510	\$152,753	
	1,089,000	25.000	\$0.14	\$6,110		

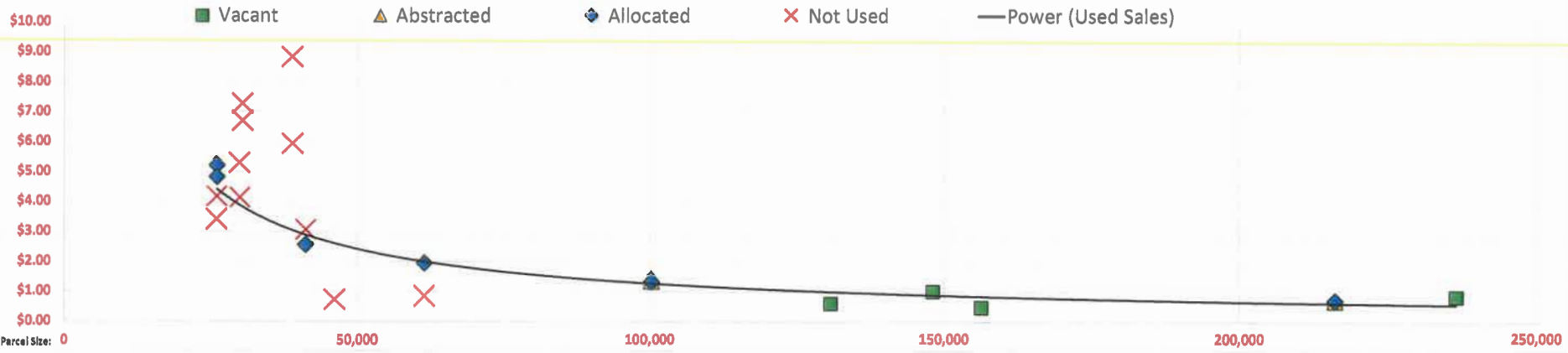
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43560	1.0	\$2.75	\$119,821	\$119,821	
65340	1.5	\$1.89	\$82,362	\$123,543	
87120	2.0	\$1.45	\$63,127	\$126,253	
108900	2.5	\$1.18	\$51,359	\$128,397	
130680	3.0	\$1.00	\$43,392	\$130,175	
174240	4.0	\$0.76	\$33,258	\$133,031	
217800	5.0	\$0.62	\$27,058	\$135,289	
304920	7.0	\$0.46	\$19,824	\$138,767	
435600	10.0	\$0.33	\$14,255	\$142,551	
653400	15.0	\$0.22	\$9,799	\$146,979	
871200	20.0	\$0.17	\$7,510	\$150,204	
1,089,000	25.0	\$0.14	\$6,110	\$152,753	
1,306,800	30.0	\$0.12	\$5,162	\$154,869	
1,742,400	40.0	\$0.09	\$3,957	\$158,267	
2,178,000	50.0	\$0.07	\$3,219	\$160,953	
4,356,000	100.0	\$0.04	\$1,696	\$169,593	

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	0	0.00%	\$0.00	\$0.00	3	18.22%	\$4.20	\$4.83	3	18.22%	\$4.20	\$4.83
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.96	\$1.96	1	0.00%	\$1.96	\$1.96
2.00	4.99	3	28.96%	\$0.70	\$0.61	2	31.10%	\$1.05	\$1.05	2	29.47%	\$1.04	\$1.04	7	37.38%	\$0.89	\$0.73
5.00	9.99	1	0.00%	\$0.85	\$0.85	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.85	\$0.85
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	4	26.37%	\$0.74	\$0.73	2	31.10%	\$1.05	\$1.05	6	63.13%	\$2.77	\$2.27	12	91.35%	\$1.81	\$1.18



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
Vacant	1	05-008-010-00	6/11/2021	\$75,000	\$0	\$75,000	N/A	3.588	156,293	\$20,903	\$0.48	-2	0.00%	\$75,000	\$20,903	\$0.48	N/A	
Vacant	1	05-007-013-15	11/23/2021	\$80,000	\$0	\$80,000	N/A	3.000	130,680	\$26,667	\$0.61	-8	0.00%	\$80,000	\$26,667	\$0.61	N/A	
Vacant	0	05-006-001-02	10/10/2021	\$33,000	\$0	\$33,000	N/A	1.060	46,174	\$31,132	\$0.74	-7	0.00%	\$33,000	\$31,132	\$0.74	\$165.00	
Abstraction	1	05-005-009-10	11/24/2020	\$330,000	\$174,039	\$155,961	0.4726	4.960	216,058	\$31,444	\$0.72	4	0.00%	\$155,961	\$31,444	\$0.72	\$519.00	
Allocation	1	05-005-009-10	11/24/2020	\$330,000	\$174,039	\$158,763	0.4811	4.960	216,058	\$32,009	\$0.73	4	0.00%	\$158,763	\$32,009	\$0.73	\$528.33	
Abstraction	0	05-008-027-20	1/13/2022	\$250,000	\$198,740	\$51,260	0.2050	1.410	61,420	\$36,355	\$0.83	-9	0.00%	\$51,260	\$36,355	\$0.83	N/A	Low-LTB-Ratio
Vacant	1	05-005-015-40	11/11/2021	\$200,000	\$0	\$200,000	N/A	5.429	236,487	\$36,839	\$0.85	-7	0.00%	\$200,000	\$36,839	\$0.85	\$496.72	
Vacant	1	05-005-037-00	4/22/2022	\$149,500	\$0	\$149,500	N/A	3.400	148,104	\$43,971	\$1.01	-13	0.00%	\$149,500	\$43,971	\$1.01	N/A	
Allocation	1	05-006-013-20	4/29/2022	\$280,000	\$142,478	\$134,708	0.4811	2.300	100,188	\$58,569	\$1.34	-13	0.00%	\$134,708	\$58,569	\$1.34	\$408.21	
Abstraction	1	05-006-013-20	4/29/2022	\$280,000	\$142,478	\$137,522	0.4912	2.300	100,188	\$59,792	\$1.37	-13	0.00%	\$137,522	\$59,792	\$1.37	\$416.73	
Allocation	1	05-008-027-20	1/13/2022	\$250,000	\$198,740	\$120,275	0.4811	1.410	61,420	\$85,301	\$1.96	-9	0.00%	\$120,275	\$85,301	\$1.96	N/A	
Allocation	1	05-008-008-00	2/9/2021	\$220,000	\$92,878	\$105,842	0.4811	0.947	41,251	\$111,766	\$2.57	2	0.00%	\$105,842	\$111,766	\$2.57	N/A	
Abstraction	0	05-008-008-00	2/9/2021	\$220,000	\$92,878	\$127,122	0.5778	0.947	41,251	\$134,237	\$3.08	2	0.00%	\$127,122	\$134,237	\$3.08	N/A	High-LTB-Ratio
Abstraction	0	05-008-027-30	7/30/2021	\$262,500	\$173,696	\$88,804	0.3383	0.600	26,136	\$148,007	\$3.40	-4	0.00%	\$88,804	\$148,007	\$3.40	N/A	Low-LTB-Ratio
Abstraction	0	05-008-038-35	10/15/2020	\$230,000	\$205,684	\$124,316	0.3767	0.600	30,056	\$180,168	\$4.14	6	0.00%	\$124,316	\$180,168	\$4.14	\$1,206.95	Low-LTB-Ratio
Abstraction	0	05-008-027-30	1/13/2022	\$283,000	\$173,696	\$109,304	0.3863	0.600	26,136	\$182,173	\$4.18	-9	0.00%	\$109,304	\$182,173	\$4.18	N/A	Low-LTB-Ratio
Allocation	1	05-008-027-30	7/30/2021	\$262,500	\$173,696	\$126,289	0.4811	0.600	26,136	\$210,481	\$4.83	-4	0.00%	\$126,289	\$210,481	\$4.83	N/A	
Allocation	1	05-008-027-30	1/13/2022	\$283,000	\$173,696	\$136,151	0.4811	0.600	26,136	\$226,919	\$5.21	-9	0.00%	\$136,151	\$226,919	\$5.21	N/A	
Allocation	0	05-008-038-35	10/15/2020	\$230,000	\$205,684	\$159,763	0.4811	0.600	30,056	\$230,001	\$5.28	6	0.00%	\$159,763	\$230,001	\$5.28	\$1,541.39	
Abstraction	0	05-215-014-10	10/14/2020	\$717,000	\$484,884	\$232,106	0.3237	0.898	39,117	\$258,470	\$5.93	6	0.00%	\$232,106	\$258,470	\$5.93	\$1,530.81	Low-LTB-Ratio
Allocation	0	05-008-038-30	4/25/2022	\$425,000	\$203,031	\$204,468	0.4811	0.703	30,623	\$290,850	\$6.68	-13	0.00%	\$204,468	\$290,850	\$6.68	N/A	Outlier
Abstraction	0	05-008-038-30	4/25/2022	\$425,000	\$203,031	\$211,969	0.5223	0.703	30,623	\$315,745	\$7.25	-13	0.00%	\$211,969	\$315,745	\$7.25	N/A	Outlier
Allocation	0	05-215-014-10	10/14/2020	\$717,000	\$484,884	\$344,949	0.4811	0.898	39,117	\$384,130	\$8.82	6	0.00%	\$344,949	\$384,130	\$8.82	\$2,275.04	Outlier