

**Conclusions: 49400 Unplatted SE under 5ac.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	\$18.23	\$794,289	\$45,586	
Formula Pt 1:	13052.75	5,000	0.115	\$10.19	\$443,675	\$50,927
Formula Pt 2:	-0.8402	7,500	0.172	\$7.24	\$315,588	\$54,337
	10,000	0.230	\$5.69	\$247,829	\$56,894	
	12,500	0.287	\$4.72	\$205,462	\$58,960	
	15,000	0.344	\$3.95	\$176,249	\$60,303	
	20,000	0.459	\$3.18	\$138,433	\$63,560	
	25,000	0.574	\$2.63	\$114,768	\$65,867	
	30,000	0.689	\$2.26	\$98,468	\$67,815	
	40,000	0.918	\$1.78	\$77,326	\$71,006	
	50,000	1.148	\$1.47	\$64,107	\$73,585	
	60,000	1.377	\$1.26	\$55,002	\$75,761	
	87,120	2.000	\$0.92	\$40,207	\$80,414	
	130,680	3.000	\$0.66	\$28,599	\$85,798	
	174,240	4.000	\$0.52	\$22,459	\$89,836	
	217,800	5.000	\$0.43	\$18,620	\$93,098	
	435,600	10.000	\$0.24	\$10,401	\$104,006	
	653,400	15.000	\$0.17	\$7,398	\$110,969	
	871,200	20.000	\$0.13	\$5,810	\$116,191	
	1,089,000	25.000	\$0.11	\$4,816	\$120,410	

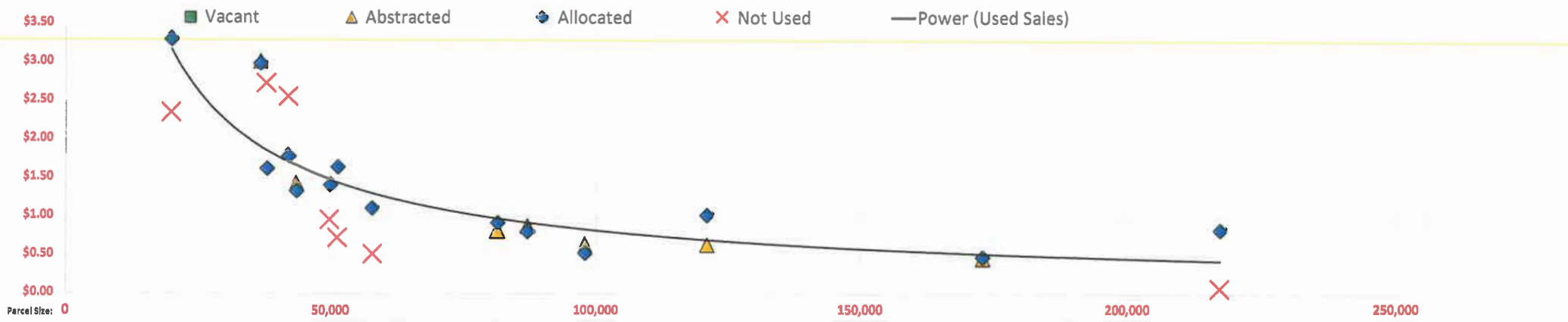
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.65	\$71,981	\$71,981	
65,340	1.5	\$1.18	\$51,200	\$76,800	
87,120	2.0	\$0.92	\$40,207	\$80,414	
108,900	2.5	\$0.77	\$33,334	\$83,334	
130,680	3.0	\$0.66	\$28,599	\$85,798	
174,240	4.0	\$0.52	\$22,459	\$89,836	
217,800	5.0	\$0.43	\$18,620	\$93,098	
304,920	7.0	\$0.32	\$14,035	\$98,242	
435,600	10.0	\$0.24	\$10,401	\$104,006	
653,400	15.0	\$0.17	\$7,398	\$110,969	
871,200	20.0	\$0.13	\$5,810	\$116,191	
1,089,000	25.0	\$0.11	\$4,816	\$120,410	
1,306,800	30.0	\$0.09	\$4,132	\$123,971	
1,742,400	40.0	\$0.07	\$3,245	\$129,805	
2,178,000	50.0	\$0.06	\$2,690	\$134,518	
4,356,000	100.0	\$0.03	\$1,503	\$150,279	

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	1	0.00%	\$3.01	\$3.01	4	30.15%	\$2.42	\$2.38	5	19.46%	\$2.54	\$2.98
1.00	1.99	0	0.00%	\$0.00	\$0.00	2	27.35%	\$1.12	\$1.12	5	15.34%	\$1.28	\$1.33	7	17.51%	\$1.23	\$1.33
2.00	4.99	0	0.00%	\$0.00	\$0.00	4	17.46%	\$0.65	\$0.63	5	20.74%	\$0.73	\$0.81	9	25.17%	\$0.70	\$0.64
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	7	63.32%	\$1.12	\$0.81	14	48.89%	\$1.41	\$1.22	21	58.87%	\$1.31	\$1.02



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	05-027-020-35	11/30/2021	\$580,000	\$571,349	\$8,651	0.0149	4.990	217,364	\$1,734	\$0.04	-8	0.00%	\$8,651	\$1,734	\$0.04	N/A	Low LTB Ratio
Abstraction	0	05-027-001-00	2/18/2022	\$270,000	\$233,088	\$36,912	0.1367	1.180	51,401	\$21,281	\$0.72	-11	0.00%	\$36,912	\$31,281	\$0.72	N/A	Low LTB Ratio
Abstraction	0	05-025-008-10	2/4/2021	\$205,000	\$175,545	\$29,455	0.1437	1.230	57,935	\$22,147	\$0.51	2	0.00%	\$29,455	\$22,147	\$0.51	N/A	Low LTB Ratio
Abstraction	1	05-036-029-15	1/27/2021	\$395,000	\$317,206	\$77,794	0.1969	2.778	121,010	\$28,004	\$0.64	2	0.00%	\$77,794	\$28,004	\$0.64	\$388.97	Low LTB Ratio
Abstraction	0	05-035-001-40	11/20/2020	\$225,000	\$177,343	\$47,657	0.2118	1.148	50,007	\$41,513	\$0.95	4	0.00%	\$47,657	\$41,513	\$0.95	N/A	Low LTB Ratio
Abstraction	0	05-027-024-00	3/18/2021	\$211,500	\$164,454	\$47,046	0.2224	0.462	20,125	\$101,931	\$2.34	0	0.00%	\$47,046	\$101,931	\$2.34	\$470.46	Low LTB Ratio
Abstraction	1	05-025-013-00	9/1/2021	\$240,000	\$173,744	\$66,256	0.2761	1.874	81,631	\$35,355	\$0.81	-5	0.00%	\$66,256	\$35,355	\$0.81	\$402.33	
Abstraction	1	05-025-023-00	8/24/2020	\$265,000	\$185,196	\$79,804	0.3011	3.970	172,933	\$20,102	\$0.46	7	0.00%	\$79,804	\$20,102	\$0.46	N/A	
Allocation	1	05-025-008-10	2/4/2021	\$205,000	\$175,545	\$64,104	0.3127	1.330	57,935	\$48,198	\$1.11	2	0.00%	\$64,104	\$48,198	\$1.11	N/A	
Allocation	1	05-025-013-00	9/1/2021	\$240,000	\$173,744	\$75,048	0.3127	1.874	81,631	\$40,047	\$0.92	-5	0.00%	\$75,048	\$40,047	\$0.92	\$455.72	
Allocation	1	05-025-023-00	8/24/2020	\$265,000	\$185,196	\$82,866	0.3127	3.970	172,933	\$20,873	\$0.48	7	0.00%	\$82,866	\$20,873	\$0.48	N/A	
Allocation	1	05-025-029-10	6/30/2021	\$184,900	\$123,037	\$57,818	0.3127	1.000	43,560	\$57,818	\$1.33	-3	0.00%	\$57,818	\$57,818	\$1.33	\$287.93	
Allocation	1	05-027-001-00	2/18/2022	\$270,000	\$233,088	\$84,429	0.3127	1.180	51,401	\$71,550	\$1.64	-11	0.00%	\$84,429	\$71,550	\$1.64	N/A	
Allocation	1	05-027-001-20	10/1/2021	\$352,000	\$240,835	\$110,070	0.3127	0.847	36,895	\$129,953	\$2.98	-6	0.00%	\$110,070	\$129,953	\$2.98	\$916.72	
Allocation	1	05-027-020-35	11/30/2021	\$580,000	\$571,349	\$181,366	0.3127	4.990	217,364	\$36,346	\$0.83	-8	0.00%	\$181,366	\$36,346	\$0.83	N/A	
Allocation	1	05-027-024-00	3/19/2021	\$211,500	\$164,454	\$66,136	0.3127	0.462	20,125	\$143,152	\$3.29	0	0.00%	\$66,136	\$143,152	\$3.29	\$661.36	
Allocation	1	05-035-001-40	11/20/2020	\$225,000	\$177,343	\$70,358	0.3127	1.148	50,007	\$61,287	\$1.41	4	0.00%	\$70,358	\$61,287	\$1.41	N/A	
Allocation	1	05-035-015-00	5/20/2022	\$225,000	\$147,926	\$70,358	0.3127	2.002	87,207	\$35,144	\$0.81	-14	0.00%	\$70,358	\$35,144	\$0.81	\$146.01	
Allocation	1	05-036-008-00	7/29/2021	\$240,000	\$132,721	\$75,048	0.3127	0.966	42,079	\$77,689	\$1.78	-4	0.00%	\$75,048	\$77,689	\$1.78	N/A	
Allocation	1	05-036-017-10	11/15/2021	\$197,000	\$93,203	\$61,602	0.3127	0.875	38,115	\$70,402	\$1.62	-7	0.00%	\$61,602	\$70,402	\$1.62	\$373.16	
Allocation	1	05-036-025-20	11/13/2020	\$165,000	\$103,950	\$51,596	0.3127	2.250	98,010	\$22,931	\$0.53	5	0.00%	\$51,596	\$22,931	\$0.53	N/A	
Allocation	1	05-036-029-15	1/27/2021	\$395,000	\$317,206	\$123,517	0.3127	2.778	121,010	\$44,462	\$1.02	2	0.00%	\$123,517	\$44,462	\$1.02	\$617.58	
Abstraction	1	05-027-001-20	10/1/2021	\$352,000	\$240,835	\$111,165	0.3158	0.847	36,895	\$131,246	\$3.01	-6	0.00%	\$111,165	\$131,246	\$3.01	\$925.83	
Abstraction	1	05-025-029-10	6/30/2021	\$184,900	\$123,037	\$61,863	0.3346	1.000	43,560	\$61,863	\$1.42	-3	0.00%	\$61,863	\$61,863	\$1.42	\$308.07	
Abstraction	1	05-035-015-00	5/20/2022	\$225,000	\$147,926	\$77,074	0.3426	2.002	87,207	\$38,499	\$0.88	-14	0.00%	\$77,074	\$38,499	\$0.88	\$159.95	
Abstraction	1	05-036-025-20	11/13/2020	\$165,000	\$103,950	\$61,050	0.3700	2.250	98,010	\$27,133	\$0.62	5	0.00%	\$61,050	\$27,133	\$0.62	N/A	High LTB Ratio
Abstraction	0	05-036-008-00	7/29/2021	\$240,000	\$132,721	\$107,279	0.4479	0.966	42,079	\$111,055	\$2.55	-4	0.00%	\$107,279	\$111,055	\$2.55	N/A	High LTB Ratio
Abstraction	0	05-036-017-10	11/15/2021	\$197,000	\$93,203	\$103,797	0.5269	0.875	38,115	\$118,625	\$2.72	-7	0.00%	\$103,797	\$118,625	\$2.72	\$628.77	High LTB Ratio