

Conclusions: 49500 Unplatted SW 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	\$12.32	\$536,615	\$30,797	
Formula Pt 1:	2796.86	5,000	0.115	\$7.62	\$331,842	\$38,090
Formula Pt 2:	-0.6934	7,500	0.172	\$5.75	\$250,514	\$43,133
	10,000	0.230	\$4.71	\$205,211	\$47,110	
	12,500	0.287	\$4.04	\$175,794	\$50,445	
	15,000	0.344	\$3.56	\$154,918	\$53,346	
	20,000	0.459	\$2.91	\$126,902	\$58,266	
	25,000	0.574	\$2.50	\$108,711	\$62,392	
	30,000	0.689	\$2.20	\$95,801	\$65,979	
	40,000	0.918	\$1.80	\$78,476	\$72,063	
	50,000	1.148	\$1.54	\$67,227	\$77,166	
	60,000	1.377	\$1.36	\$59,243	\$81,602	
	87,120	2.000	\$1.05	\$45,744	\$91,488	
	130,680	3.000	\$0.79	\$34,533	\$103,599	
	174,240	4.000	\$0.65	\$28,288	\$113,152	
	217,800	5.000	\$0.56	\$24,233	\$121,165	
	435,600	10.000	\$0.34	\$14,986	\$149,856	
	653,400	15.000	\$0.26	\$11,313	\$169,694	
	871,200	20.000	\$0.21	\$9,267	\$185,342	
	1,089,000	25.000	\$0.18	\$7,939	\$198,467	

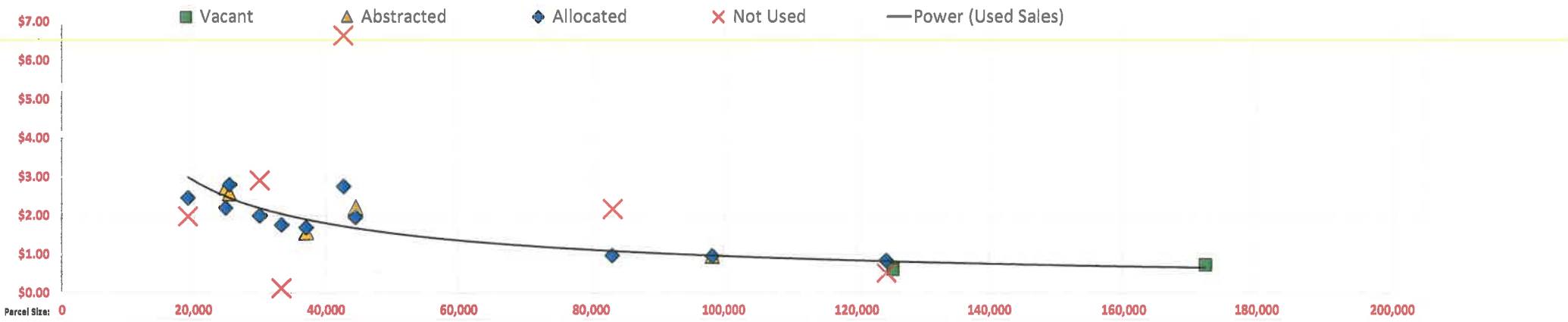
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.70	\$73,971	\$73,971	
65,340	1.5	\$1.28	\$55,842	\$83,764	
87,120	2.0	\$1.05	\$45,744	\$91,488	
108,900	2.5	\$0.90	\$39,187	\$97,966	
130,680	3.0	\$0.79	\$34,533	\$103,599	
174,240	4.0	\$0.65	\$28,288	\$113,152	
217,800	5.0	\$0.56	\$24,233	\$121,165	
304,920	7.0	\$0.44	\$19,190	\$134,332	
435,600	10.0	\$0.34	\$14,986	\$149,856	
653,400	15.0	\$0.26	\$11,313	\$169,694	
871,200	20.0	\$0.21	\$9,267	\$185,342	
1,089,000	25.0	\$0.18	\$7,939	\$198,467	
1,306,800	30.0	\$0.16	\$6,996	\$209,877	
1,742,400	40.0	\$0.13	\$5,731	\$229,231	
2,178,000	50.0	\$0.11	\$4,909	\$245,463	
4,356,000	100.0	\$0.07	\$3,036	\$303,588	

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	3	15.12%	\$2.29	\$2.58	7	16.69%	\$2.24	\$2.20	10	17.68%	\$2.25	\$2.33
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.20	\$2.20	2	33.79%	\$1.47	\$1.47	3	20.92%	\$1.71	\$1.96
2.00	4.99	2	8.96%	\$0.67	\$0.67	1	0.00%	\$0.96	\$0.96	2	6.67%	\$0.90	\$0.90	5	13.81%	\$0.82	\$0.84
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	2	8.96%	\$0.67	\$0.67	5	25.36%	\$2.01	\$2.20	11	27.83%	\$1.85	\$1.96	18	34.68%	\$1.77	\$1.86



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	05-031-007-00	5/17/2021	\$225,000	\$221,420	\$3,580	0.0159	0.766	33,367	\$4,674	\$0.11	-2	0.00%	\$2,580	\$4,674	\$0.11	N/A	Low LTB Ratio
Abstraction	0	05-029-004-40	9/18/2020	\$399,000	\$334,865	\$64,135	0.1607	2.858	124,494	\$3,441	\$0.52	6	0.00%	\$64,135	\$3,441	\$0.52	\$320.68	Low LTB Ratio
Vacant	1	05-029-004-65	1/8/2021	\$76,500	\$0	\$76,500	N/A	2.881	125,496	\$26,553	\$0.61	3	0.00%	\$76,500	\$26,553	\$0.61	\$450.00	
Vacant	1	05-028-029-25	12/30/2020	\$125,000	\$0	\$125,000	N/A	3.955	172,280	\$31,606	\$0.73	3	0.00%	\$125,000	\$31,606	\$0.73	\$757.44	
Allocation	1	05-029-004-40	9/18/2020	\$399,000	\$334,865	\$104,339	0.2615	2.858	124,494	\$36,508	\$0.84	6	0.00%	\$104,339	\$36,508	\$0.84	\$521.69	
Abstraction	1	05-030-018-30	10/20/2021	\$360,000	\$266,082	\$93,918	0.2609	2.257	98,315	\$41,612	\$0.96	-7	0.00%	\$93,918	\$41,612	\$0.96	\$397.79	
Allocation	1	05-030-018-30	10/20/2021	\$360,000	\$266,082	\$94,140	0.2615	2.257	98,315	\$41,710	\$0.96	-7	0.00%	\$94,140	\$41,710	\$0.96	\$398.73	
Allocation	1	05-028-001-00	6/2/2022	\$310,000	\$129,644	\$81,065	0.2615	1.909	83,156	\$42,465	\$0.97	-14	0.00%	\$81,065	\$42,465	\$0.97	N/A	
Abstraction	1	05-031-039-00	9/29/2020	\$239,000	\$181,446	\$57,554	0.2408	0.849	36,982	\$67,790	\$1.56	6	0.00%	\$57,554	\$67,790	\$1.56	\$451.94	
Allocation	1	05-031-039-00	9/29/2020	\$239,000	\$181,446	\$62,499	0.2615	0.849	36,982	\$73,614	\$1.69	6	0.00%	\$62,499	\$73,614	\$1.69	\$490.76	
Allocation	1	05-031-007-00	5/17/2021	\$225,000	\$221,420	\$58,838	0.2615	0.766	33,367	\$76,811	\$1.76	-2	0.00%	\$58,838	\$76,811	\$1.76	N/A	
Allocation	1	05-031-037-10	7/16/2021	\$332,000	\$234,367	\$86,818	0.2615	1.019	44,388	\$85,199	\$1.96	-4	0.00%	\$86,818	\$85,199	\$1.96	\$559.83	
Abstraction	0	05-030-005-00	6/19/2020	\$180,000	\$142,027	\$37,973	0.3110	0.440	19,166	\$86,302	\$1.08	9	0.00%	\$37,973	\$86,302	\$1.08	N/A	Low LTB Ratio
Allocation	1	05-031-041-00	7/27/2020	\$230,000	\$142,480	\$60,145	0.2615	0.691	30,100	\$87,041	\$2.00	8	0.00%	\$60,145	\$87,041	\$2.00	\$400.97	
Abstraction	0	05-028-001-00	6/2/2022	\$310,000	\$129,644	\$180,356	0.5919	1.909	83,156	\$94,477	\$2.17	-14	0.00%	\$180,356	\$94,477	\$2.17	N/A	High LTB Ratio
Abstraction	1	05-031-037-10	7/16/2021	\$332,000	\$234,367	\$97,633	0.2941	1.019	44,388	\$95,813	\$2.20	-4	0.00%	\$97,633	\$95,813	\$2.20	\$629.57	
Allocation	1	05-030-046-00	12/18/2020	\$210,000	\$141,814	\$54,915	0.2615	0.573	24,960	\$95,838	\$2.20	3	0.00%	\$54,915	\$95,838	\$2.20	\$477.52	
Allocation	1	05-030-005-00	6/19/2020	\$180,000	\$142,027	\$47,070	0.2615	0.440	19,166	\$106,977	\$2.46	9	0.00%	\$47,070	\$106,977	\$2.46	N/A	
Abstraction	1	05-031-061-10	9/8/2021	\$273,000	\$207,216	\$65,784	0.2410	0.586	25,526	\$112,259	\$2.58	-5	0.00%	\$65,784	\$112,259	\$2.58	\$325.04	
Abstraction	1	05-030-046-00	12/18/2020	\$210,000	\$141,814	\$68,186	0.3247	0.573	24,960	\$118,998	\$2.73	3	0.00%	\$68,186	\$118,998	\$2.73	\$592.92	High LTB Ratio
Allocation	1	05-029-005-20	3/28/2022	\$450,000	\$166,744	\$117,675	0.2615	0.978	42,602	\$120,322	\$2.76	-12	0.00%	\$117,675	\$120,322	\$2.76	N/A	
Allocation	1	05-031-061-10	9/8/2021	\$273,000	\$207,216	\$71,390	0.2615	0.586	25,526	\$121,825	\$2.80	-5	0.00%	\$71,390	\$121,825	\$2.80	\$352.73	
Abstraction	0	05-031-041-00	7/27/2020	\$230,000	\$142,480	\$87,520	0.3905	0.691	30,100	\$126,657	\$2.91	8	0.00%	\$87,520	\$126,657	\$2.91	\$583.47	High LTB Ratio
Abstraction	0	05-030-005-20	4/28/2022	\$450,000	\$166,744	\$183,256	0.6295	0.978	42,602	\$289,628	\$6.65	-12	0.00%	\$183,256	\$289,628	\$6.65	N/A	High LTB Ratio