

Conclusions: 40500 Bldg 58 & Lofts.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	\$16.64	\$637,818	\$73,211	
Formula Pt 1:	35.65	5,000	0.115	\$14.64	\$637,818	\$73,211
Formula Pt 2:	-0.1045	7,500	0.172	\$14.03	\$611,362	\$105,262
	10,000	0.230	\$13.62	\$593,259	\$136,193	
	12,500	0.287	\$13.31	\$579,587	\$166,319	
	15,000	0.344	\$13.05	\$568,651	\$195,816	
	20,000	0.459	\$12.67	\$551,812	\$253,357	
	25,000	0.574	\$12.38	\$539,096	\$309,398	
	30,000	0.689	\$12.14	\$529,933	\$364,816	
	40,000	0.918	\$11.69	\$513,261	\$474,264	
	50,000	1.148	\$11.51	\$501,433	\$581,266	
	60,000	1.377	\$11.69	\$493,971	\$687,046	
	80,000	1.829	\$11.60	\$479,150	\$945,200	
	100,000	2.281	\$11.41	\$463,542	\$1,260,638	
	125,000	2.864	\$11.10	\$446,319	\$1,639,109	
	150,000	3.447	\$10.87	\$429,070	\$2,140,950	
	200,000	4.590	\$9.18	\$299,031	\$3,099,219	
	300,000	6.883	\$8.80	\$283,342	\$5,250,072	
	400,000	9.176	\$8.51	\$271,291	\$7,199,670	
	500,000	11.469	\$8.24	\$262,418	\$9,085,150	

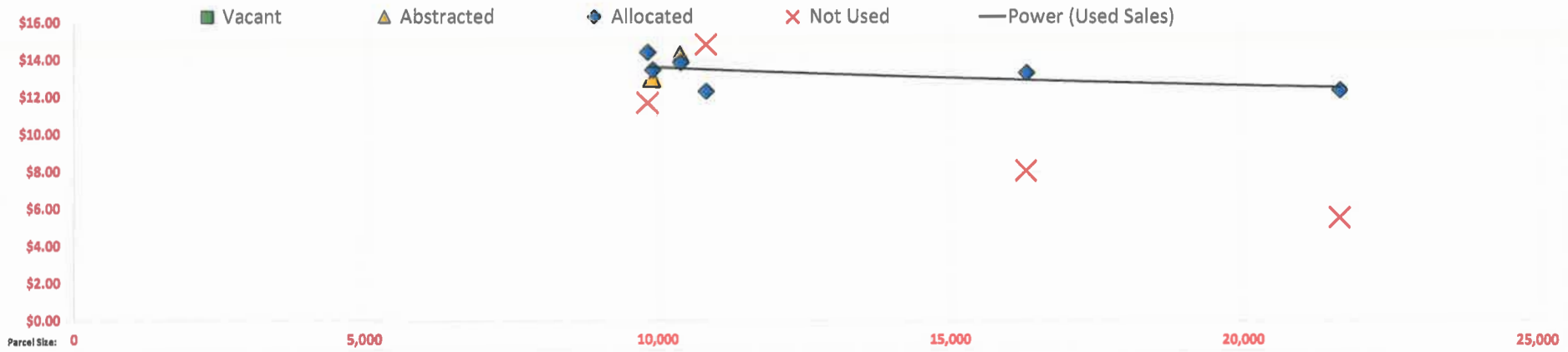
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$11.68	\$508,709	\$508,709	
65,340	1.5	\$11.19	\$487,608	\$731,412	
87,120	2.0	\$10.86	\$473,169	\$946,339	
108,900	2.5	\$10.61	\$462,265	\$1,155,663	
130,680	3.0	\$10.41	\$453,542	\$1,360,627	
174,240	4.0	\$10.10	\$440,113	\$1,760,450	
217,800	5.0	\$9.87	\$429,970	\$2,149,850	
304,920	7.0	\$9.53	\$415,117	\$2,905,816	
435,600	10.0	\$9.18	\$399,931	\$3,999,312	
653,400	15.0	\$8.80	\$383,342	\$5,750,132	
871,200	20.0	\$8.54	\$371,991	\$7,439,820	
1,089,000	25.0	\$8.34	\$363,418	\$9,085,459	
1,306,800	30.0	\$8.19	\$356,561	\$10,696,825	
1,742,400	40.0	\$7.94	\$346,003	\$13,840,109	
2,178,000	50.0	\$7.76	\$338,029	\$16,901,450	
4,356,000	100.0	\$7.22	\$314,413	\$31,441,341	

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	2	4.76%	\$13.66	\$13.66	6	4.59%	\$13.31	\$13.40	8	4.65%	\$13.39	\$13.40
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	2	4.76%	\$13.66	\$13.66	6	4.59%	\$13.31	\$13.40	8	4.65%	\$13.39	\$13.40



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 Adjust	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	0	05-416-021-00	5/27/2021	\$802,500	\$682,013	\$120,487	0.1801	0.497	21,649	\$242,429	\$11.16	-2	0.00%	\$120,487	\$242,429	\$11.16	N/A	Low-LTB-Ratio
Abstraction	0	05-416-019-00	6/1/2021	\$650,000	\$518,017	\$131,983	0.2031	0.375	16,335	\$351,955	\$21.53	-2	0.00%	\$131,983	\$351,955	\$21.53	N/A	Low-LTB-Ratio
Abstraction	0	05-416-017-00	1/11/2022	\$424,000	\$308,912	\$115,088	0.2714	0.226	9,845	\$509,239	\$51.69	-9	0.00%	\$115,088	\$509,239	\$51.69	N/A	Low-LTB-Ratio
Allocation	1	05-416-001-00	9/30/2020	\$400,000	\$238,938	\$133,880	0.3347	0.249	10,846	\$537,671	\$49.58	6	0.00%	\$133,880	\$537,671	\$49.58	N/A	
Allocation	1	05-416-021-00	5/27/2021	\$802,500	\$682,013	\$268,597	0.3347	0.497	21,649	\$540,436	\$25.01	-2	0.00%	\$268,597	\$540,436	\$25.01	N/A	
Abstraction	1	05-416-017-00	11/27/2020	\$400,000	\$270,774	\$129,226	0.3231	0.228	9,932	\$566,781	\$56.78	4	0.00%	\$129,226	\$566,781	\$56.78	N/A	
Allocation	1	05-416-019-00	6/1/2021	\$650,000	\$518,017	\$217,555	0.3347	0.375	16,335	\$580,147	\$35.52	-2	0.00%	\$217,555	\$580,147	\$35.52	N/A	
Allocation	1	05-416-017-00	11/27/2020	\$400,000	\$270,774	\$133,880	0.3347	0.228	9,932	\$587,193	\$58.72	4	0.00%	\$133,880	\$587,193	\$58.72	N/A	
Allocation	1	05-416-003-00	5/23/2022	\$431,000	\$282,055	\$144,256	0.3347	0.239	10,411	\$603,580	\$57.97	-14	0.00%	\$144,256	\$603,580	\$57.97	N/A	
Abstraction	1	05-416-003-00	5/23/2022	\$431,000	\$282,055	\$148,945	0.3456	0.239	10,411	\$623,201	\$59.85	-14	0.00%	\$148,945	\$623,201	\$59.85	N/A	
Allocation	1	05-416-017-00	1/11/2022	\$424,000	\$308,912	\$141,913	0.3347	0.226	9,845	\$627,933	\$63.78	-9	0.00%	\$141,913	\$627,933	\$63.78	N/A	
Abstraction	0	05-416-001-00	9/30/2020	\$400,000	\$238,938	\$161,062	0.4027	0.249	10,846	\$646,835	\$59.65	6	0.00%	\$161,062	\$646,835	\$59.65	N/A	High-LTB-Ratio