

Conclusions: 42000 Eagles View.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	\$10.62	\$462,778	\$26,550
Formula Pt 1:	46.16	5,000	0.115	\$9.33	\$406,307	\$46,638
Formula Pt 2:	-0.1877	7,500	0.172	\$8.64	\$376,524	\$64,829
		10,000	0.230	\$8.19	\$356,727	\$81,893
		12,500	0.287	\$7.85	\$342,091	\$98,166
		15,000	0.344	\$7.59	\$330,579	\$113,836
		20,000	0.459	\$7.19	\$313,197	\$143,800
		25,000	0.574	\$6.90	\$300,347	\$172,375
		30,000	0.689	\$6.66	\$290,239	\$199,889
		40,000	0.918	\$6.31	\$274,579	\$252,900
		50,000	1.148	\$6.05	\$263,697	\$302,682
		60,000	1.377	\$5.85	\$254,823	\$350,996
		87,120	2.000	\$5.45	\$237,590	\$475,181
		130,680	3.000	\$5.05	\$220,175	\$660,525
		174,240	4.000	\$4.79	\$208,598	\$834,393
		217,800	5.000	\$4.59	\$200,040	\$1,000,198
		435,600	10.000	\$4.03	\$175,630	\$1,756,296
		653,400	15.000	\$3.74	\$162,756	\$2,441,337
		871,200	20.000	\$3.54	\$154,198	\$3,083,964
		1,089,000	25.000	\$3.39	\$147,872	\$3,696,788

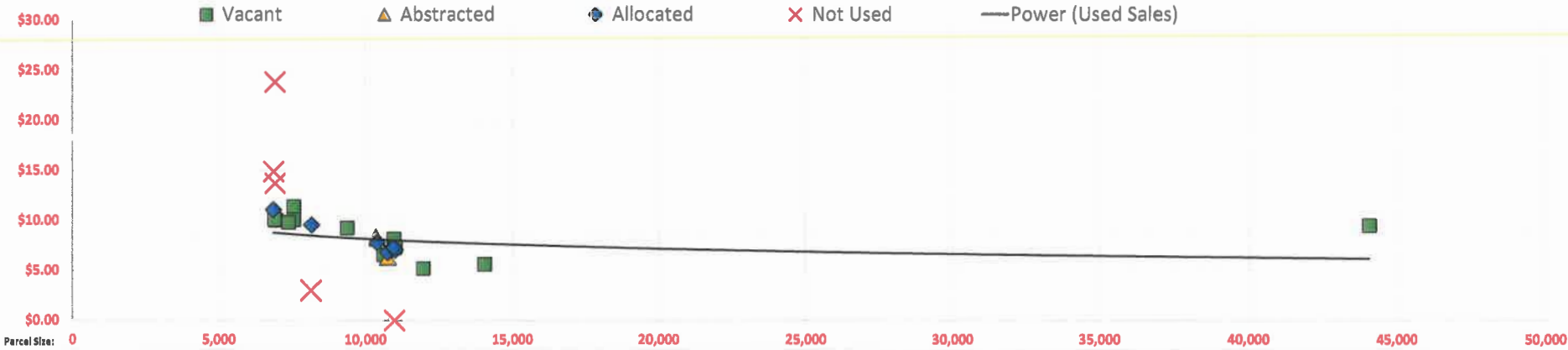
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$6.21	\$270,612	\$270,612	
65,340	1.5	\$5.76	\$250,776	\$376,164	
87,120	2.0	\$5.45	\$237,590	\$475,181	
108,900	2.5	\$5.23	\$227,842	\$569,606	
130,680	3.0	\$5.05	\$220,175	\$660,525	
174,240	4.0	\$4.79	\$208,598	\$834,393	
217,800	5.0	\$4.59	\$200,040	\$1,000,198	
304,920	7.0	\$4.31	\$187,793	\$1,314,554	
435,600	10.0	\$4.03	\$175,630	\$1,756,296	
653,400	15.0	\$3.74	\$162,756	\$2,441,337	
871,200	20.0	\$3.54	\$154,198	\$3,083,964	
1,089,000	25.0	\$3.39	\$147,872	\$3,696,788	
1,306,800	30.0	\$3.28	\$142,895	\$4,286,862	
1,742,400	40.0	\$3.11	\$135,382	\$5,415,282	
2,178,000	50.0	\$2.98	\$129,827	\$6,491,368	
4,356,000	100.0	\$2.62	\$113,985	\$11,398,506	

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	12	19.49%	\$8.42	\$8.74	2	13.08%	\$7.34	\$7.34	6	15.93%	\$8.29	\$7.58	20	18.95%	\$8.28	\$8.01
1.00	1.99	1	0.00%	\$9.53	\$9.53	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$9.53	\$9.53
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	13	17.17%	\$8.51	\$9.27	2	13.08%	\$7.34	\$7.34	6	15.93%	\$8.29	\$7.58	21	18.40%	\$8.34	\$8.20



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	05-108-049-00	4/30/2019	\$460,000	\$521,755	(\$61,755)	(0.1242)	0.253	11,021	(\$244,091)	(\$5.60)	23	22.11%	(\$75,400)	(\$298,050)	(\$6.84)	(\$520.06)	
Abstraction	0	05-108-007-00	7/31/2019	\$485,000	\$484,946	\$54	0.0001	0.252	10,977	\$214	\$0.00	20	19.23%	\$64	\$255	\$0.01	\$0.64	Low-LTB-Ratio
Abstraction	0	05-108-050-00	7/1/2019	\$469,000	\$448,585	\$20,415	0.0435	0.188	8,189	\$108,590	\$3.40	21	20.19%	\$24,536	\$130,512	\$3.00	\$266.50	Low-LTB-Ratio
Vacant	1	05-108-031-00	2/1/2022	\$62,500	\$0	\$62,500	N/A	0.275	11,979	\$227,273	\$5.22	-10	0.00%	\$62,500	\$227,273	\$5.22	\$751.25	
Vacant	1	05-108-017-00	2/13/2020	\$70,000	\$0	\$70,000	N/A	0.323	14,070	\$216,718	\$4.98	14	13.46%	\$79,421	\$245,885	\$5.64	\$1,118.60	
Abstraction	1	05-108-008-00	4/22/2020	\$529,000	\$460,314	\$68,686	0.1298	0.247	10,759	\$278,081	\$6.38	11	0.00%	\$68,686	\$278,081	\$6.38	\$686.86	
Vacant	1	05-108-010-00	6/23/2021	\$70,000	\$0	\$70,000	N/A	0.244	10,629	\$286,885	\$6.59	-3	0.00%	\$70,000	\$286,885	\$6.59	\$771.26	
Allocation	1	05-108-008-00	4/22/2020	\$529,000	\$460,314	\$73,637	0.1392	0.247	10,759	\$298,125	\$6.84	11	0.00%	\$73,637	\$298,125	\$6.84	\$736.37	
Allocation	1	05-108-049-00	4/30/2019	\$460,000	\$521,755	\$64,032	0.1392	0.253	11,021	\$253,091	\$5.81	23	22.11%	\$78,189	\$309,049	\$7.09	\$539.24	
Vacant	1	05-108-009-00	9/14/2021	\$79,900	\$0	\$79,900	N/A	0.252	10,977	\$317,063	\$7.28	-5	0.00%	\$79,900	\$317,063	\$7.28	\$711.42	
Allocation	1	05-108-007-00	7/31/2019	\$485,000	\$484,946	\$67,512	0.1392	0.252	10,977	\$267,905	\$6.15	20	19.23%	\$80,492	\$319,412	\$7.33	\$798.77	
Vacant	1	05-108-016-00	10/23/2019	\$70,000	\$0	\$70,000	N/A	0.253	11,021	\$276,680	\$6.35	17	16.34%	\$81,439	\$321,895	\$7.39	\$1,428.76	
Allocation	1	05-108-012-00	5/4/2020	\$585,000	\$498,602	\$81,432	0.1392	0.239	10,411	\$340,720	\$7.82	11	0.00%	\$81,432	\$340,720	\$7.82	\$870.46	
Vacant	1	05-108-009-00	12/7/2021	\$90,000	\$0	\$90,000	N/A	0.252	10,977	\$357,143	\$8.20	-8	0.00%	\$90,000	\$357,143	\$8.20	\$801.35	
Abstraction	1	05-108-012-00	5/4/2020	\$585,000	\$498,602	\$86,398	0.1477	0.239	10,411	\$361,498	\$8.30	11	0.00%	\$86,398	\$361,498	\$8.30	\$923.55	
Vacant	1	05-108-024-00	11/5/2019	\$75,000	\$0	\$75,000	N/A	0.216	9,409	\$347,222	\$7.97	17	16.34%	\$87,257	\$403,965	\$9.27	\$1,817.84	
Vacant	1	05-108-018-00	12/28/2021	\$420,000	\$0	\$420,000	N/A	1.012	44,083	\$415,020	\$9.53	-9	0.00%	\$420,000	\$415,020	\$9.53	\$1,632.97	
Allocation	1	05-108-050-00	7/1/2019	\$469,000	\$448,585	\$65,285	0.1392	0.188	8,189	\$347,260	\$7.97	21	20.19%	\$78,464	\$417,362	\$9.58	\$852.22	
Vacant	1	05-108-039-00	6/13/2019	\$60,000	\$0	\$60,000	N/A	0.170	7,405	\$352,941	\$8.10	22	21.15%	\$72,689	\$427,583	\$9.82	\$1,038.56	
Vacant	1	05-108-034-00	3/22/2021	\$70,000	\$0	\$70,000	N/A	0.160	6,970	\$437,500	\$10.04	0	0.00%	\$70,000	\$437,500	\$10.04	\$986.75	
Vacant	1	05-108-033-00	3/17/2022	\$76,500	\$0	\$76,500	N/A	0.174	7,579	\$439,655	\$10.09	-12	0.00%	\$76,500	\$439,655	\$10.09	\$860.23	
Vacant	1	05-108-035-00	3/18/2020	\$70,000	\$0	\$70,000	N/A	0.159	6,926	\$440,252	\$10.11	12	0.00%	\$70,000	\$440,252	\$10.11	\$1,000.00	
Allocation	1	05-108-036-00	5/6/2020	\$549,000	\$446,827	\$76,421	0.1392	0.158	6,882	\$483,676	\$11.10	11	0.00%	\$76,421	\$483,676	\$11.10	\$1,208.62	
Vacant	1	05-108-033-00	12/13/2019	\$75,000	\$0	\$75,000	N/A	0.174	7,579	\$431,034	\$9.90	16	15.38%	\$86,536	\$497,331	\$11.42	\$1,291.58	
Allocation	0	05-108-028-00	3/23/2022	\$679,000	\$512,977	\$94,517	0.1392	0.159	6,926	\$594,445	\$13.65	-11	0.00%	\$94,517	\$594,445	\$13.65	\$1,774.63	Outlier
Abstraction	0	05-108-036-00	5/6/2020	\$549,000	\$446,827	\$102,173	0.1361	0.158	6,882	\$646,665	\$14.85	11	0.00%	\$102,173	\$646,665	\$14.85	\$1,615.89	High-LTB-Ratio
Abstraction	0	05-108-028-00	3/23/2022	\$679,000	\$512,977	\$165,023	0.2430	0.159	6,926	\$1,027,881	\$23.82	-11	0.00%	\$165,023	\$1,027,881	\$23.82	\$3,098.44	High-LTB-Ratio