

Conclusions: 42200 Emerald Bluffs.xlsm

Quoted
B3

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 4.44	5,000	0.115	\$4.44	\$193,570	\$22,219
Formula Pt 2: 0.0000	7,500	0.172	\$4.44	\$193,570	\$33,328
	12,500	0.287	\$4.44	\$193,570	\$55,547
	15,000	0.344	\$4.44	\$193,570	\$66,656
	20,000	0.459	\$4.44	\$193,570	\$88,875
	25,000	0.574	\$4.44	\$193,570	\$110,094
	30,000	0.689	\$4.44	\$193,570	\$131,313
	40,000	0.918	\$4.44	\$193,570	\$177,751
	50,000	1.147	\$4.44	\$193,570	\$222,188
	60,000	1.377	\$4.44	\$193,570	\$266,626
	87,120	2.000	\$4.44	\$193,570	\$387,141
	130,680	3.000	\$4.44	\$193,570	\$580,711
	174,240	4.000	\$4.44	\$193,570	\$774,281
	217,800	5.000	\$4.44	\$193,570	\$967,852
	435,600	10.000	\$4.44	\$193,570	\$1,935,703
	653,400	15.000	\$4.44	\$193,570	\$2,903,555
	871,200	20.000	\$4.44	\$193,570	\$3,871,407
	1,089,000	25.000	\$4.44	\$193,570	\$4,839,258
	1,306,800	30.000	\$4.44	\$193,570	\$5,807,110
	1,742,400	40.000	\$4.44	\$193,570	\$7,742,813
	2,178,000	50.000	\$4.44	\$193,570	\$9,678,516
	4,356,000	100.000	\$4.44	\$193,570	\$19,357,033

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".

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$4.44	\$193,570	\$193,570	
65,340	1.5	\$4.44	\$193,570	\$290,355	
87,120	2.0	\$4.44	\$193,570	\$387,141	
108,900	2.5	\$4.44	\$193,570	\$483,926	
130,680	3.0	\$4.44	\$193,570	\$580,711	
174,240	4.0	\$4.44	\$193,570	\$774,281	
217,800	5.0	\$4.44	\$193,570	\$967,852	
304,920	7.0	\$4.44	\$193,570	\$1,354,992	
435,600	10.0	\$4.44	\$193,570	\$1,935,703	
653,400	15.0	\$4.44	\$193,570	\$2,903,555	
871,200	20.0	\$4.44	\$193,570	\$3,871,407	
1,089,000	25.0	\$4.44	\$193,570	\$4,839,258	
1,306,800	30.0	\$4.44	\$193,570	\$5,807,110	
1,742,400	40.0	\$4.44	\$193,570	\$7,742,813	
2,178,000	50.0	\$4.44	\$193,570	\$9,678,516	
4,356,000	100.0	\$4.44	\$193,570	\$19,357,033	

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	3.03%	\$4.46	\$4.46	2	8.31%	\$4.45	\$4.45	4	5.67%	\$4.45	\$4.46
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	3.03%	\$4.46	\$4.46	2	8.31%	\$4.45	\$4.45	4	5.67%	\$4.45	\$4.46

■ Vacant
 ▲ Abstracted
 ◆ Allocated
 ✗ Not Used
 — Power (Used Sales)



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
Allocation	1	05-112-037-00	9/11/2020	\$168,500	\$104,152	\$60,845	0.3611	0.342	14,898	\$177,910	\$4.08	7	0.00%	\$60,845	\$177,910	\$4.08	N/A	
Abstraction	1	05-112-037-00	9/11/2020	\$168,500	\$104,152	\$64,348	0.3819	0.342	14,898	\$188,152	\$4.32	7	0.00%	\$64,348	\$188,152	\$4.32	N/A	
Abstraction	1	05-112-034-00	12/3/2020	\$199,000	\$130,649	\$68,351	0.3435	0.342	14,898	\$199,857	\$4.59	4	0.00%	\$68,351	\$199,857	\$4.59	N/A	
Allocation	1	05-112-034-00	12/3/2020	\$199,000	\$130,649	\$71,859	0.3611	0.342	14,898	\$210,114	\$4.82	4	0.00%	\$71,859	\$210,114	\$4.82	N/A	