

Quo C B

Conclusions: 42250 Emerald Hills.xlsm

| If you're using the Square Footage Table In Assessing.net | | | | | | |
|---|-----------|--------|--------|-----------|--------------|----------|
| Curve Formula From Chart | SqFt | Acres | \$/sf | \$/ac | Concluded \$ | |
| | 2,500 | 0.058 | \$5.76 | \$250,873 | \$141,398 | |
| Formula Pt 1: | 5.76 | 7,500 | 0.172 | \$5.76 | \$250,873 | \$43,194 |
| Formula Pt 2: | 0.0000 | 10,000 | 0.230 | \$5.76 | \$250,873 | \$57,592 |
| | 12,500 | 0.287 | \$5.76 | \$250,873 | \$72,101 | |
| | 15,000 | 0.344 | \$5.76 | \$250,873 | \$86,789 | |
| | 20,000 | 0.459 | \$5.76 | \$250,873 | \$115,185 | |
| | 25,000 | 0.574 | \$5.76 | \$250,873 | \$143,981 | |
| | 30,000 | 0.689 | \$5.76 | \$250,873 | \$172,777 | |
| | 40,000 | 0.918 | \$5.76 | \$250,873 | \$230,370 | |
| | 50,000 | 1.148 | \$5.76 | \$250,873 | \$287,962 | |
| | 60,000 | 1.377 | \$5.76 | \$250,873 | \$345,555 | |
| | 87,120 | 2.000 | \$5.76 | \$250,873 | \$501,745 | |
| | 130,680 | 3.000 | \$5.76 | \$250,873 | \$752,618 | |
| | 174,240 | 4.000 | \$5.76 | \$250,873 | \$1,003,491 | |
| | 217,800 | 5.000 | \$5.76 | \$250,873 | \$1,254,363 | |
| | 435,600 | 10.000 | \$5.76 | \$250,873 | \$2,508,727 | |
| | 653,400 | 15.000 | \$5.76 | \$250,873 | \$3,763,090 | |
| | 871,200 | 20.000 | \$5.76 | \$250,873 | \$5,017,453 | |
| | 1,089,000 | 25.000 | \$5.76 | \$250,873 | \$6,271,817 | |

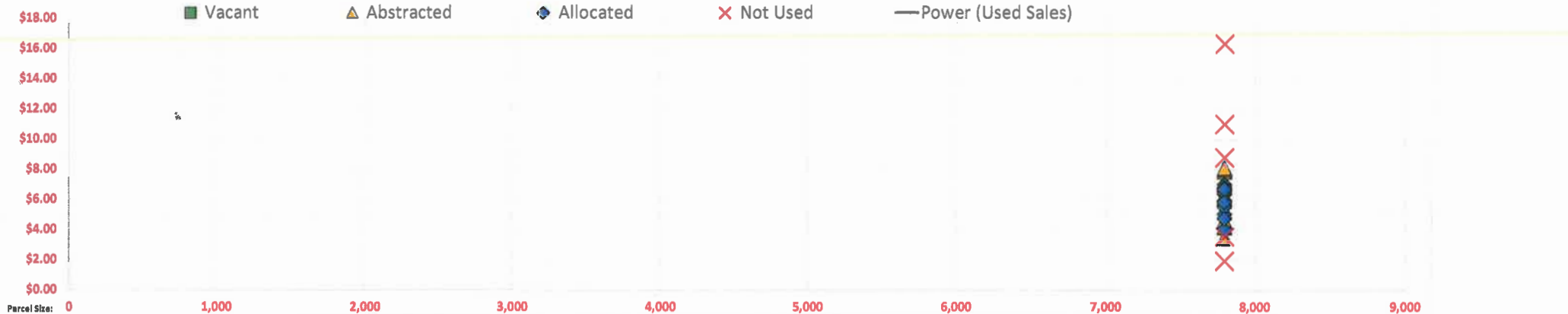
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

| If you're using the Acreage Table In Assessing.net | | | | | |
|--|-------|--------|-----------|--------------|--|
| SqFt | Acres | \$/sf | \$/ac | Concluded \$ | |
| 43,560 | 1.0 | \$5.76 | \$250,873 | \$250,873 | |
| 65,340 | 1.5 | \$5.76 | \$250,873 | \$376,309 | |
| 87,120 | 2.0 | \$5.76 | \$250,873 | \$501,745 | |
| 108,900 | 2.5 | \$5.76 | \$250,873 | \$627,182 | |
| 130,680 | 3.0 | \$5.76 | \$250,873 | \$752,618 | |
| 174,240 | 4.0 | \$5.76 | \$250,873 | \$1,003,491 | |
| 217,800 | 5.0 | \$5.76 | \$250,873 | \$1,254,363 | |
| 304,920 | 7.0 | \$5.76 | \$250,873 | \$1,756,109 | |
| 435,600 | 10.0 | \$5.76 | \$250,873 | \$2,508,727 | |
| 653,400 | 15.0 | \$5.76 | \$250,873 | \$3,763,090 | |
| 871,200 | 20.0 | \$5.76 | \$250,873 | \$5,017,453 | |
| 1,089,000 | 25.0 | \$5.76 | \$250,873 | \$6,271,817 | |
| 1,306,800 | 30.0 | \$5.76 | \$250,873 | \$7,526,180 | |
| 1,742,400 | 40.0 | \$5.76 | \$250,873 | \$10,034,906 | |
| 2,178,000 | 50.0 | \$5.76 | \$250,873 | \$12,543,633 | |
| 4,356,000 | 100.0 | \$5.76 | \$250,873 | \$25,087,266 | |

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 | 9 | 24.97% | \$5.87 | \$6.06 | 14 | 12.61% | \$5.93 | \$6.18 | 23 | 17.59% | \$5.91 | \$6.06 |
| 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 | 9 | 24.97% | \$5.87 | \$6.06 | 14 | 12.61% | \$5.93 | \$6.18 | 23 | 17.59% | \$5.91 | \$6.06 |



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 | 05-114-016-00 | 4/12/2019 | \$194,900 | \$182,756 | \$12,144 | 0.0623 | 0.179 | 7,797 | \$67,844 | \$1.56 | 24 | 23.03% | \$14,941 | \$83,470 | \$1.92 | N/A | Low LTB Ratio |
| Abstraction | 1 | 05-114-010-00 | 6/5/2020 | \$205,000 | \$177,726 | \$27,274 | 0.1330 | 0.179 | 7,797 | \$152,369 | \$3.50 | 10 | 0.00% | \$27,274 | \$152,369 | \$3.50 | N/A | |
| Abstraction | 0 | 05-114-039-00 | 8/14/2019 | \$276,000 | \$252,694 | \$23,306 | 0.0844 | 0.179 | 7,797 | \$130,201 | \$2.99 | 20 | 19.18% | \$27,770 | \$155,193 | \$3.56 | N/A | Low LTB Ratio |
| Allocation | 1 | 05-114-010-00 | 6/5/2020 | \$205,000 | \$177,726 | \$31,734 | 0.1548 | 0.179 | 7,797 | \$177,285 | \$4.07 | 10 | 0.00% | \$31,734 | \$177,285 | \$4.07 | N/A | |
| Abstraction | 1 | 05-114-047-00 | 7/13/2020 | \$300,000 | \$267,442 | \$32,558 | 0.1085 | 0.179 | 7,797 | \$181,888 | \$4.18 | 9 | 0.00% | \$32,558 | \$181,888 | \$4.18 | N/A | Low LTB Ratio |
| Abstraction | 1 | 05-114-051-00 | 5/1/2020 | \$279,000 | \$245,779 | \$33,221 | 0.1191 | 0.179 | 7,797 | \$185,592 | \$4.26 | 11 | 0.00% | \$33,221 | \$185,592 | \$4.26 | N/A | |
| Abstraction | 1 | 05-114-023-00 | 9/13/2019 | \$250,000 | \$219,352 | \$30,648 | 0.1226 | 0.179 | 7,797 | \$171,218 | \$3.93 | 19 | 18.23% | \$36,237 | \$202,439 | \$4.65 | N/A | |
| Allocation | 1 | 05-114-016-00 | 4/12/2019 | \$194,900 | \$182,756 | \$30,171 | 0.1548 | 0.179 | 7,797 | \$168,550 | \$3.87 | 24 | 23.03% | \$37,120 | \$207,373 | \$4.76 | N/A | |
| Allocation | 1 | 05-114-004-00 | 5/11/2022 | \$275,000 | \$196,850 | \$42,570 | 0.1548 | 0.179 | 7,797 | \$237,821 | \$5.46 | -13 | -12.48% | \$37,259 | \$208,149 | \$4.78 | N/A | |
| Allocation | 1 | 05-114-007-00 | 11/16/2020 | \$255,000 | \$207,739 | \$39,474 | 0.1548 | 0.179 | 7,797 | \$220,525 | \$5.06 | 5 | 0.00% | \$39,474 | \$220,525 | \$5.06 | N/A | |
| Allocation | 1 | 05-114-051-00 | 5/1/2020 | \$279,000 | \$245,779 | \$43,189 | 0.1548 | 0.179 | 7,797 | \$241,280 | \$5.54 | 11 | 0.00% | \$43,189 | \$241,280 | \$5.54 | N/A | |
| Allocation | 1 | 05-114-023-00 | 9/13/2019 | \$250,000 | \$219,352 | \$38,700 | 0.1548 | 0.179 | 7,797 | \$216,201 | \$4.96 | 19 | 18.23% | \$45,757 | \$255,625 | \$5.87 | N/A | |
| Allocation | 1 | 05-114-047-00 | 7/13/2020 | \$300,000 | \$267,442 | \$46,440 | 0.1548 | 0.179 | 7,797 | \$259,441 | \$5.96 | 9 | 0.00% | \$46,440 | \$259,441 | \$5.96 | N/A | |
| Abstraction | 1 | 05-114-007-00 | 11/16/2020 | \$255,000 | \$207,739 | \$47,261 | 0.1853 | 0.179 | 7,797 | \$264,028 | \$6.06 | 5 | 0.00% | \$47,261 | \$264,028 | \$6.06 | N/A | |
| Abstraction | 1 | 05-114-044-00 | 5/23/2019 | \$284,250 | \$244,463 | \$39,787 | 0.1400 | 0.179 | 7,797 | \$222,274 | \$5.10 | 22 | 21.11% | \$48,188 | \$269,205 | \$6.18 | N/A | |
| Allocation | 1 | 05-114-035-00 | 4/30/2020 | \$322,000 | \$259,441 | \$49,846 | 0.1548 | 0.179 | 7,797 | \$278,467 | \$6.39 | 11 | 0.00% | \$49,846 | \$278,467 | \$6.39 | N/A | |
| Allocation | 1 | 05-114-039-00 | 8/14/2019 | \$276,000 | \$252,694 | \$42,725 | 0.1548 | 0.179 | 7,797 | \$238,686 | \$5.48 | 20 | 19.19% | \$50,926 | \$284,501 | \$6.53 | N/A | |
| Allocation | 1 | 05-114-028-00 | 5/1/2020 | \$335,000 | \$273,479 | \$51,858 | 0.1548 | 0.179 | 7,797 | \$289,709 | \$6.65 | 11 | 0.00% | \$51,858 | \$289,709 | \$6.65 | N/A | |
| Allocation | 1 | 05-114-046-00 | 10/11/2019 | \$289,000 | \$235,021 | \$44,737 | 0.1548 | 0.179 | 7,797 | \$249,928 | \$5.74 | 18 | 17.28% | \$52,466 | \$293,104 | \$6.73 | N/A | |
| Allocation | 1 | 05-114-054-00 | 5/2/2022 | \$390,000 | \$244,817 | \$60,372 | 0.1548 | 0.179 | 7,797 | \$337,274 | \$7.74 | -13 | -12.48% | \$52,840 | \$295,194 | \$6.78 | N/A | |
| Allocation | 1 | 05-114-044-00 | 5/23/2019 | \$284,250 | \$244,463 | \$44,002 | 0.1548 | 0.179 | 7,797 | \$245,821 | \$5.64 | 22 | 21.11% | \$53,292 | \$297,723 | \$6.83 | N/A | |
| Allocation | 1 | 05-114-021-00 | 4/26/2019 | \$290,000 | \$219,857 | \$44,892 | 0.1548 | 0.179 | 7,797 | \$250,793 | \$5.76 | 23 | 22.07% | \$54,801 | \$306,153 | \$7.03 | N/A | |
| Abstraction | 1 | 05-114-028-00 | 5/1/2020 | \$335,000 | \$273,479 | \$61,521 | 0.1836 | 0.179 | 7,797 | \$343,693 | \$7.89 | 11 | 0.00% | \$61,521 | \$343,693 | \$7.89 | N/A | |
| Abstraction | 1 | 05-114-035-00 | 4/30/2020 | \$322,000 | \$259,441 | \$62,559 | 0.1943 | 0.179 | 7,797 | \$349,492 | \$8.02 | 11 | 0.00% | \$62,559 | \$349,492 | \$8.02 | N/A | |
| Abstraction | 1 | 05-114-046-00 | 10/11/2019 | \$289,000 | \$235,021 | \$53,979 | 0.1868 | 0.179 | 7,797 | \$301,559 | \$6.92 | 18 | 17.28% | \$63,304 | \$353,653 | \$8.12 | N/A | |
| Abstraction | 0 | 05-114-004-00 | 5/11/2022 | \$275,000 | \$196,850 | \$78,150 | 0.2842 | 0.179 | 7,797 | \$436,692 | \$10.02 | -13 | -12.48% | \$68,400 | \$382,121 | \$8.77 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-114-021-00 | 4/26/2019 | \$290,000 | \$219,857 | \$70,143 | 0.2419 | 0.179 | 7,797 | \$391,960 | \$9.00 | 23 | 22.07% | \$85,626 | \$478,359 | \$10.98 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-114-054-00 | 5/2/2022 | \$390,000 | \$244,817 | \$145,183 | 0.3723 | 0.179 | 7,797 | \$811,078 | \$18.62 | -13 | -12.48% | \$127,069 | \$709,884 | \$16.30 | N/A | High LTB Ratio |