

Good

Conclusions: 42600 Garfield Condos.xlsm

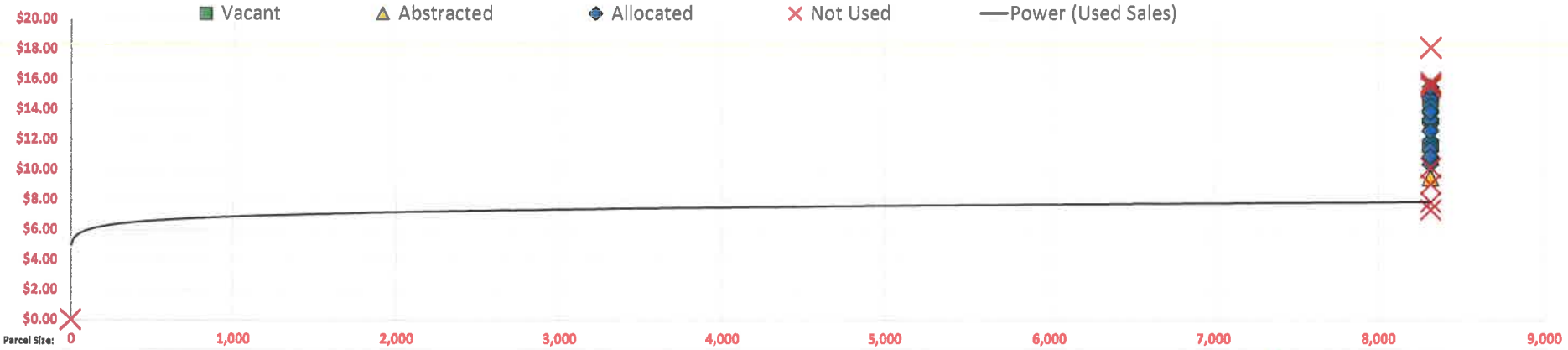
| If you're using the Square Footage Table In Assessing.net | | | | | |
|---|-----------|--------|---------|-----------|--------------|
| Curve Formula From Chart | SqFt | Acres | \$/sf | \$/ac | Concluded \$ |
| Formula Pt 1: 12.75 | 7,500 | 0.172 | \$12.75 | \$555,323 | \$95,614 |
| Formula Pt 2: 0.0000 | 10,000 | 0.230 | \$12.75 | \$555,323 | \$127,485 |
| | 12,500 | 0.287 | \$12.75 | \$555,323 | \$159,356 |
| | 15,000 | 0.344 | \$12.75 | \$555,323 | \$191,227 |
| | 20,000 | 0.459 | \$12.75 | \$555,323 | \$254,969 |
| | 25,000 | 0.574 | \$12.75 | \$555,323 | \$318,712 |
| | 30,000 | 0.689 | \$12.75 | \$555,323 | \$382,454 |
| | 40,000 | 0.916 | \$12.75 | \$555,323 | \$509,939 |
| | 50,000 | 1.148 | \$12.75 | \$555,323 | \$637,423 |
| | 60,000 | 1.377 | \$12.75 | \$555,323 | \$764,908 |
| | 87,120 | 2.000 | \$12.75 | \$555,323 | \$1,110,647 |
| | 130,680 | 3.000 | \$12.75 | \$555,323 | \$1,665,970 |
| | 174,240 | 4.000 | \$12.75 | \$555,323 | \$2,221,293 |
| | 217,800 | 5.000 | \$12.75 | \$555,323 | \$2,776,617 |
| | 435,600 | 10.000 | \$12.75 | \$555,323 | \$5,553,233 |
| | 653,400 | 15.000 | \$12.75 | \$555,323 | \$8,329,850 |
| | 871,200 | 20.000 | \$12.75 | \$555,323 | \$11,106,466 |
| | 1,089,000 | 25.000 | \$12.75 | \$555,323 | \$13,883,083 |

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.

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 | 12 | 11.69% | \$12.62 | \$12.64 | 22 | 8.82% | \$12.96 | \$13.36 | 34 | 9.91% | \$12.84 | \$13.10 |
| 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 | 12 | 11.69% | \$12.62 | \$12.64 | 22 | 8.82% | \$12.96 | \$13.36 | 34 | 9.91% | \$12.84 | \$13.10 |



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 | Unadjst \$ / acre | Unadjst \$ / 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 | 05-122-067-00 | 6/30/2020 | \$224,900 | \$163,712 | \$61,188 | 0.2721 | 0.191 | 8,320 | \$320,356 | \$7.35 | 9 | 0.00% | \$61,188 | \$320,356 | \$7.35 | N/A | Low LTB Ratio |
| Abstraction | 0 | 05-122-069-00 | 8/3/2020 | \$225,000 | \$163,689 | \$61,311 | 0.2725 | 0.191 | 8,320 | \$321,000 | \$7.37 | 8 | 0.00% | \$61,311 | \$321,000 | \$7.37 | N/A | Low LTB Ratio |
| Abstraction | 0 | 05-122-069-00 | 11/30/2020 | \$235,000 | \$160,510 | \$65,481 | 0.2786 | 0.191 | 8,320 | \$342,832 | \$7.87 | 4 | 0.00% | \$65,481 | \$342,832 | \$7.87 | N/A | Low LTB Ratio |
| Abstraction | 0 | 05-122-015-00 | 10/20/2020 | \$245,000 | \$169,554 | \$75,446 | 0.3079 | 0.191 | 8,320 | \$395,005 | \$9.07 | 5 | 0.00% | \$75,446 | \$395,005 | \$9.07 | N/A | Low LTB Ratio |
| Abstraction | 1 | 05-122-022-00 | 7/8/2020 | \$215,000 | \$135,807 | \$79,193 | 0.3683 | 0.191 | 8,320 | \$414,623 | \$9.52 | 9 | 0.00% | \$79,193 | \$414,623 | \$9.52 | N/A | Outlier |
| Abstraction | 0 | 05-122-002-00 | 8/5/2020 | \$236,000 | \$151,444 | \$84,556 | 0.3583 | 0.191 | 8,320 | \$442,702 | \$10.16 | 8 | 0.00% | \$84,556 | \$442,702 | \$10.16 | N/A | Low LTB Ratio |
| Allocation | 1 | 05-122-022-00 | 7/8/2020 | \$215,000 | \$135,807 | \$86,731 | 0.4034 | 0.191 | 8,320 | \$454,089 | \$10.42 | 9 | 0.00% | \$86,731 | \$454,089 | \$10.42 | N/A | |
| Abstraction | 1 | 05-122-065-00 | 3/22/2021 | \$260,000 | \$169,754 | \$90,246 | 0.3471 | 0.191 | 8,320 | \$472,492 | \$10.85 | 0 | 0.00% | \$90,246 | \$472,492 | \$10.85 | N/A | Low LTB Ratio |
| Allocation | 1 | 05-122-059-00 | 6/30/2020 | \$224,900 | \$163,712 | \$90,725 | 0.4034 | 0.191 | 8,320 | \$474,998 | \$10.90 | 9 | 0.00% | \$90,725 | \$474,998 | \$10.90 | N/A | |
| Allocation | 1 | 05-122-069-00 | 8/3/2020 | \$225,000 | \$163,689 | \$90,765 | 0.4034 | 0.191 | 8,320 | \$475,209 | \$10.91 | 8 | 0.00% | \$90,765 | \$475,209 | \$10.91 | N/A | |
| Abstraction | 1 | 05-122-009-00 | 4/5/2021 | \$277,000 | \$183,434 | \$93,566 | 0.3378 | 0.191 | 8,320 | \$489,874 | \$11.25 | 0 | 0.00% | \$93,566 | \$489,874 | \$11.25 | N/A | Low LTB Ratio |
| Abstraction | 1 | 05-122-023-00 | 10/14/2020 | \$247,200 | \$152,929 | \$94,271 | 0.3814 | 0.191 | 8,320 | \$493,565 | \$11.33 | 6 | 0.00% | \$94,271 | \$493,565 | \$11.33 | N/A | |
| Allocation | 1 | 05-122-059-00 | 11/20/2020 | \$235,000 | \$169,519 | \$94,799 | 0.4034 | 0.191 | 8,320 | \$496,330 | \$11.39 | 4 | 0.00% | \$94,799 | \$496,330 | \$11.39 | N/A | |
| Allocation | 1 | 05-122-002-00 | 8/5/2020 | \$236,000 | \$151,444 | \$95,202 | 0.4034 | 0.191 | 8,320 | \$498,442 | \$11.44 | 8 | 0.00% | \$95,202 | \$498,442 | \$11.44 | N/A | |
| Allocation | 1 | 05-122-028-00 | 10/23/2020 | \$240,000 | \$138,587 | \$96,816 | 0.4034 | 0.191 | 8,320 | \$506,890 | \$11.64 | 5 | 0.00% | \$96,816 | \$506,890 | \$11.64 | N/A | |
| Abstraction | 1 | 05-122-054-00 | 4/6/2021 | \$275,000 | \$177,304 | \$97,696 | 0.3553 | 0.191 | 8,320 | \$511,497 | \$11.74 | 0 | 0.00% | \$97,696 | \$511,497 | \$11.74 | N/A | Low LTB Ratio |
| Allocation | 1 | 05-122-015-00 | 10/20/2020 | \$245,000 | \$169,554 | \$98,833 | 0.4034 | 0.191 | 8,320 | \$517,450 | \$11.88 | 5 | 0.00% | \$98,833 | \$517,450 | \$11.88 | N/A | |
| Allocation | 1 | 05-122-023-00 | 10/14/2020 | \$247,200 | \$152,929 | \$99,720 | 0.4034 | 0.191 | 8,320 | \$522,097 | \$11.99 | 6 | 0.00% | \$99,720 | \$522,097 | \$11.99 | N/A | |
| Abstraction | 1 | 05-122-028-00 | 10/23/2020 | \$240,000 | \$138,587 | \$101,413 | 0.4226 | 0.191 | 8,320 | \$530,958 | \$12.19 | 5 | 0.00% | \$101,413 | \$530,958 | \$12.19 | N/A | |
| Allocation | 1 | 05-122-065-00 | 3/22/2021 | \$260,000 | \$169,754 | \$104,884 | 0.4034 | 0.191 | 8,320 | \$549,131 | \$12.61 | 0 | 0.00% | \$104,884 | \$549,131 | \$12.61 | N/A | |
| Abstraction | 1 | 05-122-045-00 | 11/5/2021 | \$270,000 | \$161,179 | \$108,821 | 0.4030 | 0.191 | 8,320 | \$569,743 | \$13.08 | -7 | 0.00% | \$108,821 | \$569,743 | \$13.08 | N/A | |
| Allocation | 1 | 05-122-045-00 | 11/5/2021 | \$270,000 | \$161,179 | \$108,918 | 0.4034 | 0.191 | 8,320 | \$570,251 | \$13.09 | -7 | 0.00% | \$108,918 | \$570,251 | \$13.09 | N/A | |
| Abstraction | 1 | 05-122-060-00 | 5/14/2021 | \$276,000 | \$166,963 | \$109,037 | 0.3951 | 0.191 | 8,320 | \$570,874 | \$13.11 | -1 | 0.00% | \$109,037 | \$570,874 | \$13.11 | N/A | |
| Allocation | 1 | 05-122-054-00 | 4/6/2021 | \$275,000 | \$177,304 | \$110,935 | 0.4034 | 0.191 | 8,320 | \$580,812 | \$13.33 | 0 | 0.00% | \$110,935 | \$580,812 | \$13.33 | N/A | |
| Allocation | 1 | 05-122-060-00 | 5/14/2021 | \$276,000 | \$166,963 | \$111,338 | 0.4034 | 0.191 | 8,320 | \$582,924 | \$13.38 | -1 | 0.00% | \$111,338 | \$582,924 | \$13.38 | N/A | |
| Allocation | 1 | 05-122-009-00 | 4/5/2021 | \$277,000 | \$183,434 | \$111,742 | 0.4034 | 0.191 | 8,320 | \$585,036 | \$13.43 | 0 | 0.00% | \$111,742 | \$585,036 | \$13.43 | N/A | |
| Abstraction | 1 | 05-122-038-00 | 5/27/2021 | \$285,000 | \$170,739 | \$114,261 | 0.4009 | 0.191 | 8,320 | \$598,225 | \$13.73 | -2 | 0.00% | \$114,261 | \$598,225 | \$13.73 | N/A | |
| Allocation | 1 | 05-122-011-00 | 12/15/2021 | \$285,000 | \$164,332 | \$114,969 | 0.4034 | 0.191 | 8,320 | \$601,932 | \$13.82 | -8 | 0.00% | \$114,969 | \$601,932 | \$13.82 | N/A | |
| Allocation | 1 | 05-122-038-00 | 5/27/2021 | \$285,000 | \$170,739 | \$114,969 | 0.4034 | 0.191 | 8,320 | \$601,932 | \$13.82 | -2 | 0.00% | \$114,969 | \$601,932 | \$13.82 | N/A | |
| Allocation | 1 | 05-122-068-00 | 9/23/2021 | \$287,000 | \$157,852 | \$115,776 | 0.4034 | 0.191 | 8,320 | \$606,156 | \$13.92 | -6 | 0.00% | \$115,776 | \$606,156 | \$13.92 | N/A | |
| Allocation | 1 | 05-122-076-00 | 12/9/2021 | \$287,000 | \$160,772 | \$115,776 | 0.4034 | 0.191 | 8,320 | \$606,156 | \$13.92 | -8 | 0.00% | \$115,776 | \$606,156 | \$13.92 | N/A | |
| Allocation | 1 | 05-122-003-00 | 8/2/2021 | \$295,000 | \$163,107 | \$119,003 | 0.4034 | 0.191 | 8,320 | \$623,052 | \$14.30 | -4 | 0.00% | \$119,003 | \$623,052 | \$14.30 | N/A | |
| Allocation | 1 | 05-122-017-00 | 1/7/2022 | \$295,000 | \$164,441 | \$119,003 | 0.4034 | 0.191 | 8,320 | \$623,052 | \$14.30 | -9 | 0.00% | \$119,003 | \$623,052 | \$14.30 | N/A | |
| Allocation | 1 | 05-122-035-00 | 7/27/2021 | \$295,000 | \$170,103 | \$119,003 | 0.4034 | 0.191 | 8,320 | \$623,052 | \$14.30 | -4 | 0.00% | \$119,003 | \$623,052 | \$14.30 | N/A | |
| Abstraction | 1 | 05-122-011-00 | 12/15/2021 | \$285,000 | \$164,332 | \$120,668 | 0.4234 | 0.191 | 8,320 | \$631,770 | \$14.50 | -8 | 0.00% | \$120,668 | \$631,770 | \$14.50 | N/A | |
| Allocation | 1 | 05-122-002-00 | 9/13/2021 | \$305,000 | \$148,923 | \$123,037 | 0.4034 | 0.191 | 8,320 | \$644,173 | \$14.79 | -5 | 0.00% | \$123,037 | \$644,173 | \$14.79 | N/A | |

| | | | | | | | | | | | | | | | | | | |
|-------------|---|---------------|-----------|-----------|-----------|-----------|--------|-------|-------|-----------|---------|----|-------|-----------|-----------|---------|-----|----------------|
| Abstraction | 1 | 05-122-035-00 | 7/27/2021 | \$295,000 | \$170,103 | \$124,897 | 0.4234 | 0.191 | 8,320 | \$653,911 | \$15.01 | -4 | 0.00% | \$124,897 | \$653,911 | \$15.01 | N/A | |
| Abstraction | 1 | 05-122-076-00 | 12/9/2021 | \$287,000 | \$160,772 | \$126,228 | 0.4398 | 0.191 | 8,320 | \$660,880 | \$15.17 | -8 | 0.00% | \$126,228 | \$660,880 | \$15.17 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-122-068-00 | 6/23/2021 | \$287,000 | \$157,852 | \$129,148 | 0.4500 | 0.191 | 8,320 | \$676,168 | \$15.52 | -6 | 0.00% | \$129,148 | \$676,168 | \$15.85 | N/A | High LTB Ratio |
| Abstraction | 1 | 05-122-057-00 | 9/29/2021 | \$320,000 | \$168,961 | \$129,088 | 0.4034 | 0.191 | 8,320 | \$675,853 | \$15.52 | -6 | 0.00% | \$129,088 | \$675,853 | \$15.52 | N/A | |
| Abstraction | 0 | 05-122-017-00 | 1/7/2022 | \$295,000 | \$164,441 | \$120,559 | 0.4426 | 0.191 | 8,320 | \$683,555 | \$15.60 | -9 | 0.00% | \$120,559 | \$683,555 | \$15.60 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-122-003-00 | 8/23/2021 | \$295,000 | \$163,107 | \$121,893 | 0.4471 | 0.191 | 8,320 | \$680,539 | \$15.85 | -4 | 0.00% | \$121,893 | \$680,539 | \$15.85 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-122-057-00 | 6/29/2021 | \$320,000 | \$168,961 | \$124,039 | 0.4720 | 0.191 | 8,320 | \$700,780 | \$18.15 | -6 | 0.00% | \$151,039 | \$700,780 | \$15.85 | N/A | High LTB Ratio |
| Abstraction | 0 | 05-122-002-00 | 6/17/2021 | \$205,000 | \$148,923 | \$156,077 | 0.5117 | 0.000 | 0 | | | -5 | 0.00% | \$156,077 | | | N/A | High LTB Ratio |