

Good

Conclusions: 43600 Green Meadows.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 0.00	5,000	0.115	\$6.84	\$297,946	\$34,200
Formula Pt 2: 0.9879	7,500	0.172	\$10.21	\$444,737	\$76,573
	10,000	0.230	\$13.57	\$590,927	\$135,658
	12,500	0.287	\$16.91	\$736,671	\$211,395
	15,000	0.344	\$20.25	\$882,062	\$303,740
	20,000	0.459	\$26.91	\$1,172,005	\$538,111
	25,000	0.574	\$33.54	\$1,461,065	\$838,535
	30,000	0.689	\$40.16	\$1,749,423	\$1,204,837
	40,000	0.918	\$53.36	\$2,324,477	\$2,134,506
	50,000	1.148	\$66.52	\$2,897,779	\$3,326,192
	60,000	1.377	\$79.65	\$3,469,689	\$4,779,186
	87,120	2.000	\$115.14	\$5,015,356	\$10,030,711
	130,680	3.000	\$171.86	\$7,486,297	\$22,458,892
	174,240	4.000	\$228.35	\$9,947,122	\$39,788,488
	217,800	5.000	\$284.68	\$12,400,451	\$62,002,254
	435,600	10.000	\$564.61	\$24,594,227	\$245,942,271
	653,400	15.000	\$842.77	\$36,711,194	\$550,667,914
	871,200	20.000	\$1,119.80	\$48,778,549	\$975,570,989
	1,089,000	25.000	\$1,395.99	\$60,809,147	#####

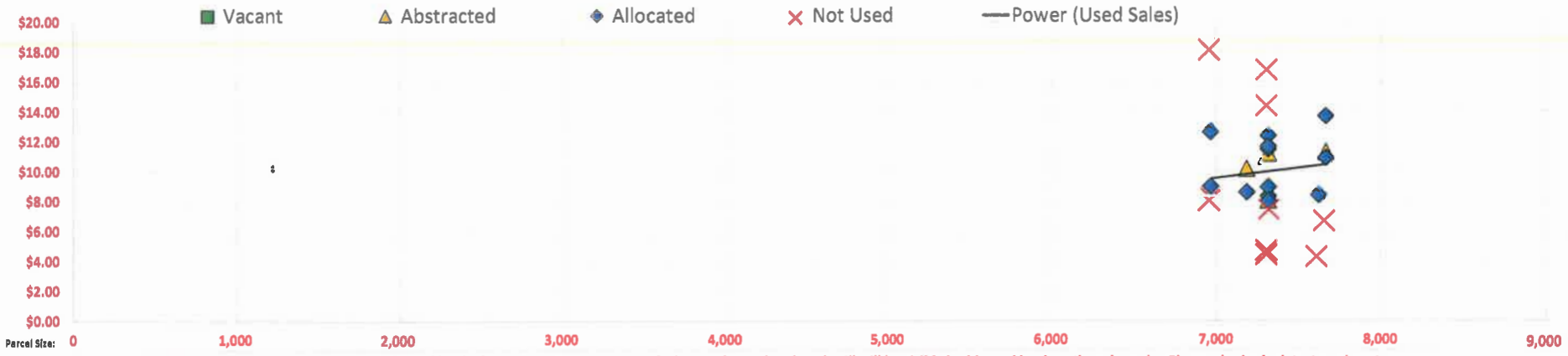
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$58.05	\$2,528,751	\$2,528,751	
65,340	1.5	\$86.65	\$3,774,604	\$5,661,906	
87,120	2.0	\$115.14	\$5,015,356	\$10,030,711	
108,900	2.5	\$143.53	\$6,252,328	\$15,630,821	
130,680	3.0	\$171.86	\$7,486,297	\$22,458,892	
174,240	4.0	\$228.35	\$9,947,122	\$39,788,488	
217,800	5.0	\$284.68	#####	\$62,002,254	
304,920	7.0	\$396.93	#####	\$121,031,766	
435,600	10.0	\$564.61	#####	\$245,942,271	
653,400	15.0	\$842.77	#####	\$550,667,914	
871,200	20.0	\$1,119.80	#####	\$975,570,989	
1,089,000	25.0	\$1,395.99	#####	#####	
1,306,800	30.0	\$1,671.50	#####	#####	
1,742,400	40.0	\$2,220.94	#####	#####	
2,178,000	50.0	\$2,768.71	#####	#####	
4,356,000	100.0	\$5,491.27	#####	#####	

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	4	9.93%	\$10.17	\$10.67	13	19.18%	\$10.15	\$8.99	17	16.10%	\$10.15	\$10.17
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	4	9.93%	\$10.17	\$10.67	13	19.18%	\$10.15	\$8.99	17	16.10%	\$10.15	\$10.17



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	05-128-018-00	2/16/2021	\$130,000	\$81,907	\$57,093	0.4107	0.160	6,970	\$356,831	\$8.19	2	0.00%	\$57,093	\$356,831	\$8.19	\$3,791.29	Low LTB Ratio
Abstraction	0	05-128-033-00	8/16/2021	\$195,000	\$67,627	\$127,373	0.6532	0.160	6,970	\$706,081	\$18.28	-5	0.00%	\$127,373	\$706,081	\$18.28	\$9,459.26	High LTB Ratio
Allocation	1	05-128-018-00	2/16/2021	\$139,000	\$81,907	\$62,689	0.4510	0.160	6,970	\$391,806	\$8.99	2	0.00%	\$62,689	\$391,806	\$8.99	\$4,162.89	
Allocation	1	05-128-033-00	8/16/2021	\$195,000	\$67,627	\$87,945	0.4510	0.160	6,970	\$549,656	\$12.62	-5	0.00%	\$87,945	\$549,656	\$12.62	\$5,840.03	
Abstraction	1	05-128-039-00	7/16/2020	\$137,000	\$63,922	\$73,078	0.5334	0.165	7,187	\$442,897	\$10.17	9	0.00%	\$73,078	\$442,897	\$10.17	\$4,852.78	High LTB Ratio
Allocation	1	05-128-039-00	7/16/2020	\$137,000	\$63,922	\$61,787	0.4510	0.165	7,187	\$374,467	\$8.60	9	0.00%	\$61,787	\$374,467	\$8.60	\$4,102.99	
Abstraction	0	05-128-013-00	10/20/2020	\$135,000	\$101,655	\$33,345	0.2470	0.168	7,318	\$198,482	\$4.56	5	0.00%	\$33,345	\$198,482	\$4.56	\$2,214.29	Low LTB Ratio
Abstraction	0	05-128-026-00	11/11/2021	\$185,900	\$79,462	\$106,438	0.5726	0.168	7,318	\$633,560	\$14.54	-7	0.00%	\$106,438	\$633,560	\$14.54	\$7,068.07	High LTB Ratio
Abstraction	0	05-128-029-00	6/30/2020	\$145,000	\$90,653	\$54,347	0.3748	0.168	7,318	\$323,494	\$7.43	9	0.00%	\$54,347	\$323,494	\$7.43	\$3,609.94	Low LTB Ratio
Abstraction	0	05-128-036-00	8/30/2021	\$200,700	\$77,029	\$123,671	0.6162	0.168	7,318	\$736,127	\$16.90	-5	0.00%	\$123,671	\$736,127	\$16.90	\$8,212.43	High LTB Ratio
Abstraction	1	05-128-038-00	4/7/2022	\$189,000	\$107,223	\$81,777	0.4327	0.168	7,318	\$486,768	\$11.17	-12	0.00%	\$81,777	\$486,768	\$11.17	\$5,430.44	Low LTB Ratio
Abstraction	1	05-128-040-00	8/14/2020	\$129,500	\$70,686	\$58,814	0.4542	0.168	7,318	\$350,083	\$8.04	8	0.00%	\$58,814	\$350,083	\$8.04	\$3,905.57	
Abstraction	0	05-128-044-00	8/12/2020	\$130,000	\$94,618	\$35,382	0.2722	0.168	7,318	\$210,607	\$4.83	8	0.00%	\$35,382	\$210,607	\$4.83	\$2,349.56	Low LTB Ratio
Allocation	1	05-128-013-00	10/20/2020	\$135,000	\$101,655	\$60,885	0.4510	0.168	7,318	\$362,411	\$8.32	5	0.00%	\$60,885	\$362,411	\$8.32	\$4,043.10	
Allocation	1	05-128-026-00	11/11/2021	\$185,900	\$79,462	\$83,841	0.4510	0.168	7,318	\$499,053	\$11.46	-7	0.00%	\$83,841	\$499,053	\$11.46	\$5,567.49	
Allocation	1	05-128-029-00	6/30/2020	\$145,000	\$90,653	\$65,395	0.4510	0.168	7,318	\$389,256	\$8.94	9	0.00%	\$65,395	\$389,256	\$8.94	\$4,342.59	
Allocation	1	05-128-036-00	8/30/2021	\$200,700	\$77,029	\$90,516	0.4510	0.168	7,318	\$538,784	\$12.37	-5	0.00%	\$90,516	\$538,784	\$12.37	\$6,010.74	
Allocation	1	05-128-038-00	4/7/2022	\$189,000	\$107,223	\$85,239	0.4510	0.168	7,318	\$507,375	\$11.65	-12	0.00%	\$85,239	\$507,375	\$11.65	\$5,660.34	
Allocation	1	05-128-040-00	8/14/2020	\$129,500	\$70,686	\$58,405	0.4510	0.168	7,318	\$347,646	\$7.98	8	0.00%	\$58,405	\$347,646	\$7.98	\$3,878.38	
Allocation	1	05-128-044-00	8/12/2020	\$130,000	\$94,618	\$58,630	0.4510	0.168	7,318	\$348,988	\$8.01	8	0.00%	\$58,630	\$348,988	\$8.01	\$3,893.35	
Abstraction	0	05-128-011-00	2/2/2021	\$142,000	\$108,089	\$33,911	0.2388	0.176	7,667	\$193,777	\$4.45	2	0.00%	\$33,911	\$193,777	\$4.45	\$2,251.88	Low LTB Ratio
Allocation	1	05-128-011-00	2/2/2021	\$142,000	\$108,089	\$64,042	0.4510	0.176	7,667	\$365,954	\$8.40	2	0.00%	\$64,042	\$365,954	\$8.40	\$4,252.74	
Abstraction	0	05-128-010-00	12/8/2020	\$232,500	\$180,327	\$52,173	0.2244	0.176	7,667	\$296,438	\$6.81	4	0.00%	\$52,173	\$296,438	\$6.81	\$3,464.57	Low LTB Ratio
Abstraction	1	05-128-025-00	9/2/2020	\$185,000	\$98,531	\$86,469	0.4674	0.176	7,667	\$491,301	\$11.28	7	0.00%	\$86,469	\$491,301	\$11.28	\$5,742.01	
Allocation	1	05-128-010-00	12/8/2020	\$232,500	\$180,327	\$104,858	0.4510	0.176	7,667	\$595,781	\$13.68	4	0.00%	\$104,858	\$595,781	\$13.68	\$6,963.11	
Allocation	1	05-128-025-00	9/2/2020	\$185,000	\$98,531	\$83,435	0.4510	0.176	7,667	\$474,063	\$10.88	7	0.00%	\$83,435	\$474,063	\$10.88	\$5,540.54	