

2007
B3

Conclusions: 43900 Hammond Pl.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	\$9.05	\$394,063	\$22,616
Formula Pt 1:	9.05	5,000	0.114	\$9.05	\$394,063	\$78,126
Formula Pt 2:	0.0000	7,500	0.172	\$9.05	\$394,063	\$67,848
		10,000	0.230	\$9.05	\$394,063	\$90,464
		12,500	0.287	\$9.05	\$394,063	\$113,081
		15,000	0.344	\$9.05	\$394,063	\$135,697
		20,000	0.459	\$9.05	\$394,063	\$180,929
		25,000	0.574	\$9.05	\$394,063	\$226,161
		30,000	0.689	\$9.05	\$394,063	\$271,393
		40,000	0.918	\$9.05	\$394,063	\$361,858
		50,000	1.148	\$9.05	\$394,063	\$452,322
		60,000	1.377	\$9.05	\$394,063	\$542,786
		87,120	2.000	\$9.05	\$394,063	\$788,126
		130,680	3.000	\$9.05	\$394,063	\$1,182,189
		174,240	4.000	\$9.05	\$394,063	\$1,576,252
		217,800	5.000	\$9.05	\$394,063	\$1,970,315
		435,600	10.000	\$9.05	\$394,063	\$3,940,630
		653,400	15.000	\$9.05	\$394,063	\$5,910,945
		871,200	20.000	\$9.05	\$394,063	\$7,881,260
		1,089,000	25.000	\$9.05	\$394,063	\$9,851,575

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	\$9.05	\$394,063	\$394,063
65,340	1.5	\$9.05	\$394,063	\$591,094
87,120	2.0	\$9.05	\$394,063	\$788,126
108,900	2.5	\$9.05	\$394,063	\$985,157
130,680	3.0	\$9.05	\$394,063	\$1,182,189
174,240	4.0	\$9.05	\$394,063	\$1,576,252
217,800	5.0	\$9.05	\$394,063	\$1,970,315
304,920	7.0	\$9.05	\$394,063	\$2,758,441
435,600	10.0	\$9.05	\$394,063	\$3,940,630
653,400	15.0	\$9.05	\$394,063	\$5,910,945
871,200	20.0	\$9.05	\$394,063	\$7,881,260
1,089,000	25.0	\$9.05	\$394,063	\$9,851,575
1,306,800	30.0	\$9.05	\$394,063	\$11,821,890
1,742,400	40.0	\$9.05	\$394,063	\$15,762,520
2,178,000	50.0	\$9.05	\$394,063	\$19,703,150
4,356,000	100.0	\$9.05	\$394,063	\$39,406,299

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	5	7.01%	\$8.85	\$9.02	18	12.21%	\$9.20	\$9.27	23	11.18%	\$9.13	\$9.24
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	5	7.01%	\$8.85	\$9.02	18	12.21%	\$9.20	\$9.27	23	11.18%	\$9.13	\$9.24

\$18.00
\$16.00
\$14.00
\$12.00
\$10.00
\$8.00
\$6.00
\$4.00
\$2.00
\$0.00

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



Parcel Size: 0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000

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	05-132-032-00	10/19/2020	\$200,000	\$159,936	\$40,064	0.2003	0.214	9,322	\$187,215	\$4.30	5	0.00%	\$40,064	\$187,215	\$4.30	N/A	Low LTB Ratio
Abstraction	0	05-132-093-00	4/10/2020	\$195,000	\$144,270	\$50,730	0.2602	0.214	9,322	\$137,056	\$5.44	12	0.00%	\$50,730	\$137,056	\$5.44	N/A	Low LTB Ratio
Abstraction	0	05-132-006-00	4/15/2020	\$180,000	\$128,313	\$51,687	0.2872	0.214	9,322	\$124,528	\$5.54	12	0.00%	\$51,687	\$124,528	\$5.54	N/A	Low LTB Ratio
Abstraction	0	05-132-019-00	4/25/2021	\$188,000	\$137,652	\$50,348	0.3048	0.214	9,322	\$132,000	\$6.47	-4	0.00%	\$60,348	\$132,000	\$6.47	N/A	Low LTB Ratio
Allocation	1	05-132-006-00	4/15/2020	\$180,000	\$128,313	\$51,687	0.3628	0.214	9,322	\$305,159	\$7.01	12	0.00%	\$65,304	\$305,159	\$7.01	N/A	
Abstraction	0	05-132-091-00	5/17/2021	\$215,000	\$145,543	\$69,457	0.3231	0.214	9,322	\$324,565	\$7.45	-2	0.00%	\$69,457	\$324,565	\$7.45	N/A	Low LTB Ratio
Allocation	1	05-132-093-00	4/10/2020	\$195,000	\$144,270	\$70,746	0.3628	0.214	9,322	\$330,589	\$7.59	12	0.00%	\$70,746	\$330,589	\$7.59	N/A	
Abstraction	1	05-132-017-00	3/31/2021	\$200,000	\$128,643	\$71,357	0.3568	0.214	9,322	\$333,444	\$7.65	0	0.00%	\$71,357	\$333,444	\$7.65	N/A	
Allocation	1	05-132-019-00	4/26/2021	\$198,000	\$137,652	\$71,834	0.3628	0.214	9,322	\$335,675	\$7.71	-1	0.00%	\$71,834	\$335,675	\$7.71	N/A	
Allocation	1	05-132-017-00	3/31/2021	\$200,000	\$128,643	\$72,560	0.3628	0.214	9,322	\$339,065	\$7.78	0	0.00%	\$72,560	\$339,065	\$7.78	N/A	
Allocation	1	05-132-032-00	10/19/2020	\$200,000	\$159,936	\$72,560	0.3628	0.214	9,322	\$339,065	\$7.78	5	0.00%	\$72,560	\$339,065	\$7.78	N/A	
Abstraction	0	05-132-032-00	6/15/2022	\$237,500	\$164,816	\$72,684	0.3060	0.214	9,322	\$339,645	\$7.80	-14	0.00%	\$72,684	\$339,645	\$7.80	N/A	Low LTB Ratio
Allocation	1	05-132-004-00	1/22/2021	\$215,000	\$136,839	\$78,002	0.3628	0.214	9,322	\$364,495	\$8.37	2	0.00%	\$78,002	\$364,495	\$8.37	N/A	
Allocation	1	05-132-091-00	5/17/2021	\$215,000	\$145,543	\$78,002	0.3628	0.214	9,322	\$364,495	\$8.37	-2	0.00%	\$78,002	\$364,495	\$8.37	N/A	
Abstraction	1	05-132-004-00	1/22/2021	\$215,000	\$136,839	\$78,161	0.3635	0.214	9,322	\$365,238	\$8.38	2	0.00%	\$78,161	\$365,238	\$8.38	N/A	
Allocation	1	05-132-045-00	11/19/2020	\$226,000	\$134,888	\$81,993	0.3628	0.214	9,322	\$383,144	\$8.80	4	0.00%	\$81,993	\$383,144	\$8.80	N/A	
Abstraction	1	05-132-085-00	6/23/2021	\$244,500	\$160,418	\$84,082	0.3439	0.214	9,322	\$392,907	\$9.02	-3	0.00%	\$84,082	\$392,907	\$9.02	N/A	
Allocation	1	05-132-023-00	6/15/2022	\$237,500	\$164,816	\$86,165	0.3628	0.214	9,322	\$402,640	\$9.24	-14	0.00%	\$86,165	\$402,640	\$9.24	N/A	
Allocation	1	05-132-075-00	10/22/2021	\$239,000	\$151,220	\$86,709	0.3628	0.214	9,322	\$405,183	\$9.30	-7	0.00%	\$86,709	\$405,183	\$9.30	N/A	
Abstraction	1	05-132-075-00	10/22/2021	\$239,000	\$151,220	\$87,780	0.3673	0.214	9,322	\$410,187	\$9.42	-7	0.00%	\$87,780	\$410,187	\$9.42	N/A	
Allocation	1	05-132-085-00	6/23/2021	\$244,500	\$160,418	\$88,705	0.3628	0.214	9,322	\$414,507	\$9.52	-3	0.00%	\$88,705	\$414,507	\$9.52	N/A	
Abstraction	1	05-132-045-00	11/19/2020	\$226,000	\$134,888	\$91,112	0.4032	0.214	9,322	\$425,757	\$9.77	4	0.00%	\$91,112	\$425,757	\$9.77	N/A	High LTB Ratio
Allocation	1	05-132-011-00	3/18/2022	\$256,650	\$143,600	\$93,113	0.3628	0.214	9,322	\$435,106	\$9.99	-12	0.00%	\$93,113	\$435,106	\$9.99	N/A	
Allocation	1	05-132-026-00	11/30/2021	\$267,800	\$140,279	\$97,158	0.3628	0.214	9,322	\$454,009	\$10.42	-8	0.00%	\$97,158	\$454,009	\$10.42	N/A	
Allocation	1	05-132-028-00	3/11/2022	\$269,000	\$150,484	\$97,593	0.3628	0.214	9,322	\$456,043	\$10.47	-11	0.00%	\$97,593	\$456,043	\$10.47	N/A	
Allocation	1	05-132-034-00	8/13/2021	\$269,900	\$139,455	\$97,920	0.3628	0.214	9,322	\$457,569	\$10.50	-4	0.00%	\$97,920	\$457,569	\$10.50	N/A	
Allocation	1	05-132-058-00	7/12/2021	\$273,500	\$129,770	\$99,226	0.3628	0.214	9,322	\$463,672	\$10.64	-3	0.00%	\$99,226	\$463,672	\$10.64	N/A	
Allocation	1	05-132-068-00	10/8/2021	\$279,900	\$159,186	\$101,548	0.3628	0.214	9,322	\$474,522	\$10.89	-6	0.00%	\$101,548	\$474,522	\$10.89	N/A	
Allocation	1	05-132-040-00	4/1/2022	\$290,000	\$150,785	\$105,212	0.3628	0.214	9,322	\$491,645	\$11.29	-12	0.00%	\$105,212	\$491,645	\$11.29	N/A	
Abstraction	0	05-132-011-00	3/18/2022	\$256,650	\$143,600	\$93,950	0.4405	0.214	9,322	\$529,271	\$12.13	-12	0.00%	\$143,600	\$529,271	\$12.13	N/A	High LTB Ratio
Abstraction	0	05-132-028-00	3/11/2022	\$269,000	\$150,484	\$118,516	0.4406	0.214	9,322	\$553,813	\$12.71	-11	0.00%	\$118,516	\$553,813	\$12.71	N/A	High LTB Ratio
Abstraction	0	05-132-068-00	10/8/2021	\$279,900	\$159,186	\$120,714	0.4313	0.214	9,322	\$564,084	\$12.95	-6	0.00%	\$120,714	\$564,084	\$12.95	N/A	High LTB Ratio
Abstraction	0	05-132-026-00	11/30/2021	\$267,800	\$140,279	\$127,521	0.4762	0.214	9,322	\$595,893	\$13.68	-8	0.00%	\$127,521	\$595,893	\$13.68	N/A	High LTB Ratio
Abstraction	0	05-132-034-00	8/13/2021	\$269,900	\$139,455	\$130,445	0.4833	0.214	9,322	\$609,556	\$13.99	-4	0.00%	\$130,445	\$609,556	\$13.99	N/A	High LTB Ratio
Abstraction	0	05-132-040-00	4/1/2022	\$290,000	\$150,785	\$139,215	0.4801	0.214	9,322	\$650,537	\$14.93	-12	0.00%	\$139,215	\$650,537	\$14.93	N/A	High LTB Ratio
Abstraction	0	05-132-058-00	7/12/2021	\$273,500	\$129,770	\$149,730	0.5255	0.214	9,322	\$671,636	\$15.42	-3	0.00%	\$149,730	\$671,636	\$15.42	N/A	High LTB Ratio