

Conclusions: 44000 Heritage Estates.xlsm

Class 2
D

Curve Formula From Chart		If you're using the Square Footage Table In Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	585.22	2,500	0.057	\$17.08	\$744,162	\$42,709
Formula Pt 2:	-0.4517	5,000	0.115	\$12.49	\$544,130	\$62,457
		7,500	0.172	\$10.40	\$453,073	\$78,008
		10,000	0.230	\$9.13	\$397,866	\$91,338
		12,500	0.287	\$8.26	\$359,721	\$103,226
		15,000	0.344	\$7.61	\$331,286	\$114,079
		20,000	0.459	\$6.68	\$290,919	\$133,572
		25,000	0.574	\$6.04	\$263,027	\$150,957
		30,000	0.689	\$5.56	\$242,235	\$166,829
		40,000	0.918	\$4.88	\$212,719	\$195,334
		50,000	1.148	\$4.42	\$192,325	\$220,759
		60,000	1.377	\$4.07	\$177,122	\$243,970
		87,120	2.000	\$3.44	\$149,664	\$299,328
		130,680	3.000	\$2.86	\$124,619	\$373,856
		174,240	4.000	\$2.51	\$109,434	\$437,736
		217,800	5.000	\$2.27	\$98,942	\$494,710
		435,600	10.000	\$1.66	\$72,346	\$723,462
		653,400	15.000	\$1.38	\$60,239	\$903,592
		871,200	20.000	\$1.21	\$52,899	\$1,057,988
		1,089,000	25.000	\$1.10	\$47,828	\$1,195,693

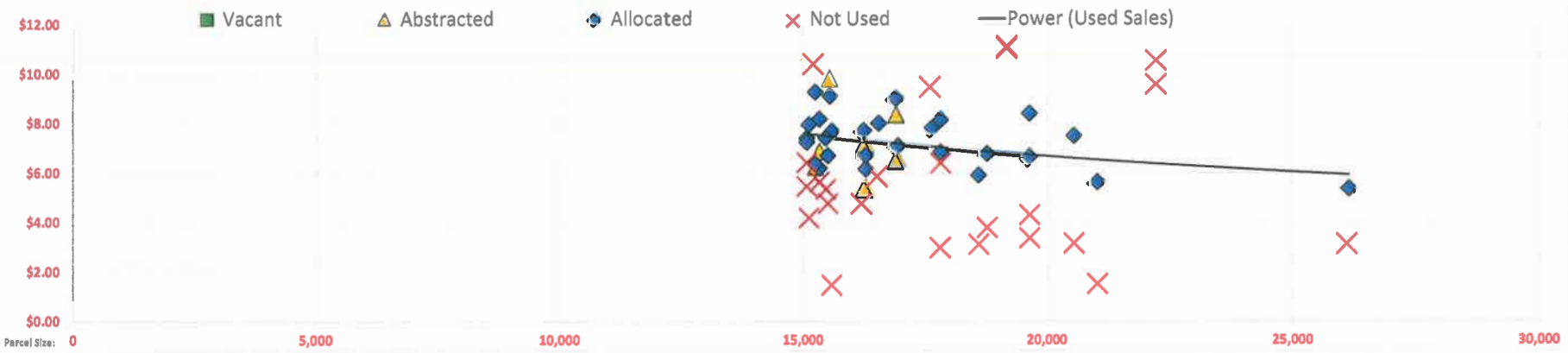
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$4.70	\$204,683	\$204,683	
65,340	1.5	\$3.91	\$170,431	\$255,646	
87,120	2.0	\$3.44	\$149,664	\$299,328	
108,900	2.5	\$3.11	\$135,315	\$338,288	
130,680	3.0	\$2.86	\$124,619	\$373,856	
174,240	4.0	\$2.51	\$109,434	\$437,736	
217,800	5.0	\$2.27	\$98,942	\$494,710	
304,920	7.0	\$1.95	\$84,992	\$594,946	
435,600	10.0	\$1.66	\$72,346	\$723,462	
653,400	15.0	\$1.38	\$60,239	\$903,592	
871,200	20.0	\$1.21	\$52,899	\$1,057,988	
1,089,000	25.0	\$1.10	\$47,828	\$1,195,693	
1,306,800	30.0	\$1.01	\$44,047	\$1,321,409	
1,742,400	40.0	\$0.89	\$38,680	\$1,547,196	
2,178,000	50.0	\$0.80	\$34,972	\$1,748,575	
4,356,000	100.0	\$0.59	\$25,571	\$2,557,108	

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	7	14.76%	\$7.21	\$6.88	27	11.32%	\$7.32	\$7.41	34	12.44%	\$7.29	\$7.21
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	7	14.76%	\$7.21	\$6.88	27	11.32%	\$7.32	\$7.41	34	12.44%	\$7.29	\$7.21



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	05-149-024-00	7/31/2020	\$325,000	\$312,175	\$22,825	0.0681	0.358	15,504	\$63,757	\$1.46	8	0.00%	\$22,825	\$63,757	\$1.46	\$157.29	Low LTB Ratio
Abstraction	0	05-151-071-00	4/2/2020	\$330,000	\$298,253	\$31,747	0.0962	0.483	21,039	\$65,729	\$1.51	12	0.00%	\$31,747	\$65,729	\$1.51	\$34.18	Low LTB Ratio
Abstraction	0	05-154-154-00	8/5/2020	\$340,000	\$287,028	\$52,972	0.1558	0.409	17,816	\$129,516	\$2.97	8	0.00%	\$52,972	\$129,516	\$2.97	\$557.60	Low LTB Ratio
Abstraction	0	05-154-193-00	10/2/2020	\$306,000	\$248,296	\$57,704	0.1886	0.427	18,600	\$135,138	\$2.10	6	0.00%	\$57,704	\$135,138	\$2.10	\$577.04	Low LTB Ratio
Abstraction	0	05-149-030-00	10/22/2020	\$430,000	\$365,484	\$64,516	0.1500	0.473	20,560	\$136,686	\$2.14	5	0.00%	\$64,516	\$136,686	\$2.14	\$516.13	Low LTB Ratio
Abstraction	0	05-154-183-00	7/29/2020	\$389,900	\$305,720	\$84,180	0.2159	0.600	26,136	\$140,300	\$2.22	8	0.00%	\$84,180	\$140,300	\$2.22	\$886.11	Low LTB Ratio
Abstraction	0	05-154-136-00	7/24/2020	\$365,000	\$299,115	\$65,885	0.1805	0.451	19,646	\$146,086	\$2.35	8	0.00%	\$65,885	\$146,086	\$2.35	\$349.06	Low LTB Ratio
Abstraction	0	05-151-080-00	8/25/2020	\$354,900	\$289,951	\$64,949	0.1909	0.431	18,774	\$164,615	\$2.78	7	0.00%	\$70,949	\$164,615	\$2.78	\$454.07	Low LTB Ratio
Abstraction	0	05-154-181-00	11/24/2020	\$335,000	\$271,808	\$63,192	0.1886	0.347	15,115	\$182,110	\$4.18	4	0.00%	\$63,192	\$182,110	\$4.18	\$518.92	Low LTB Ratio
Abstraction	0	05-154-136-00	11/3/2021	\$460,000	\$375,598	\$84,402	0.1835	0.451	19,646	\$187,144	\$4.30	-9	0.00%	\$84,402	\$187,144	\$4.30	\$447.16	Low LTB Ratio
Abstraction	0	05-154-194-00	9/11/2020	\$289,900	\$215,981	\$73,919	0.2550	0.356	15,507	\$207,638	\$4.77	7	0.00%	\$73,919	\$207,638	\$4.77	\$577.49	Low LTB Ratio
Abstraction	0	05-154-202-00	12/18/2020	\$350,000	\$271,490	\$78,510	0.2243	0.373	16,248	\$210,483	\$4.83	3	0.00%	\$78,510	\$210,483	\$4.83	\$668.34	Low LTB Ratio
Abstraction	0	05-154-198-00	8/4/2020	\$319,900	\$237,347	\$82,553	0.2681	0.355	15,464	\$232,544	\$5.34	8	0.00%	\$82,553	\$232,544	\$5.34	\$798.86	Low LTB Ratio
Allocation	1	05-154-183-00	7/29/2020	\$389,900	\$305,720	\$139,974	0.3590	0.600	26,136	\$233,290	\$5.36	8	0.00%	\$139,974	\$233,290	\$5.36	\$1,473.41	
Allocation	1	05-152-092-00	8/4/2020	\$305,000	\$216,716	\$88,284	0.2895	0.374	16,291	\$236,053	\$5.42	8	0.00%	\$88,284	\$236,053	\$5.42	\$878.62	
Abstraction	0	05-149-008-00	4/21/2021	\$311,000	\$228,638	\$82,362	0.2648	0.346	15,072	\$238,040	\$5.46	-1	0.00%	\$82,362	\$238,040	\$5.46	\$791.94	Low LTB Ratio
Allocation	1	05-151-071-00	4/2/2020	\$330,000	\$298,253	\$118,470	0.3590	0.483	21,039	\$245,280	\$5.63	12	0.00%	\$118,470	\$245,280	\$5.63	\$1,247.05	
Abstraction	0	05-152-098-00	1/23/2021	\$350,000	\$263,434	\$86,566	0.2473	0.353	15,333	\$245,926	\$5.65	2	0.00%	\$86,566	\$245,926	\$5.65	\$824.44	Low LTB Ratio
Allocation	1	05-154-193-00	10/2/2020	\$306,000	\$248,296	\$109,854	0.3590	0.427	18,600	\$257,269	\$5.91	6	0.00%	\$109,854	\$257,269	\$5.91	\$1,098.54	
Abstraction	0	05-154-162-00	4/28/2021	\$370,000	\$271,953	\$98,047	0.2650	0.380	16,553	\$259,018	\$5.92	-1	0.00%	\$98,047	\$259,018	\$5.92	\$891.34	Low LTB Ratio
Allocation	1	05-149-052-00	11/3/2021	\$280,000	\$163,363	\$100,520	0.3590	0.374	16,291	\$268,770	\$6.17	-7	0.00%	\$100,520	\$268,770	\$6.17	\$1,010.45	
Allocation	1	05-149-033-00	11/24/2020	\$265,000	\$159,497	\$95,135	0.3590	0.352	15,333	\$270,270	\$6.20	4	0.00%	\$95,135	\$270,270	\$6.20	\$990.89	
Abstraction	1	05-149-048-00	10/16/2020	\$270,000	\$174,638	\$95,362	0.3532	0.350	15,246	\$272,463	\$6.25	6	0.00%	\$95,362	\$272,463	\$6.25	\$908.21	
Allocation	1	05-149-048-00	10/16/2020	\$270,000	\$174,638	\$96,930	0.3590	0.350	15,246	\$276,943	\$6.36	6	0.00%	\$96,930	\$276,943	\$6.36	\$923.14	
Abstraction	0	05-154-154-00	10/7/2021	\$405,000	\$291,060	\$113,940	0.2843	0.409	17,816	\$278,582	\$6.40	-6	0.00%	\$113,940	\$278,582	\$6.40	\$1,199.37	Low LTB Ratio
Abstraction	0	05-154-126-00	10/14/2020	\$305,000	\$208,153	\$96,847	0.3175	0.346	15,072	\$279,905	\$6.43	6	0.00%	\$96,847	\$279,905	\$6.43	\$665.07	Low LTB Ratio
Allocation	1	05-153-102-00	1/10/2022	\$335,000	\$223,577	\$111,423	0.3326	0.389	16,945	\$286,434	\$6.58	-9	0.00%	\$111,423	\$286,434	\$6.58	\$1,045.34	
Allocation	1	05-154-136-00	7/24/2020	\$365,000	\$299,115	\$131,035	0.3590	0.451	19,646	\$290,543	\$6.67	8	0.00%	\$131,035	\$290,543	\$6.67	\$694.23	
Allocation	1	05-154-194-00	9/11/2020	\$289,900	\$215,981	\$104,074	0.3590	0.356	15,507	\$292,343	\$6.71	7	0.00%	\$104,074	\$292,343	\$6.71	\$813.08	
Allocation	1	05-152-092-00	8/4/2020	\$305,000	\$216,716	\$109,495	0.3590	0.374	16,291	\$292,767	\$6.72	8	0.00%	\$109,495	\$292,767	\$6.72	\$1,089.72	
Allocation	1	05-151-080-00	8/25/2020	\$354,900	\$289,951	\$127,409	0.3590	0.431	18,774	\$295,613	\$6.79	7	0.00%	\$127,409	\$295,613	\$6.79	\$815.42	
Allocation	1	05-154-154-00	8/5/2020	\$340,000	\$287,028	\$122,060	0.3590	0.409	17,816	\$298,435	\$6.85	8	0.00%	\$122,060	\$298,435	\$6.85	\$1,284.84	
Abstraction	1	05-149-033-00	11/24/2020	\$265,000	\$159,497	\$105,503	0.3981	0.352	15,333	\$299,724	\$6.88	4	0.00%	\$105,503	\$299,724	\$6.88	\$1,098.88	
Allocation	1	05-153-102-00	1/10/2022	\$335,000	\$223,577	\$120,265	0.3590	0.389	16,945	\$309,165	\$7.10	-9	0.00%	\$120,265	\$309,165	\$7.10	\$1,128.30	
Abstraction	1	05-149-052-00	11/3/2021	\$280,000	\$163,363	\$116,637	0.4166	0.374	16,291	\$311,864	\$7.16	-7	0.00%	\$116,637	\$311,864	\$7.16	\$1,172.47	High LTB Ratio
Allocation	1	05-154-126-00	10/14/2020	\$305,000	\$208,153	\$109,495	0.3590	0.346	15,072	\$316,460	\$7.26	6	0.00%	\$109,495	\$316,460	\$7.26	\$751.92	
Allocation	1	05-149-008-00	4/21/2021	\$311,000	\$228,638	\$111,649	0.3590	0.346	15,072	\$322,685	\$7.41	-1	0.00%	\$111,649	\$322,685	\$7.41	\$1,073.55	
Allocation	1	05-154-198-00	8/4/2020	\$319,900	\$237,347	\$114,844	0.3590	0.355	15,464	\$323,505	\$7.43	8	0.00%	\$114,844	\$323,505	\$7.43	\$1,104.38	

Allocation	1	05-149-020-00	10/22/2020	\$430,000	\$365,484	\$154,370	0.3590	0.472	20,560	\$327,055	\$7.51	5	0.00%	\$154,370	\$327,055	\$7.51	\$1,234.96	
Allocation	1	05-149-024-00	7/31/2020	\$335,000	\$312,175	\$120,265	0.3590	0.358	15,594	\$335,936	\$7.71	8	0.00%	\$120,265	\$335,936	\$7.71	\$828.79	
Allocation	1	05-154-202-00	12/18/2020	\$350,000	\$271,490	\$125,650	0.3590	0.373	16,248	\$336,863	\$7.73	3	0.00%	\$125,650	\$336,863	\$7.73	\$1,069.63	
Allocation	1	05-149-042-00	10/29/2021	\$385,000	\$216,559	\$138,215	0.3590	0.405	17,642	\$341,272	\$7.83	-7	0.00%	\$138,215	\$341,272	\$7.83	\$801.99	
Allocation	1	05-154-181-00	11/24/2020	\$335,000	\$271,808	\$120,265	0.3590	0.347	15,115	\$346,585	\$7.96	4	0.00%	\$120,265	\$346,585	\$7.96	\$978.08	
Allocation	1	05-154-162-00	4/28/2021	\$370,000	\$271,953	\$132,830	0.3590	0.380	16,553	\$349,553	\$8.02	-1	0.00%	\$132,830	\$349,553	\$8.02	\$1,207.55	
Allocation	1	05-154-154-00	10/7/2021	\$405,000	\$291,060	\$145,395	0.3590	0.409	17,816	\$355,489	\$8.16	-6	0.00%	\$145,395	\$355,489	\$8.16	\$1,530.47	
Allocation	1	05-152-098-00	1/22/2021	\$350,000	\$263,434	\$125,650	0.3590	0.352	15,333	\$356,960	\$8.19	2	0.00%	\$125,650	\$356,960	\$8.19	\$1,196.67	
Abstraction	1	05-151-069-00	11/30/2021	\$425,000	\$283,453	\$141,547	0.3331	0.388	16,901	\$364,812	\$8.37	-8	0.00%	\$141,547	\$364,812	\$8.37	\$1,416.89	
Allocation	1	05-154-136-00	12/27/2021	\$460,000	\$375,598	\$165,140	0.3590	0.451	19,646	\$366,164	\$8.41	-9	0.00%	\$165,140	\$366,164	\$8.41	\$874.91	
Allocation	1	05-151-069-00	11/30/2021	\$425,000	\$283,453	\$152,575	0.3590	0.388	16,901	\$393,235	\$9.03	-8	0.00%	\$152,575	\$393,235	\$9.03	\$1,527.28	
Allocation	1	05-154-152-00	5/6/2021	\$395,000	\$242,092	\$141,805	0.3590	0.357	15,551	\$397,213	\$9.12	-4	0.00%	\$141,805	\$397,213	\$9.12	\$1,418.05	
Allocation	1	05-152-085-00	5/25/2021	\$394,000	\$234,192	\$141,446	0.3590	0.350	15,246	\$404,131	\$9.28	-3	0.00%	\$141,446	\$404,131	\$9.28	\$1,347.10	
Abstraction	0	05-149-042-00	10/29/2021	\$385,000	\$216,559	\$168,441	0.4275	0.405	17,642	\$415,904	\$9.55	-7	0.00%	\$168,441	\$415,904	\$9.55	\$977.38	High LTR Ratio
Allocation	0	05-149-040-00	11/3/2021	\$600,000	\$363,417	\$215,400	0.3590	0.511	22,259	\$421,526	\$9.68	-8	0.00%	\$215,400	\$421,526	\$9.68	\$2,051.43	Doesn't fit size pattern
Abstraction	1	05-154-152-00	8/6/2021	\$395,000	\$242,092	\$152,908	0.3871	0.357	15,551	\$428,314	\$9.83	-4	0.00%	\$152,908	\$428,314	\$9.83	\$1,529.08	
Abstraction	0	05-152-085-00	6/25/2021	\$384,000	\$234,192	\$159,808	0.4056	0.350	15,246	\$456,584	\$10.48	-3	0.00%	\$159,808	\$456,584	\$10.48	\$1,621.88	Outlier
Abstraction	0	05-149-040-00	11/17/2021	\$600,000	\$363,417	\$236,583	0.3943	0.511	22,259	\$462,980	\$10.63	-8	0.00%	\$236,583	\$462,980	\$10.63	\$2,253.17	Outlier
Abstraction	0	05-154-195-00	7/29/2021	\$600,000	\$385,898	\$214,012	0.3567	0.441	19,210	\$485,288	\$11.14	-4	0.00%	\$214,012	\$485,288	\$11.14	\$2,252.76	Outlier
Allocation	0	05-154-195-00	7/29/2021	\$600,000	\$385,898	\$215,400	0.3590	0.441	19,210	\$488,435	\$11.21	-4	0.00%	\$215,400	\$488,435	\$11.21	\$2,267.27	Outlier