

Ward

Conclusions: 45000 Keystone Subs.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	\$14.98	\$652,477	\$37,447
Formula Pt 1: 31649.48	5,000	0.115	\$7.60	\$331,137	\$38,009
Formula Pt 2: -0.9785	7,500	0.172	\$5.11	\$222,691	\$38,342
	10,000	0.230	\$3.86	\$168,054	\$38,580
	12,500	0.287	\$3.13	\$138,080	\$38,744
	15,000	0.344	\$2.59	\$113,017	\$38,918
	20,000	0.459	\$1.96	\$85,289	\$39,159
	25,000	0.574	\$1.57	\$68,559	\$39,347
	30,000	0.689	\$1.32	\$57,357	\$39,502
	40,000	0.918	\$0.99	\$43,285	\$39,747
	50,000	1.148	\$0.80	\$34,794	\$39,938
	60,000	1.377	\$0.67	\$29,109	\$40,095
	87,120	2.000	\$0.46	\$20,209	\$40,418
	130,680	3.000	\$0.31	\$13,591	\$40,772
	174,240	4.000	\$0.24	\$10,256	\$41,025
	217,800	5.000	\$0.19	\$8,244	\$41,222
	435,600	10.000	\$0.10	\$4,184	\$41,841
	653,400	15.000	\$0.06	\$2,814	\$42,207
	871,200	20.000	\$0.05	\$2,123	\$42,469
	1,089,000	25.000	\$0.04	\$1,707	\$42,673

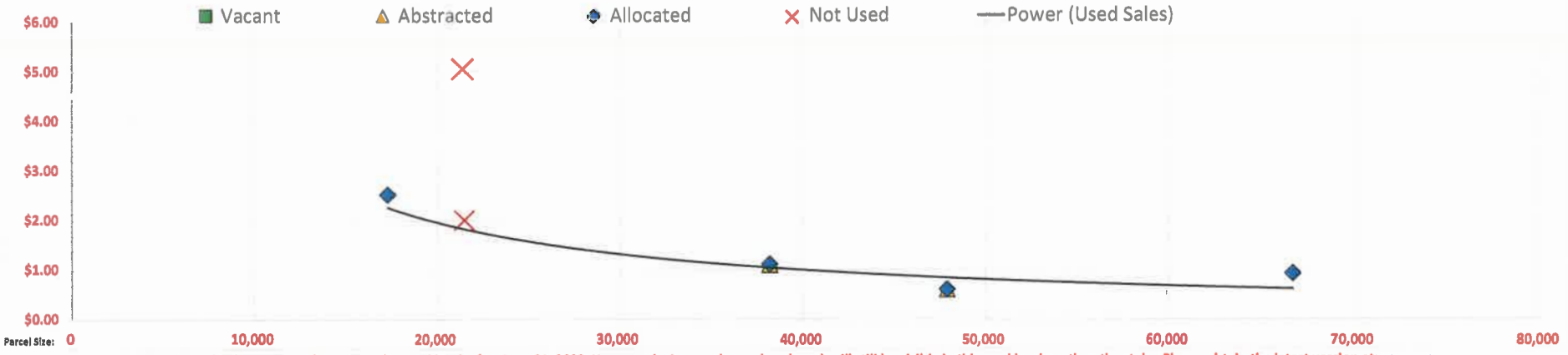
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.91	\$39,820	\$39,820
65,340	1.5	\$0.61	\$26,779	\$40,169
87,120	2.0	\$0.46	\$20,209	\$40,418
108,900	2.5	\$0.37	\$16,245	\$40,612
130,680	3.0	\$0.31	\$13,591	\$40,772
174,240	4.0	\$0.24	\$10,256	\$41,025
217,800	5.0	\$0.19	\$8,244	\$41,222
304,920	7.0	\$0.14	\$5,932	\$41,521
435,600	10.0	\$0.10	\$4,184	\$41,841
653,400	15.0	\$0.06	\$2,814	\$42,207
871,200	20.0	\$0.05	\$2,123	\$42,469
1,089,000	25.0	\$0.04	\$1,707	\$42,673
1,306,800	30.0	\$0.03	\$1,428	\$42,841
1,742,400	40.0	\$0.02	\$1,078	\$43,106
2,178,000	50.0	\$0.02	\$866	\$43,314
4,356,000	100.0	\$0.01	\$440	\$43,964

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	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF	# of Sales	COD	Mean \$/SF	Medlan \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.10	\$1.10	2	38.84%	\$1.82	\$1.82	3	42.64%	\$1.58	\$1.11
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.60	\$0.60	2	21.05%	\$0.76	\$0.76	3	17.78%	\$0.71	\$0.60
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	2	29.41%	\$0.85	\$0.85	4	51.97%	\$1.29	\$1.02	6	43.07%	\$1.14	\$1.01



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	05-200-008-00	5/18/2018	\$135,000	\$143,438	(\$8,438)	(0.0625)	0.397	17,293	(\$21,254)	(\$0.49)	34	57.05%	(\$13,252)	(\$33,380)	(\$0.77)	(\$147.79)	
Abstraction	0	05-195-005-00	12/19/2018	\$205,000	\$205,931	(\$931)	(0.0045)	1.531	66,690	(\$699)	(\$0.01)	27	45.30%	(\$1,353)	(\$894)	(\$0.02)	(\$19.26)	
Abstraction	1	05-205-022-00	8/14/2020	\$140,000	\$111,014	\$28,986	0.2070	1.100	47,916	\$26,351	\$0.60	8	0.00%	\$28,986	\$26,351	\$0.60	\$98.97	
Allocation	1	05-205-022-00	8/14/2020	\$140,000	\$111,014	\$28,756	0.2054	1.100	47,916	\$26,142	\$0.60	8	0.00%	\$28,756	\$26,142	\$0.60	\$98.18	
Allocation	1	05-195-005-00	12/19/2018	\$205,000	\$205,931	\$42,107	0.2054	1.531	66,690	\$27,503	\$0.63	27	45.30%	\$61,183	\$39,963	\$0.92	\$599.84	
Abstraction	1	05-200-012-00	11/12/2019	\$160,000	\$127,367	\$32,633	0.2040	0.877	38,202	\$37,210	\$0.85	17	28.53%	\$41,942	\$47,824	\$1.10	\$236.96	
Allocation	1	05-200-012-00	11/12/2019	\$160,000	\$127,367	\$32,864	0.2054	0.877	38,202	\$37,473	\$0.86	17	28.53%	\$42,239	\$48,163	\$1.11	\$238.64	
Allocation	0	05-195-002-00	5/27/2022	\$275,000	\$132,507	\$56,485	0.2054	0.494	21,519	(\$14,842)	\$2.62	-14	-23.48%	\$42,216	\$87,482	\$2.01	\$432.16	Outlier
Allocation	1	05-200-008-00	5/18/2018	\$135,000	\$143,438	\$27,729	0.2054	0.397	17,293	\$69,846	\$1.60	34	57.05%	\$43,548	\$109,694	\$2.52	\$485.65	
Abstraction	0	05-195-002-00	5/27/2022	\$275,000	\$132,507	(\$142,493)	0.5182	0.494	21,519	\$388,447	\$6.62	-14	-23.48%	\$109,020	\$220,687	\$5.07	\$1,090.20	High TB-Ratio