

Conclusions: 45500 Lake Access.xlsm

Handwritten initials/signature

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$27.69	\$1,206,131	\$69,222
Formula Pt 1:	67919.09	1.244	\$52.24	\$2,288,600	\$130,890
Formula Pt 2:	-0.9976				
	7,500	0.172	\$9.25	\$403,118	\$69,407
	10,000	0.230	\$6.95	\$302,550	\$69,456
	12,500	0.287	\$5.56	\$242,171	\$69,494
	15,000	0.344	\$4.63	\$201,899	\$69,524
	20,000	0.459	\$3.48	\$151,530	\$69,573
	25,000	0.574	\$2.78	\$121,290	\$69,611
	30,000	0.689	\$2.32	\$101,119	\$69,642
	40,000	0.918	\$1.74	\$75,893	\$69,690
	50,000	1.148	\$1.39	\$60,747	\$69,728
	60,000	1.377	\$1.16	\$50,645	\$69,759
	87,120	2.000	\$0.80	\$34,911	\$69,822
	130,680	3.000	\$0.53	\$23,297	\$69,891
	174,240	4.000	\$0.40	\$17,485	\$69,940
	217,800	5.000	\$0.32	\$13,996	\$69,978
	435,600	10.000	\$0.16	\$7,010	\$70,096
	653,400	15.000	\$0.11	\$4,678	\$70,165
	871,200	20.000	\$0.08	\$3,511	\$70,214
	1,089,000	25.000	\$0.06	\$2,810	\$70,252

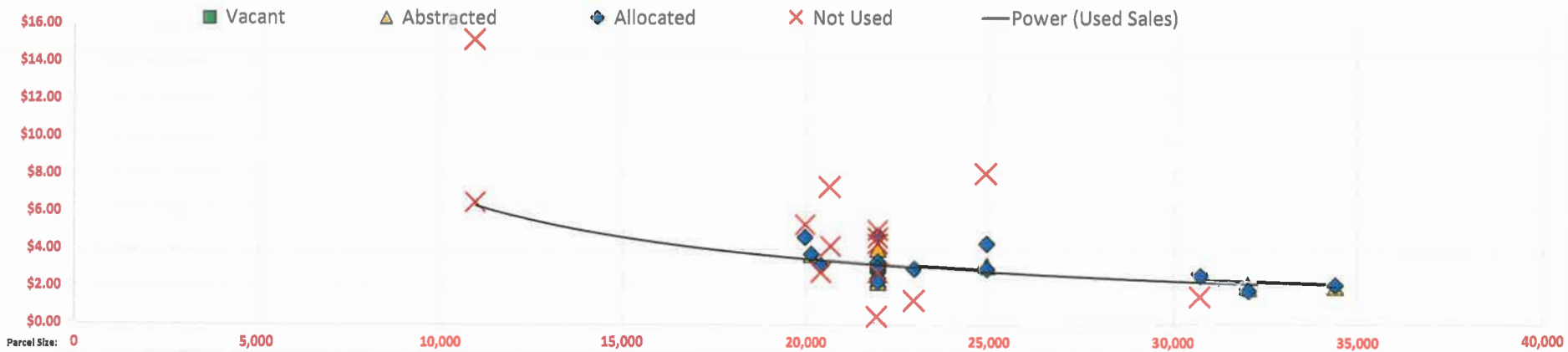
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.60	\$69,705	\$69,705	\$69,705
65,340	1.5	\$1.07	\$46,516	\$69,773	\$69,773
87,120	2.0	\$0.80	\$34,911	\$69,822	\$69,822
108,900	2.5	\$0.64	\$27,944	\$69,860	\$69,860
130,680	3.0	\$0.53	\$23,297	\$69,891	\$69,891
174,240	4.0	\$0.40	\$17,485	\$69,940	\$69,940
217,800	5.0	\$0.32	\$13,996	\$69,978	\$69,978
304,920	7.0	\$0.23	\$10,005	\$70,035	\$70,035
435,600	10.0	\$0.16	\$7,010	\$70,096	\$70,096
653,400	15.0	\$0.11	\$4,678	\$70,165	\$70,165
871,200	20.0	\$0.08	\$3,511	\$70,214	\$70,214
1,089,000	25.0	\$0.06	\$2,810	\$70,252	\$70,252
1,306,800	30.0	\$0.05	\$2,343	\$70,283	\$70,283
1,742,400	40.0	\$0.04	\$1,758	\$70,332	\$70,332
2,178,000	50.0	\$0.03	\$1,407	\$70,370	\$70,370
4,356,000	100.0	\$0.02	\$705	\$70,489	\$70,489

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	27.68%	\$2.79	\$2.40	17	20.19%	\$3.10	\$2.94	24	21.84%	\$3.01	\$2.92
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	27.68%	\$2.79	\$2.40	17	20.19%	\$3.10	\$2.94	24	21.84%	\$3.01	\$2.92



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	05-055-086-00	8/25/2020	\$200,000	\$192,779	\$7,221	0.0361	0.505	21,998	\$14,299	\$0.33	7	0.00%	\$7,221	\$14,299	\$0.33	\$72.21	Low LTB Ratio
Abstraction	0	05-243-016-00	9/17/2020	\$249,900	\$223,955	\$25,945	0.1038	0.528	23,000	\$49,138	\$1.13	6	0.00%	\$25,945	\$49,138	\$1.13	\$207.56	Low LTB Ratio
Abstraction	0	05-243-007-00	4/5/2021	\$297,500	\$255,422	\$42,078	0.1414	0.706	30,753	\$59,601	\$1.97	0	0.00%	\$42,078	\$59,601	\$1.97	\$247.53	Low LTB Ratio
Allocation	1	05-295-039-00	4/3/2020	\$215,000	\$151,520	\$63,480	0.2702	0.736	32,060	\$86,250	\$1.98	12	0.00%	\$63,480	\$86,250	\$1.98	\$323.10	
Abstraction	1	05-243-031-00	5/8/2020	\$270,000	\$200,933	\$69,067	0.2558	0.790	34,412	\$87,427	\$2.01	11	0.00%	\$69,067	\$87,427	\$2.01	\$767.41	Low LTB Ratio
Allocation	1	05-243-031-00	5/8/2020	\$270,000	\$200,933	\$72,954	0.2702	0.790	34,412	\$92,347	\$2.12	11	0.00%	\$72,954	\$92,347	\$2.12	\$810.60	
Abstraction	1	05-055-097-00	1/29/2020	\$185,000	\$135,258	\$49,742	0.2689	0.505	21,998	\$98,499	\$2.26	14	0.00%	\$49,742	\$98,499	\$2.26	\$497.42	
Allocation	1	05-055-097-00	1/29/2020	\$185,000	\$135,258	\$49,987	0.2702	0.505	21,998	\$98,984	\$2.27	14	0.00%	\$49,987	\$98,984	\$2.27	\$499.87	
Abstraction	1	05-055-093-00	2/7/2020	\$247,500	\$194,709	\$52,791	0.2133	0.505	21,998	\$104,537	\$2.40	14	0.00%	\$52,791	\$104,537	\$2.40	\$527.91	
Allocation	1	05-055-086-00	8/25/2020	\$200,000	\$192,779	\$54,040	0.2702	0.505	21,998	\$107,010	\$2.46	7	0.00%	\$54,040	\$107,010	\$2.46	\$540.40	
Allocation	1	05-243-007-00	4/5/2021	\$297,500	\$255,422	\$80,385	0.2702	0.706	30,753	\$113,859	\$2.61	0	0.00%	\$80,385	\$113,859	\$2.61	\$472.85	
Abstraction	0	05-055-103-00	5/28/2021	\$273,000	\$211,395	\$60,605	0.1218	0.605	21,998	\$120,010	\$2.76	-2	0.00%	\$60,605	\$120,010	\$2.76	\$606.05	Low LTB Ratio
Abstraction	0	05-295-055-00	10/22/2020	\$238,500	\$181,964	\$56,536	0.2370	0.469	20,430	\$120,546	\$2.77	5	0.00%	\$56,536	\$120,546	\$2.77	\$628.18	Low LTB Ratio
Allocation	1	05-055-095-00	8/23/2021	\$226,500	\$131,699	\$61,200	0.2702	0.505	21,998	\$121,189	\$2.78	-5	0.00%	\$61,200	\$121,189	\$2.78	\$612.00	
Allocation	1	05-055-095-00	8/2/2021	\$233,500	\$131,699	\$63,092	0.2702	0.505	21,998	\$124,934	\$2.87	-4	0.00%	\$63,092	\$124,934	\$2.87	\$630.92	
Allocation	1	05-055-105-00	12/20/2021	\$235,000	\$124,544	\$63,497	0.2702	0.505	21,998	\$125,737	\$2.89	-9	0.00%	\$63,497	\$125,737	\$2.89	\$634.97	
Allocation	1	05-243-016-00	9/17/2020	\$249,900	\$223,955	\$67,523	0.2702	0.528	23,000	\$127,884	\$2.94	6	0.00%	\$67,523	\$127,884	\$2.94	\$540.18	
Allocation	1	05-050-059-00	2/7/2020	\$272,500	\$194,533	\$73,630	0.2702	0.573	24,960	\$128,498	\$2.95	14	0.00%	\$73,630	\$128,498	\$2.95	\$672.48	
Allocation	1	05-055-093-00	2/7/2020	\$247,500	\$194,709	\$66,875	0.2702	0.505	21,998	\$132,425	\$3.04	14	0.00%	\$66,875	\$132,425	\$3.04	\$668.75	
Abstraction	1	05-050-059-00	2/7/2020	\$272,500	\$194,533	\$77,967	0.2861	0.573	24,960	\$136,068	\$3.12	14	0.00%	\$77,967	\$136,068	\$3.12	\$712.09	
Allocation	1	05-295-055-00	10/22/2020	\$238,500	\$181,964	\$64,443	0.2702	0.469	20,430	\$137,404	\$3.15	5	0.00%	\$64,443	\$137,404	\$3.15	\$716.03	
Allocation	1	05-055-103-00	5/28/2021	\$272,000	\$211,395	\$73,494	0.2702	0.505	21,998	\$145,533	\$3.34	-2	0.00%	\$73,494	\$145,533	\$3.34	\$734.94	
Abstraction	1	05-243-027-00	6/7/2021	\$279,500	\$204,153	\$75,347	0.2696	0.463	20,168	\$162,737	\$3.74	-2	0.00%	\$75,347	\$162,737	\$3.74	\$717.59	
Allocation	1	05-243-027-00	6/7/2021	\$279,500	\$204,153	\$75,521	0.2702	0.463	20,168	\$163,112	\$3.74	-2	0.00%	\$75,521	\$163,112	\$3.74	\$719.25	
Abstraction	1	05-055-086-00	9/27/2021	\$385,000	\$296,237	\$88,763	0.2306	0.505	21,998	\$175,768	\$4.04	-6	0.00%	\$88,763	\$175,768	\$4.04	\$887.63	Low LTB Ratio
Abstraction	0	05-295-046-00	5/20/2022	\$210,900	\$170,982	\$39,918	0.2702	0.475	20,691	\$181,973	\$4.18	-14	0.00%	\$39,918	\$181,973	\$4.18	\$655.81	
Allocation	1	05-050-059-00	6/14/2021	\$397,500	\$199,526	\$107,405	0.2702	0.573	24,960	\$187,442	\$4.30	-2	0.00%	\$107,405	\$187,442	\$4.30	\$980.95	
Abstraction	0	05-055-095-00	8/23/2021	\$226,500	\$131,699	\$64,801	0.4185	0.505	21,998	\$187,725	\$4.31	-5	0.00%	\$64,801	\$187,725	\$4.31	\$948.01	High LTB Ratio
Abstraction	0	05-055-095-00	8/13/2021	\$233,500	\$131,699	\$101,801	0.4360	0.505	21,998	\$201,586	\$4.63	-4	0.00%	\$101,801	\$201,586	\$4.63	\$1,018.01	High LTB Ratio
Allocation	1	05-055-078-00	6/11/2021	\$344,000	\$237,688	\$92,949	0.2702	0.459	19,994	\$202,503	\$4.65	-2	0.00%	\$92,949	\$202,503	\$4.65	\$929.49	
Allocation	1	05-055-086-00	9/27/2021	\$385,000	\$296,237	\$104,027	0.2702	0.505	21,998	\$205,994	\$4.73	-6	0.00%	\$104,027	\$205,994	\$4.73	\$1,040.27	
Abstraction	0	05-055-105-00	12/20/2021	\$235,000	\$124,544	\$110,456	0.4700	0.505	21,998	\$219,725	\$5.02	0	0.00%	\$110,456	\$219,725	\$5.02	\$1,104.56	High LTB Ratio
Abstraction	0	05-055-078-00	6/11/2021	\$344,000	\$237,688	\$106,312	0.3090	0.459	19,994	\$221,617	\$5.32	-2	0.00%	\$106,312	\$221,617	\$5.32	\$1,063.12	High LTB Ratio
Allocation	0	05-295-072-00	2/2/2022	\$265,000	\$98,882	\$71,603	0.2702	0.252	10,977	\$284,139	\$6.52	-10	0.00%	\$71,603	\$284,139	\$6.52	\$633.65	Very Small Lot
Abstraction	0	05-295-046-00	5/20/2022	\$210,900	\$170,982	\$149,818	0.4683	0.475	20,691	\$315,406	\$7.24	-14	0.00%	\$149,818	\$315,406	\$7.24	\$1,483.35	High LTB Ratio

Abstraktion	0	05-060-069-00	\$307,500	\$100,536	\$107,074	0.4980	0.573	24,060	\$245,504	\$7.03	-1	0.00%	\$107,074	\$245,504	\$7.03	\$1,808.15	High-LTB-Ratio
Abstraktion	0	05-305-073-00	\$365,000	\$09,883	\$166,117	0.6269	0.253	10,077	\$659,194	\$15.13	-10	0.00%	\$166,117	\$659,194	\$15.13	\$2,470.06	High-LTB-Ratio