

Good

Conclusions: 46100 Lone Tree II.xlsm

Curve Formula From Chart		If you're using the Square Footage Table In Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	34.31	2,500	0.057	\$34.31	\$1,494,552	\$85,775
Formula Pt 2:	0.0000	5,000	0.115	\$34.31	\$1,494,552	\$171,551
		7,500	0.172	\$34.31	\$1,494,552	\$257,326
		10,000	0.230	\$34.31	\$1,494,552	\$343,102
		12,500	0.287	\$34.31	\$1,494,552	\$428,877
		15,000	0.344	\$34.31	\$1,494,552	\$514,653
		20,000	0.459	\$34.31	\$1,494,552	\$686,204
		25,000	0.574	\$34.31	\$1,494,552	\$857,755
		30,000	0.689	\$34.31	\$1,494,552	\$1,029,306
		40,000	0.918	\$34.31	\$1,494,552	\$1,372,408
		50,000	1.148	\$34.31	\$1,494,552	\$1,715,510
		60,000	1.377	\$34.31	\$1,494,552	\$2,058,612
		87,120	2.000	\$34.31	\$1,494,552	\$2,989,104
		130,680	3.000	\$34.31	\$1,494,552	\$4,483,657
		174,240	4.000	\$34.31	\$1,494,552	\$5,978,209
		217,800	5.000	\$34.31	\$1,494,552	\$7,472,761
		435,600	10.000	\$34.31	\$1,494,552	\$14,945,522
		653,400	15.000	\$34.31	\$1,494,552	\$22,418,284
		871,200	20.000	\$34.31	\$1,494,552	\$29,891,045
		1,089,000	25.000	\$34.31	\$1,494,552	\$37,363,806

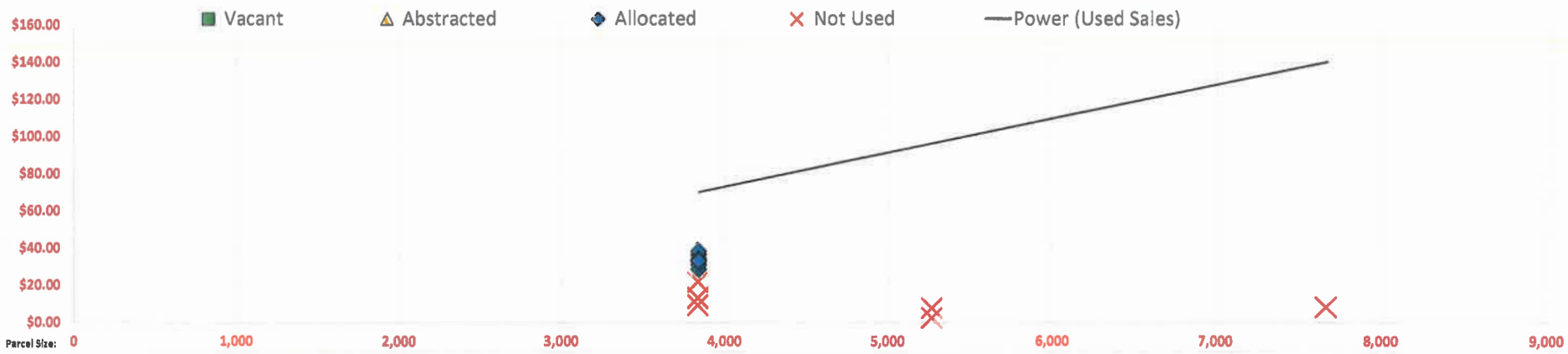
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$34.31	\$1,494,552	\$1,494,552
65,340	1.5	\$34.31	\$1,494,552	\$2,241,828
87,120	2.0	\$34.31	\$1,494,552	\$2,989,104
108,900	2.5	\$34.31	\$1,494,552	\$3,736,381
130,680	3.0	\$34.31	\$1,494,552	\$4,483,657
174,240	4.0	\$34.31	\$1,494,552	\$5,978,209
217,800	5.0	\$34.31	\$1,494,552	\$7,472,761
304,920	7.0	\$34.31	\$1,494,552	\$10,461,866
435,600	10.0	\$34.31	\$1,494,552	\$14,945,522
653,400	15.0	\$34.31	\$1,494,552	\$22,418,284
871,200	20.0	\$34.31	\$1,494,552	\$29,891,045
1,089,000	25.0	\$34.31	\$1,494,552	\$37,363,806
1,306,800	30.0	\$34.31	\$1,494,552	\$44,836,567
1,742,400	40.0	\$34.31	\$1,494,552	\$59,782,090
2,178,000	50.0	\$34.31	\$1,494,552	\$74,727,612
4,356,000	100.0	\$34.31	\$1,494,552	\$149,455,224

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	2	1.47%	\$37.50	\$37.50	7	7.28%	\$33.59	\$33.26	9	7.84%	\$34.46	\$34.41
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	2	1.47%	\$37.50	\$37.50	7	7.28%	\$33.59	\$33.26	9	7.84%	\$34.46	\$34.41



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 Adjust	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	0	05-223-032-00	2/22/2022	\$41,000	\$198,241	(\$157,241)	(3.8351)	0.121	5,271	(\$1,299,512)	(\$29.83)	-11	0.00%	(\$157,241)	(\$1,299,512)	(\$29.83)	(\$2,246.30)	
Allocation	0	05-223-032-00	2/22/2022	\$41,000	\$198,241	\$13,940	0.3400	0.121	5,271	\$115,207	\$2.64	-11	0.00%	\$13,940	\$115,207	\$2.64	\$199.14	Outlier
Vacant	0	05-223-031-00	6/13/2021	\$41,000	\$0	\$41,000	N/A	0.121	5,271	\$338,843	\$7.78	-3	0.00%	\$41,000	\$338,843	\$7.78	\$585.71	
Vacant	0	05-223-055-00	1/11/2022	\$64,750	\$0	\$64,750	N/A	0.176	7,667	\$367,898	\$8.45	-9	0.00%	\$64,750	\$367,898	\$8.45	\$588.64	
Vacant	0	05-223-058-00	4/15/2022	\$64,750	\$0	\$64,750	N/A	0.176	7,667	\$367,898	\$8.45	-12	0.00%	\$64,750	\$367,898	\$8.45	\$588.64	
Abstraction	0	05-223-002-00	6/21/2019	\$370,000	\$333,917	\$36,083	0.0975	0.088	3,833	\$410,034	\$9.41	21	0.00%	\$36,083	\$410,034	\$9.41	\$656.05	Low-LTB-Ratio
Abstraction	0	05-223-047-00	10/14/2019	\$375,000	\$324,676	\$50,324	0.1342	0.088	3,833	\$571,864	\$13.13	18	0.00%	\$50,324	\$571,864	\$13.13	\$914.98	Low-LTB-Ratio
Abstraction	0	05-223-005-00	8/20/2020	\$350,000	\$299,108	\$50,892	0.1454	0.088	3,833	\$578,318	\$13.28	7	0.00%	\$50,892	\$578,318	\$13.28	\$925.31	Low-LTB-Ratio
Abstraction	0	05-223-012-00	8/12/2020	\$387,900	\$304,487	\$83,413	0.2150	0.088	3,833	\$947,875	\$21.76	8	0.00%	\$83,413	\$947,875	\$21.76	\$1,516.60	Low-LTB-Ratio
Abstraction	0	05-223-004-00	6/11/2020	\$322,500	\$238,683	\$83,817	0.2599	0.088	3,833	\$952,466	\$21.97	10	0.00%	\$83,817	\$952,466	\$21.97	\$1,523.95	Low-LTB-Ratio
Allocation	1	05-223-004-00	6/12/2020	\$322,500	\$238,683	\$109,650	0.3400	0.088	3,833	\$1,246,023	\$28.60	10	0.00%	\$109,650	\$1,246,023	\$28.60	\$1,993.64	
Allocation	1	05-223-005-00	8/20/2020	\$350,000	\$299,108	\$119,000	0.3400	0.088	3,833	\$1,352,273	\$31.04	7	0.00%	\$119,000	\$1,352,273	\$31.04	\$2,163.64	
Allocation	1	05-223-002-00	6/21/2019	\$370,000	\$333,917	\$125,800	0.3400	0.088	3,833	\$1,429,545	\$32.82	21	0.00%	\$125,800	\$1,429,545	\$32.82	\$2,287.27	
Allocation	1	05-223-047-00	10/14/2019	\$375,000	\$324,676	\$127,500	0.3400	0.088	3,833	\$1,448,864	\$33.26	18	0.00%	\$127,500	\$1,448,864	\$33.26	\$2,318.18	
Allocation	1	05-223-012-00	8/12/2020	\$387,900	\$304,487	\$131,886	0.3400	0.088	3,833	\$1,498,705	\$34.41	8	0.00%	\$131,886	\$1,498,705	\$34.41	\$2,397.93	
Allocation	1	05-223-006-00	8/20/2021	\$412,500	\$270,862	\$140,250	0.3400	0.088	3,833	\$1,593,750	\$36.59	-5	0.00%	\$140,250	\$1,593,750	\$36.59	\$2,550.00	
Abstraction	1	05-223-006-00	8/20/2021	\$412,500	\$270,862	\$141,638	0.3434	0.088	3,833	\$1,609,523	\$36.95	-5	0.00%	\$141,638	\$1,609,523	\$36.95	\$2,575.24	
Abstraction	1	05-223-007-00	1/14/2022	\$433,000	\$287,160	\$145,840	0.3368	0.088	3,833	\$1,657,273	\$38.05	-9	0.00%	\$145,840	\$1,657,273	\$38.05	\$2,651.64	
Allocation	1	05-223-007-00	2/13/2022	\$433,000	\$287,160	\$147,220	0.3400	0.088	3,833	\$1,672,955	\$38.41	-9	0.00%	\$147,220	\$1,672,955	\$38.41	\$2,676.73	