

Good

Conclusions: 46600 Meijer Influence.xlsm

Curve Formula From Chart		If you're using the Square Footage Table In Assessing.net				
Formula Pt 1:	Formula Pt 2:	SqFt	Acres	\$/sf	\$/ac	Concluded \$
10.77	0.0000	2,500	0.057	\$10.77	\$469,049	\$26,920
		5,000	0.115	\$10.77	\$469,049	\$53,839
		7,500	0.172	\$10.77	\$469,049	\$80,759
		10,000	0.230	\$10.77	\$469,049	\$107,679
		12,500	0.287	\$10.77	\$469,049	\$134,598
		15,000	0.344	\$10.77	\$469,049	\$161,518
		20,000	0.459	\$10.77	\$469,049	\$215,358
		25,000	0.574	\$10.77	\$469,049	\$269,197
		30,000	0.689	\$10.77	\$469,049	\$323,036
		40,000	0.918	\$10.77	\$469,049	\$430,715
		50,000	1.148	\$10.77	\$469,049	\$538,394
		60,000	1.377	\$10.77	\$469,049	\$646,073
		87,120	2.000	\$10.77	\$469,049	\$938,098
		130,680	3.000	\$10.77	\$469,049	\$1,407,146
		174,240	4.000	\$10.77	\$469,049	\$1,876,195
		217,800	5.000	\$10.77	\$469,049	\$2,345,244
		435,600	10.000	\$10.77	\$469,049	\$4,690,488
		653,400	15.000	\$10.77	\$469,049	\$7,035,731
		871,200	20.000	\$10.77	\$469,049	\$9,380,975
		1,089,000	25.000	\$10.77	\$469,049	\$11,726,219

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	\$10.77	\$469,049	\$469,049
65,340	1.5	\$10.77	\$469,049	\$703,573
87,120	2.0	\$10.77	\$469,049	\$938,098
108,900	2.5	\$10.77	\$469,049	\$1,172,622
130,680	3.0	\$10.77	\$469,049	\$1,407,146
174,240	4.0	\$10.77	\$469,049	\$1,876,195
217,800	5.0	\$10.77	\$469,049	\$2,345,244
304,920	7.0	\$10.77	\$469,049	\$3,283,341
435,600	10.0	\$10.77	\$469,049	\$4,690,488
653,400	15.0	\$10.77	\$469,049	\$7,035,731
871,200	20.0	\$10.77	\$469,049	\$9,380,975
1,089,000	25.0	\$10.77	\$469,049	\$11,726,219
1,306,800	30.0	\$10.77	\$469,049	\$14,071,463
1,742,400	40.0	\$10.77	\$469,049	\$18,761,950
2,178,000	50.0	\$10.77	\$469,049	\$23,452,438
4,356,000	100.0	\$10.77	\$469,049	\$46,904,875

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	17.88%	\$10.17	\$11.02	8	8.70%	\$11.49	\$11.75	13	12.29%	\$10.98	\$11.71
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	17.88%	\$10.17	\$11.02	8	8.70%	\$11.49	\$11.75	13	12.29%	\$10.98	\$11.71

\$16.00 ■ 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

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	05-070-065-00	7/23/2021	\$60,000	\$53,200	\$6,800	0.1133	0.189	8,233	\$35,970	\$0.88	-4	0.00%	\$6,800	\$35,970	\$0.88	\$123.64	Low LTB Ratio
Vacant	0	05-070-024-00	3/24/2021	\$22,500	\$0	\$22,500	N/A	0.189	8,233	\$119,048	\$2.73	1	0.00%	\$22,500	\$119,048	\$2.73	\$450.00	Outlier
Allocation	0	05-070-065-00	7/23/2021	\$60,000	\$53,200	\$6,800	0.6025	0.189	8,233	\$101,370	\$4.39	-4	0.00%	\$6,800	\$101,370	\$4.39	\$657.27	Outlier
Abstraction	0	05-070-031-00	11/25/2020	\$164,000	\$105,358	\$58,642	0.3456	0.189	8,233	\$294,402	\$6.76	4	0.00%	\$58,642	\$294,402	\$6.76	\$1,011.67	Low LTB Ratio
Abstraction	1	05-070-059-00	5/21/2021	\$104,000	\$43,613	\$60,387	0.5806	0.189	8,233	\$319,508	\$7.33	-2	0.00%	\$60,387	\$319,508	\$7.33	\$1,097.95	Low LTB Ratio
Allocation	1	05-070-059-00	5/21/2021	\$104,000	\$43,613	\$62,660	0.6025	0.189	8,233	\$331,534	\$7.61	-2	0.00%	\$62,660	\$331,534	\$7.61	\$1,139.27	
Abstraction	1	05-070-043-00	3/19/2021	\$165,000	\$102,026	\$62,974	0.3817	0.189	8,233	\$333,196	\$7.65	0	0.00%	\$62,974	\$333,196	\$7.65	\$1,144.98	Low LTB Ratio
Abstraction	0	05-070-005-00	7/30/2021	\$160,000	\$75,791	\$84,209	0.5263	0.189	8,233	\$445,550	\$10.23	-4	0.00%	\$84,209	\$445,550	\$10.23	\$1,531.07	Low LTB Ratio
Allocation	1	05-070-013-00	3/17/2021	\$150,000	\$59,311	\$90,375	0.6025	0.189	8,233	\$478,175	\$10.98	-2	0.00%	\$90,375	\$478,175	\$10.98	\$1,643.18	
Abstraction	1	05-070-013-00	5/17/2021	\$150,000	\$59,311	\$90,689	0.6046	0.189	8,233	\$479,836	\$11.02	-2	0.00%	\$90,689	\$479,836	\$11.02	\$1,648.89	
Allocation	1	05-070-020-00	6/10/2021	\$158,000	\$61,615	\$95,195	0.6025	0.189	8,233	\$503,677	\$11.56	-2	0.00%	\$95,195	\$503,677	\$11.56	\$1,730.82	
Abstraction	1	05-070-020-00	6/10/2021	\$158,000	\$61,615	\$96,385	0.6100	0.189	8,233	\$509,974	\$11.71	-2	0.00%	\$96,385	\$509,974	\$11.71	\$1,752.45	
Allocation	1	05-070-005-00	7/30/2021	\$160,000	\$75,791	\$96,400	0.6025	0.189	8,233	\$510,053	\$11.71	-4	0.00%	\$96,400	\$510,053	\$11.71	\$1,752.73	
Allocation	1	05-070-031-00	11/25/2020	\$161,000	\$105,358	\$97,003	0.6025	0.189	8,233	\$513,241	\$11.78	4	0.00%	\$97,003	\$513,241	\$11.78	\$1,763.68	
Abstraction	0	05-070-001-00	1/9/2021	\$195,000	\$97,153	\$97,847	0.5018	0.189	8,233	\$517,709	\$11.88	-7	0.00%	\$97,847	\$517,709	\$11.88	\$2,779.04	Low LTB Ratio
Allocation	1	05-070-043-00	3/19/2021	\$165,000	\$102,026	\$99,413	0.6025	0.189	8,233	\$525,992	\$12.08	0	0.00%	\$99,413	\$525,992	\$12.08	\$1,807.50	
Allocation	1	05-070-064-00	2/12/2021	\$178,000	\$69,968	\$107,245	0.6025	0.189	8,233	\$567,434	\$13.03	2	0.00%	\$107,245	\$567,434	\$13.03	\$1,949.91	
Abstraction	1	05-070-064-00	2/12/2021	\$178,000	\$69,968	\$108,032	0.6069	0.189	8,233	\$571,598	\$13.12	2	0.00%	\$108,032	\$571,598	\$13.12	\$1,964.22	
Allocation	1	05-070-034-00	5/13/2022	\$179,500	\$65,936	\$108,149	0.6025	0.189	8,233	\$572,216	\$13.14	-13	0.00%	\$108,149	\$572,216	\$13.14	\$1,966.34	
Abstraction	0	05-070-034-00	5/13/2022	\$179,500	\$65,936	\$113,564	0.6327	0.189	8,233	\$600,868	\$13.79	-13	0.00%	\$113,564	\$600,868	\$13.79	\$2,064.80	High LTB Ratio
Allocation	0	05-070-001-00	11/9/2021	\$195,000	\$97,153	\$117,488	0.6025	0.189	8,233	\$621,627	\$14.27	-7	0.00%	\$117,488	\$621,627	\$14.27	\$2,136.14	Adj to New School