

Handwritten initials: "Vand" and "13"

Conclusions: 47100 North Central.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	\$13.69	\$596,156	\$34,215	
Formula Pt 1:	1096.71	5,000	0.115	\$9.28	\$404,294	\$46,407
Formula Pt 2:	-0.5603	7,500	0.172	\$7.40	\$322,133	\$55,464
	10,000	0.230	\$6.29	\$274,179	\$62,943	
	12,500	0.287	\$5.55	\$241,955	\$58,132	
	15,000	0.344	\$5.02	\$218,460	\$75,227	
	20,000	0.459	\$4.27	\$185,939	\$85,371	
	25,000	0.574	\$3.77	\$164,087	\$94,173	
	30,000	0.689	\$3.40	\$148,152	\$102,033	
	40,000	0.918	\$2.89	\$126,098	\$115,792	
	50,000	1.148	\$2.55	\$111,278	\$127,730	
	60,000	1.377	\$2.31	\$100,472	\$138,391	
	87,120	2.000	\$1.87	\$81,526	\$163,053	
	130,680	3.000	\$1.49	\$64,959	\$194,876	
	174,240	4.000	\$1.27	\$55,888	\$221,154	
	217,800	5.000	\$1.12	\$48,791	\$243,954	
	435,600	10.000	\$0.76	\$33,088	\$330,883	
	653,400	15.000	\$0.61	\$26,364	\$395,461	
	871,200	20.000	\$0.52	\$22,439	\$448,788	
	1,089,000	25.000	\$0.45	\$19,802	\$495,055	

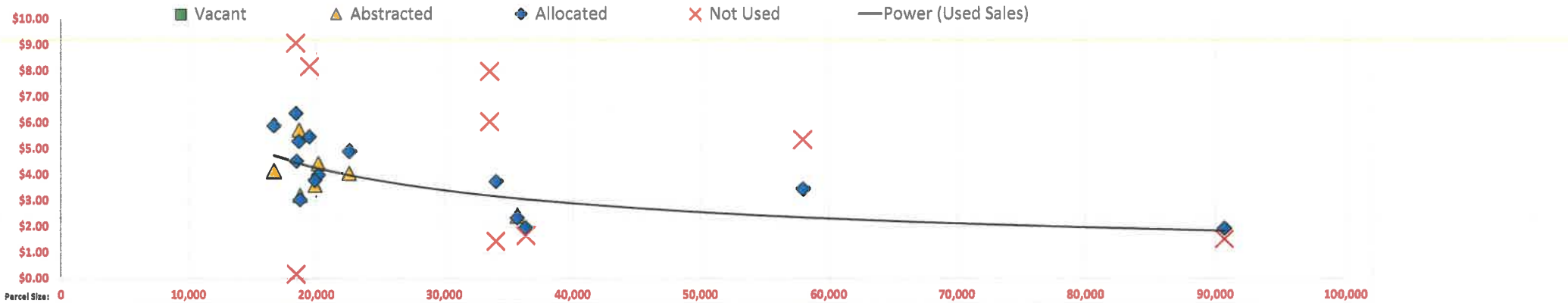
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.76	\$120,216	\$120,216	
65,340	1.5	\$2.20	\$95,785	\$143,678	
87,120	2.0	\$1.87	\$81,526	\$163,053	
108,900	2.5	\$1.65	\$71,945	\$179,862	
130,680	3.0	\$1.49	\$64,959	\$194,876	
174,240	4.0	\$1.27	\$55,288	\$221,154	
217,800	5.0	\$1.12	\$48,791	\$243,954	
304,920	7.0	\$0.93	\$40,408	\$282,854	
435,600	10.0	\$0.76	\$33,088	\$330,883	
653,400	15.0	\$0.61	\$26,364	\$395,461	
871,200	20.0	\$0.52	\$22,439	\$448,788	
1,089,000	25.0	\$0.45	\$19,802	\$495,055	
1,306,800	30.0	\$0.41	\$17,879	\$536,378	
1,742,400	40.0	\$0.35	\$15,218	\$608,706	
2,178,000	50.0	\$0.31	\$13,429	\$671,461	
4,356,000	100.0	\$0.21	\$9,107	\$910,725	

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	17.80%	\$3.95	\$4.07	12	26.58%	\$4.28	\$4.27	19	24.17%	\$4.16	\$4.07
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$3.45	\$3.45	1	0.00%	\$3.45	\$3.45
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.93	\$1.93	1	0.00%	\$1.93	\$1.93
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	17.80%	\$3.95	\$4.07	14	29.74%	\$4.06	\$3.90	21	25.45%	\$4.02	\$4.00



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	Unadjst \$ / acre	Unadjst \$ / 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	05-121-085-00	7/15/2019	\$249,900	\$247,204	\$2,696	0.0108	0.424	18,469	\$6,358	\$0.15	21	0.00%	\$2,696	\$6,358	\$0.15	\$19.26	Low LTB Ratio
Abstraction	0	05-233-001-00	6/26/2019	\$279,900	\$330,815	\$48,985	0.1390	0.782	34,064	\$62,641	\$1.44	21	0.00%	\$48,985	\$62,641	\$1.44	\$466.52	Low LTB Ratio
Abstraction	0	05-233-005-00	3/10/2021	\$520,000	\$382,635	\$137,365	0.2642	2.082	90,692	\$83,869	\$1.51	1	0.00%	\$137,365	\$83,869	\$1.51	\$1,144.71	Low LTB Ratio
Abstraction	0	05-121-074-00	7/12/2019	\$212,000	\$151,559	\$60,441	0.2851	0.835	36,373	\$72,384	\$1.66	21	0.00%	\$60,441	\$72,384	\$1.66	\$499.51	Low LTB Ratio
Allocation	1	05-233-005-00	3/10/2021	\$520,000	\$382,635	\$174,616	0.3358	2.082	90,692	\$83,869	\$1.93	1	0.00%	\$174,616	\$83,869	\$1.93	\$1,455.13	
Allocation	1	05-121-074-00	7/12/2019	\$212,000	\$151,559	\$71,190	0.3358	0.835	36,373	\$85,257	\$1.96	21	0.00%	\$71,190	\$85,257	\$1.96	\$588.34	
Allocation	1	05-123-001-00	1/4/2021	\$249,260	\$163,080	\$83,702	0.3358	0.820	35,719	\$102,075	\$2.34	3	0.00%	\$83,702	\$102,075	\$2.34	\$577.25	
Abstraction	1	05-123-001-00	1/4/2021	\$249,260	\$163,080	\$86,180	0.3457	0.820	35,719	\$105,098	\$2.41	3	0.00%	\$86,180	\$105,098	\$2.41	\$594.34	
Allocation	1	05-120-059-00	10/13/2019	\$170,000	\$109,713	\$57,086	0.3358	0.430	18,731	\$132,758	\$3.05	18	0.00%	\$57,086	\$132,758	\$3.05	\$483.78	
Abstraction	1	05-120-059-00	10/13/2019	\$170,000	\$109,713	\$60,287	0.3546	0.430	18,731	\$140,202	\$3.22	18	0.00%	\$60,287	\$140,202	\$3.22	\$510.91	
Allocation	1	05-120-016-10	10/21/2021	\$596,000	\$286,922	\$200,137	0.3358	1.332	58,022	\$150,253	\$3.45	-7	0.00%	\$200,137	\$150,253	\$3.45	\$3,208.86	
Abstraction	1	05-120-061-00	11/27/2019	\$225,000	\$153,194	\$71,806	0.3191	0.457	19,907	\$157,125	\$3.61	16	0.00%	\$71,806	\$157,125	\$3.61	\$552.23	
Allocation	1	05-233-001-00	6/26/2019	\$379,800	\$330,815	\$127,537	0.3358	0.782	34,064	\$163,091	\$3.74	21	0.00%	\$127,537	\$163,091	\$3.74	\$1,214.64	
Allocation	1	05-120-061-00	11/27/2019	\$225,000	\$153,194	\$75,555	0.3358	0.457	19,907	\$165,328	\$3.80	16	0.00%	\$75,555	\$165,328	\$3.80	\$581.06	
Allocation	1	05-120-053-00	6/26/2020	\$240,000	\$150,518	\$80,592	0.3358	0.463	20,168	\$174,065	\$4.00	9	0.00%	\$80,592	\$174,065	\$4.00	\$751.30	
Abstraction	1	05-120-037-00	1/31/2020	\$330,000	\$238,193	\$91,807	0.2782	0.518	22,564	\$177,234	\$4.07	14	0.00%	\$91,807	\$177,234	\$4.07	\$920.09	
Abstraction	1	05-120-025-00	5/27/2020	\$294,000	\$224,936	\$69,064	0.2349	0.384	16,727	\$179,854	\$4.13	10	0.00%	\$69,064	\$179,854	\$4.13	\$484.86	Low LTB Ratio
Abstraction	1	05-120-053-00	6/26/2020	\$240,000	\$150,518	\$89,482	0.3728	0.463	20,168	\$193,266	\$4.44	9	0.00%	\$89,482	\$193,266	\$4.44	\$834.18	
Allocation	1	05-121-085-00	7/15/2019	\$249,900	\$247,204	\$83,916	0.3358	0.424	18,469	\$197,916	\$4.54	21	0.00%	\$83,916	\$197,916	\$4.54	\$599.40	
Allocation	1	05-120-037-00	1/31/2020	\$330,000	\$238,193	\$110,814	0.3358	0.518	22,564	\$213,927	\$4.91	14	0.00%	\$110,814	\$213,927	\$4.91	\$1,110.58	
Allocation	1	05-120-064-00	5/8/2021	\$294,500	\$187,451	\$98,893	0.3358	0.428	18,644	\$231,059	\$5.30	-1	0.00%	\$98,893	\$231,059	\$5.30	\$988.93	
Abstraction	0	05-120-016-10	10/21/2021	\$596,000	\$286,922	\$209,078	0.5186	1.332	58,022	\$222,041	\$5.33	-7	0.00%	\$209,078	\$222,041	\$5.33	\$4,955.56	High LTB Ratio
Allocation	1	05-121-069-00	7/27/2021	\$317,500	\$158,335	\$106,617	0.3358	0.447	19,471	\$238,516	\$5.48	-4	0.00%	\$106,617	\$238,516	\$5.48	\$888.47	
Abstraction	1	05-120-064-00	5/6/2021	\$294,500	\$187,451	\$107,049	0.3635	0.428	18,644	\$250,114	\$5.74	-1	0.00%	\$107,049	\$250,114	\$5.74	\$1,070.49	
Allocation	1	05-120-025-00	5/27/2020	\$294,000	\$224,936	\$98,725	0.3358	0.384	16,727	\$257,097	\$5.90	10	0.00%	\$98,725	\$257,097	\$5.90	\$693.10	
Abstraction	0	05-120-015-10	3/13/2023	\$606,000	\$336,863	\$203,159	0.2358	0.771	33,585	\$263,501	\$6.05	-11	0.00%	\$203,159	\$263,501	\$6.05	\$2,255.07	Doesn't fit size pattern
Allocation	1	05-121-068-00	5/14/2021	\$350,000	\$182,906	\$117,530	0.3358	0.423	18,426	\$277,849	\$6.38	-1	0.00%	\$117,530	\$277,849	\$6.38	\$904.08	
Abstraction	0	05-120-015-10	3/13/2023	\$606,000	\$336,863	\$268,137	0.4432	0.771	33,585	\$347,778	\$7.98	-11	0.00%	\$268,137	\$347,778	\$7.98	\$2,976.33	High LTB Ratio
Abstraction	0	05-121-069-00	7/27/2021	\$317,500	\$158,335	\$159,165	0.5013	0.447	19,471	\$356,074	\$8.17	-4	0.00%	\$159,165	\$356,074	\$8.17	\$1,326.38	High LTB Ratio
Abstraction	0	05-121-068-00	5/14/2021	\$350,000	\$182,906	\$167,094	0.4774	0.423	18,426	\$395,021	\$9.07	-1	0.00%	\$167,094	\$395,021	\$9.07	\$1,285.34	High LTB Ratio