

Conclusions: 47600 SE High.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	\$25.74	\$1,121,242	\$64,350	
Formula Pt 1:	45619.50	5,000	0.115	\$13.27	\$577,970	\$66,342
Formula Pt 2:	-0.9560	7,500	0.172	\$9.00	\$392,244	\$67,535
	10,000	0.230	\$6.84	\$297,928	\$68,395	
	12,500	0.287	\$5.53	\$240,692	\$69,069	
	15,000	0.344	\$4.64	\$202,191	\$69,625	
	20,000	0.459	\$3.53	\$153,574	\$70,511	
	25,000	0.574	\$2.85	\$124,070	\$71,207	
	30,000	0.689	\$2.39	\$104,224	\$71,780	
	40,000	0.918	\$1.82	\$79,163	\$72,693	
	50,000	1.148	\$1.47	\$63,955	\$73,410	
	60,000	1.377	\$1.23	\$53,725	\$74,003	
	87,120	2.000	\$0.86	\$37,612	\$75,224	
	130,680	3.000	\$0.59	\$25,526	\$76,577	
	174,240	4.000	\$0.45	\$19,388	\$77,552	
	217,800	5.000	\$0.36	\$15,663	\$78,317	
	435,600	10.000	\$0.19	\$8,074	\$80,740	
	653,400	15.000	\$0.13	\$5,480	\$82,193	
	871,200	20.000	\$0.10	\$4,162	\$83,239	
	1,089,000	25.000	\$0.08	\$3,362	\$84,060	

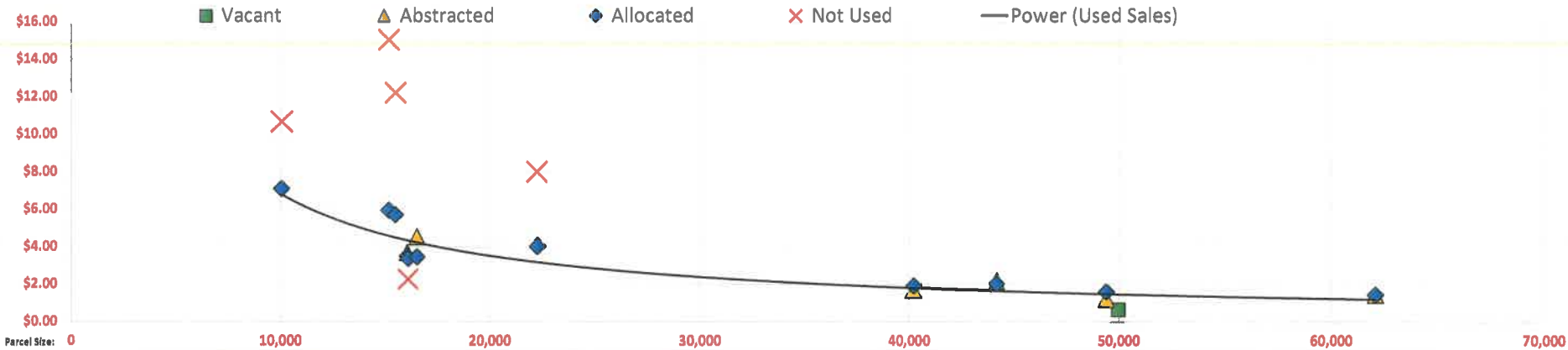
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.68	\$72,966	\$72,966
65,340	1.5	\$1.14	\$49,519	\$74,279
87,120	2.0	\$0.86	\$37,612	\$75,224
108,900	2.5	\$0.70	\$30,386	\$75,966
130,680	3.0	\$0.59	\$25,526	\$76,577
174,240	4.0	\$0.45	\$19,388	\$77,552
217,800	5.0	\$0.36	\$15,663	\$78,317
304,920	7.0	\$0.26	\$11,355	\$79,484
435,600	10.0	\$0.19	\$8,074	\$80,740
653,400	15.0	\$0.13	\$5,480	\$82,193
871,200	20.0	\$0.10	\$4,162	\$83,239
1,089,000	25.0	\$0.08	\$3,362	\$84,060
1,306,800	30.0	\$0.06	\$2,825	\$84,736
1,742,400	40.0	\$0.05	\$2,145	\$85,815
2,178,000	50.0	\$0.04	\$1,733	\$86,661
4,356,000	100.0	\$0.02	\$893	\$89,343

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	3	25.70%	\$3.32	\$3.71	8	34.76%	\$4.40	\$3.78	11	32.76%	\$4.11	\$3.71
1.00	1.99	1	0.00%	\$0.65	\$0.65	3	22.07%	\$1.62	\$1.45	3	12.55%	\$1.70	\$1.62	7	25.02%	\$1.52	\$1.45
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	1	0.00%	\$0.65	\$0.65	6	52.23%	\$2.47	\$1.94	11	41.64%	\$3.66	\$3.48	18	54.34%	\$3.10	\$2.79



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
Vacant	1	05-351-019-00	3/29/2021	\$32,500	\$0	\$32,500	N/A	1.147	49,963	\$28,335	\$0.65	0	0.00%	\$32,500	\$28,335	\$0.65	\$185.71	
Abstraction	1	05-351-045-00	1/14/2022	\$425,000	\$364,741	\$60,259	0.1418	1.134	49,397	\$53,138	\$1.22	-9	0.00%	\$60,259	\$53,138	\$1.22	\$475.34	Low LTB Ratio
Allocation	1	05-351-004-00	7/30/2021	\$474,000	\$384,088	\$89,349	0.1885	1.426	62,117	\$62,657	\$1.44	-4	0.00%	\$89,349	\$62,657	\$1.44	\$595.66	
Abstraction	1	05-351-004-00	7/30/2021	\$474,000	\$384,088	\$89,912	0.1897	1.426	62,117	\$63,052	\$1.45	-4	0.00%	\$89,912	\$63,052	\$1.45	\$599.41	
Allocation	1	05-351-045-00	1/14/2022	\$425,000	\$364,741	\$80,113	0.1885	1.134	49,397	\$70,646	\$1.62	-9	0.00%	\$80,113	\$70,646	\$1.62	\$631.95	
Abstraction	1	05-351-027-00	11/12/2021	\$412,500	\$344,156	\$68,344	0.1657	0.924	40,249	\$73,965	\$1.70	-7	0.00%	\$68,344	\$73,965	\$1.70	\$506.25	
Allocation	1	05-351-027-00	11/12/2021	\$412,500	\$344,156	\$77,756	0.1885	0.924	40,249	\$84,152	\$1.93	-7	0.00%	\$77,756	\$84,152	\$1.93	\$575.97	
Allocation	1	05-351-033-00	3/5/2021	\$480,000	\$383,700	\$90,480	0.1885	1.014	44,170	\$89,231	\$2.05	1	0.00%	\$90,480	\$89,231	\$2.05	N/A	
Abstraction	1	05-351-033-00	3/5/2021	\$480,000	\$383,700	\$96,300	0.2006	1.014	44,170	\$94,970	\$2.18	1	0.00%	\$96,300	\$94,970	\$2.18	N/A	
Abstraction	0	05-057-020-00	9/16/2020	\$290,000	\$253,241	\$36,759	0.1268	0.369	16,074	\$89,618	\$2.29	7	0.00%	\$36,759	\$89,618	\$2.29	\$236.73	Low LTB Ratio
Allocation	1	05-057-020-00	9/16/2020	\$290,000	\$253,241	\$54,665	0.1885	0.369	16,074	\$148,144	\$3.40	7	0.00%	\$54,665	\$148,144	\$3.40	\$352.05	
Allocation	1	05-057-041-00	10/1/2020	\$305,000	\$229,653	\$57,493	0.1885	0.379	16,509	\$151,695	\$3.48	6	0.00%	\$57,493	\$151,695	\$3.48	\$522.66	
Allocation	1	05-057-011-00	9/21/2020	\$299,900	\$240,388	\$56,531	0.1885	0.368	16,030	\$153,617	\$3.53	6	0.00%	\$56,531	\$153,617	\$3.53	\$477.02	
Abstraction	1	05-057-011-00	9/21/2020	\$299,900	\$240,388	\$59,512	0.1984	0.368	16,030	\$161,717	\$3.71	6	0.00%	\$59,512	\$161,717	\$3.71	\$502.17	
Allocation	1	05-057-015-00	1/28/2022	\$475,500	\$297,445	\$89,632	0.1885	0.511	22,259	\$175,405	\$4.03	-10	0.00%	\$89,632	\$175,405	\$4.03	\$846.06	
Abstraction	1	05-057-041-00	10/1/2020	\$305,000	\$229,653	\$75,347	0.2470	0.379	16,509	\$198,805	\$4.56	6	0.00%	\$75,347	\$198,805	\$4.56	\$684.97	High LTB Ratio
Allocation	1	05-057-028-00	5/26/2022	\$470,000	\$280,770	\$88,595	0.1885	0.355	15,464	\$249,563	\$5.73	-14	0.00%	\$88,595	\$249,563	\$5.73	\$737.37	
Allocation	1	05-057-007-00	5/31/2022	\$480,000	\$252,199	\$90,480	0.1885	0.348	15,159	\$260,000	\$5.97	-14	0.00%	\$90,480	\$260,000	\$5.97	\$904.80	
Allocation	1	05-047-011-00	10/22/2021	\$380,000	\$272,422	\$71,630	0.1885	0.231	10,062	\$310,087	\$7.12	-7	0.00%	\$71,630	\$310,087	\$7.12	\$1,140.61	
Abstraction	0	05-057-015-00	1/28/2022	\$475,500	\$297,445	\$178,055	0.3745	0.511	22,259	\$248,444	\$8.00	-10	0.00%	\$178,055	\$248,444	\$8.00	\$1,680.72	High LTB Ratio
Abstraction	0	05-047-011-00	10/22/2021	\$380,000	\$272,422	\$107,578	0.3831	0.231	10,062	\$465,706	\$10.69	-7	0.00%	\$107,578	\$465,706	\$10.69	\$1,713.03	High LTB Ratio
Abstraction	0	05-057-028-00	5/26/2022	\$470,000	\$280,770	\$189,230	0.4026	0.355	15,464	\$533,042	\$12.24	-14	0.00%	\$189,230	\$533,042	\$12.24	\$1,574.05	High LTB Ratio
Abstraction	0	05-057-007-00	5/31/2022	\$480,000	\$252,199	\$227,801	0.4746	0.348	15,159	\$654,601	\$15.03	-14	0.00%	\$227,801	\$654,601	\$15.03	\$2,178.01	High LTB Ratio