

Conclusions: 47800 Silver Lk-S Airport Area.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	\$18.64	\$812,172	\$46,612	
Formula Pt 1:	5659.49	5,000	0.115	\$11.24	\$489,490	\$56,186
Formula Pt 2:	-0.7305	7,500	0.172	\$8.36	\$364,005	\$62,673
	10,000	0.230	\$6.77	\$295,012	\$67,725	
	12,500	0.287	\$5.75	\$260,637	\$71,783	
	15,000	0.344	\$5.04	\$219,383	\$75,545	
	20,000	0.459	\$4.08	\$177,801	\$81,635	
	25,000	0.574	\$3.47	\$151,057	\$86,695	
	30,000	0.689	\$3.04	\$132,221	\$91,061	
	40,000	0.918	\$2.46	\$107,159	\$98,402	
	50,000	1.148	\$2.09	\$91,041	\$104,501	
	60,000	1.377	\$1.83	\$79,688	\$109,764	
	87,120	2.000	\$1.39	\$60,684	\$121,369	
	130,680	3.000	\$1.04	\$45,127	\$135,382	
	174,240	4.000	\$0.84	\$36,574	\$146,296	
	217,800	5.000	\$0.71	\$31,073	\$155,364	
	435,600	10.000	\$0.43	\$18,727	\$187,273	
	653,400	15.000	\$0.32	\$13,926	\$208,896	
	871,200	20.000	\$0.26	\$11,287	\$225,736	
	1,089,000	25.000	\$0.22	\$9,589	\$239,727	

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	\$2.31	\$100,689	\$100,689	
65,340	1.5	\$1.72	\$74,876	\$112,315	
87,120	2.0	\$1.39	\$60,684	\$121,369	
108,900	2.5	\$1.18	\$51,557	\$128,891	
130,680	3.0	\$1.04	\$45,127	\$135,382	
174,240	4.0	\$0.84	\$36,574	\$146,296	
217,800	5.0	\$0.71	\$31,073	\$155,364	
304,920	7.0	\$0.56	\$24,301	\$170,110	
435,600	10.0	\$0.43	\$18,727	\$187,273	
653,400	15.0	\$0.32	\$13,926	\$208,896	
871,200	20.0	\$0.26	\$11,287	\$225,736	
1,089,000	25.0	\$0.22	\$9,589	\$239,727	
1,306,800	30.0	\$0.19	\$8,393	\$251,800	
1,742,400	40.0	\$0.16	\$6,802	\$272,098	
2,178,000	50.0	\$0.13	\$5,779	\$288,963	
4,356,000	100.0	\$0.08	\$3,483	\$348,312	

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	1	0.00%	\$2.38	\$2.38	12	17.73%	\$3.50	\$3.52	19	28.78%	\$4.10	\$3.69	32	25.73%	\$3.82	\$3.52
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	1	0.00%	\$2.38	\$2.38	12	17.73%	\$3.50	\$3.52	19	28.78%	\$4.10	\$3.69	32	25.73%	\$3.82	\$3.52



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	05-176-088-00	3/27/2020	\$184,300	\$155,054	\$29,246	0.1587	0.451	19,646	\$64,847	\$1.49	12	0.00%	\$29,246	\$64,847	\$1.49	\$186.28	Low ITB Ratio
Abstraction	1	05-175-021-00	8/19/2021	\$220,000	\$159,779	\$60,221	0.2737	0.716	31,189	\$84,108	\$1.93	-5	0.00%	\$60,221	\$84,108	\$1.93	\$399.08	
Allocation	1	05-175-021-00	8/19/2021	\$220,000	\$159,779	\$65,934	0.2997	0.716	31,189	\$92,087	\$2.11	-5	0.00%	\$65,934	\$92,087	\$2.11	\$436.94	
Vacant	1	05-176-064-00	10/2/2020	\$63,800	\$0	\$63,800	N/A	0.616	26,833	\$103,571	\$2.38	6	0.00%	\$63,800	\$103,571	\$2.38	\$637.94	
Abstraction	1	05-176-077-00	8/27/2019	\$319,000	\$271,359	\$47,641	0.1493	0.446	19,428	\$106,818	\$2.45	19	0.00%	\$47,641	\$106,818	\$2.45	\$330.84	Low ITB Ratio
Allocation	1	05-175-006-00	7/8/2020	\$260,000	\$175,821	\$77,922	0.2997	0.655	28,532	\$118,965	\$2.73	9	0.00%	\$77,922	\$118,965	\$2.73	\$434.44	
Allocation	1	05-176-088-00	3/27/2020	\$184,300	\$155,054	\$55,235	0.2997	0.451	19,646	\$122,472	\$2.81	12	0.00%	\$55,235	\$122,472	\$2.81	\$351.81	
Abstraction	1	05-175-006-00	7/8/2020	\$260,000	\$175,821	\$84,179	0.3238	0.655	28,532	\$128,518	\$2.95	9	0.00%	\$84,179	\$128,518	\$2.95	\$469.33	
Allocation	1	05-176-099-00	6/26/2019	\$245,000	\$161,122	\$73,427	0.2997	0.567	24,699	\$129,500	\$2.97	21	0.00%	\$73,427	\$129,500	\$2.97	\$489.51	
Abstraction	1	05-175-037-00	6/5/2019	\$250,000	\$180,676	\$69,324	0.2773	0.527	22,956	\$131,545	\$3.02	22	0.00%	\$69,324	\$131,545	\$3.02	\$613.49	
Allocation	1	05-176-085-00	6/24/2021	\$365,000	\$243,704	\$109,391	0.2997	0.783	34,107	\$139,707	\$3.21	-3	0.00%	\$109,391	\$139,707	\$3.21	\$493.59	
Allocation	1	05-175-001-00	7/19/2019	\$270,000	\$180,553	\$80,919	0.2997	0.577	25,134	\$140,241	\$3.22	20	0.00%	\$80,919	\$140,241	\$3.22	\$233.87	
Allocation	1	05-175-037-00	6/5/2019	\$250,000	\$180,676	\$74,925	0.2997	0.527	22,956	\$142,173	\$3.26	22	0.00%	\$74,925	\$142,173	\$3.26	\$663.05	
Allocation	1	05-175-035-00	10/1/2021	\$437,400	\$226,346	\$131,089	0.2997	0.921	40,119	\$142,333	\$3.27	-6	0.00%	\$131,089	\$142,333	\$3.27	\$512.35	
Allocation	1	05-176-048-00	4/29/2021	\$410,000	\$283,927	\$122,877	0.2997	0.832	36,242	\$147,689	\$3.39	-1	0.00%	\$122,877	\$147,689	\$3.39	\$1,228.77	
Abstraction	1	05-176-099-00	6/26/2019	\$245,000	\$161,122	\$83,878	0.3424	0.567	24,699	\$147,933	\$3.40	21	0.00%	\$83,878	\$147,933	\$3.40	\$559.19	
Abstraction	1	05-176-048-00	4/29/2021	\$410,000	\$283,927	\$126,073	0.3075	0.832	36,242	\$151,530	\$3.48	-1	0.00%	\$126,073	\$151,530	\$3.48	\$1,260.73	
Abstraction	1	05-176-085-00	6/24/2021	\$365,000	\$243,704	\$121,296	0.3323	0.783	34,107	\$154,912	\$3.56	-3	0.00%	\$121,296	\$154,912	\$3.56	\$547.32	
Abstraction	1	05-175-001-00	7/19/2019	\$270,000	\$180,553	\$89,447	0.3313	0.577	25,134	\$155,021	\$3.56	20	0.00%	\$89,447	\$155,021	\$3.56	\$258.52	
Allocation	1	05-175-044-00	12/3/2020	\$230,500	\$147,163	\$69,081	0.2997	0.430	18,731	\$160,653	\$3.69	4	0.00%	\$69,081	\$160,653	\$3.69	\$552.65	
Allocation	1	05-176-091-00	8/10/2020	\$241,200	\$130,542	\$72,288	0.2997	0.449	19,558	\$160,997	\$3.70	8	0.00%	\$72,288	\$160,997	\$3.70	\$722.88	
Abstraction	1	05-175-027-00	12/11/2019	\$295,000	\$215,910	\$79,090	0.2681	0.448	19,515	\$176,540	\$4.05	16	0.00%	\$79,090	\$176,540	\$4.05	\$790.90	
Abstraction	1	05-175-027-00	7/23/2021	\$353,000	\$267,522	\$85,478	0.2421	0.448	19,515	\$190,799	\$4.38	-4	0.00%	\$85,478	\$190,799	\$4.38	\$854.78	
Abstraction	1	05-175-044-00	12/3/2020	\$230,500	\$147,163	\$83,337	0.3615	0.430	18,731	\$193,807	\$4.45	4	0.00%	\$83,337	\$193,807	\$4.45	\$666.70	High LTB Ratio
Allocation	1	05-175-027-00	12/11/2019	\$295,000	\$215,910	\$88,412	0.2997	0.448	19,515	\$197,347	\$4.53	16	0.00%	\$88,412	\$197,347	\$4.53	\$884.12	
Allocation	1	05-176-104-00	10/15/2021	\$330,162	\$182,667	\$98,950	0.2997	0.488	21,257	\$202,765	\$4.65	-6	0.00%	\$98,950	\$202,765	\$4.65	\$410.65	
Allocation	1	05-176-102-00	9/24/2020	\$260,000	\$181,442	\$77,922	0.2997	0.382	16,640	\$203,984	\$4.68	6	0.00%	\$77,922	\$203,984	\$4.68	\$556.59	
Abstraction	1	05-176-102-00	9/24/2020	\$260,000	\$181,442	\$78,558	0.3021	0.382	16,640	\$205,649	\$4.72	6	0.00%	\$78,558	\$205,649	\$4.72	\$561.13	
Allocation	1	05-176-077-00	8/27/2019	\$319,000	\$271,359	\$95,604	0.2997	0.446	19,428	\$214,359	\$4.92	19	0.00%	\$95,604	\$214,359	\$4.92	\$663.92	
Allocation	1	05-175-005-00	9/7/2021	\$340,000	\$196,286	\$101,898	0.2997	0.448	19,515	\$227,451	\$5.22	-5	0.00%	\$101,898	\$227,451	\$5.22	\$571.91	
Abstraction	0	05-175-035-00	10/1/2021	\$437,400	\$226,346	\$211,054	0.4925	0.921	40,119	\$229,157	\$5.26	-6	0.00%	\$211,054	\$229,157	\$5.26	\$824.88	High LTB Ratio
Allocation	1	05-175-027-00	7/23/2021	\$353,000	\$267,522	\$105,794	0.2997	0.448	19,515	\$236,148	\$5.42	-4	0.00%	\$105,794	\$236,148	\$5.42	\$1,057.94	
Abstraction	0	05-176-091-00	8/10/2020	\$241,200	\$130,542	\$110,658	0.4588	0.449	19,558	\$246,454	\$5.66	8	0.00%	\$110,658	\$246,454	\$5.66	\$1,106.58	High LTB Ratio
Abstraction	1	05-175-004-00	11/30/2021	\$405,000	\$240,587	\$121,379	0.2997	0.412	17,947	\$294,608	\$6.76	-8	0.00%	\$121,379	\$294,608	\$6.76	\$1,213.79	
Abstraction	0	05-176-104-00	10/15/2021	\$330,162	\$182,667	\$147,495	0.4467	0.488	21,257	\$302,244	\$6.84	-6	0.00%	\$147,495	\$302,244	\$6.84	\$612.11	High LTB Ratio
Allocation	1	05-175-030-00	12/15/2021	\$377,000	\$210,430	\$112,987	0.2997	0.357	15,551	\$316,490	\$7.27	-8	0.00%	\$112,987	\$316,490	\$7.27	\$1,145.68	

Abstraction	0	05-17E-006-00	22,000,000	\$340,000	\$186,286	\$143,714	0.4227	0.448	10,515	\$320,700	\$7.26	-5	0.00%	\$143,714	\$320,700	\$7.26	\$806.61	Outlier
Abstraction	0	06-17E-004-00	22,000,000	\$405,000	\$240,587	\$164,413	0.4060	0.413	17,847	\$308,061	\$9.16	-8	0.00%	\$164,413	\$308,061	\$9.16	\$1,644.13	Outlier
Abstraction	0	06-17E-020-00	22,000,000	\$377,000	\$210,430	\$166,570	0.4418	0.367	16,551	\$466,583	\$10.71	-8	0.00%	\$166,570	\$308,061	\$10.71	\$1,689.01	Outlier